

TOWN OF EAST HARTFORD

INFORMAL HEARING FORM

Date of Hearing: 1/21/2022 Time of Hearing: 11¹⁵ A.M.

Parcel ID: 7112

Property Location Address: 10-24 James ST.

Property Owner Name: PARKER FAMILY ENTERPRISES

Representative Name (if any): MICHAEL DALE PARKER

Telephone Number: Day 860 588 7114 Email BRIANCEPARKER@ATT.NET

PRE-HEARING DATA

To better identify your concerns kindly answer the following questions prior to your hearing:

What is the Assessors estimate of value? Assessed 70% 845,900

Have you renovated the property in the last **5 years**? Yes No ✓ Date _____

If yes, briefly describe? _____

Have you had any real estate appraisals made on your property in the past **2 years**? Yes No ✓

What was the purpose? _____ What was the value? _____ Appraisal attached _____

Has your property been listed for sale in the last **2 years**? Yes No ✓ Amount _____

What do you believe is the market value of your property? 100% _____

Have you submitted any additional information for this informal hearing? Yes No

If yes, how was it submitted? In Person Email Fax

HEARING DATA

In the space provided below please summarize the nature of your concern regarding: the value of your property and/or the accuracy of data shown for your property. This information along with any attachments will be thoroughly reviewed.

Submitting photos and information packet feels over assessed on property.

Property Owner Signature: Michael Dale Parker Date 1/20/2022

Hearing Officer Signature: Brian Susser Date 1/20/22

Thank you for addressing your concerns regarding the estimated market value of your property at this informal hearing. The appraisers will review your concerns and a decision will be made based on how it reflects to the October 1, 2021, Real Estate market. You will receive notice of the decision in the mail. If you are not satisfied with the results of this hearing, you may make a formal appeal in writing to the Board of Assessment Appeals Pursuant to CGS 12-111. The board will meet in April 2022. The form for filing an appeal may be obtained on the Town Assessor's website www.easthartfordct.gov/assessor or at the Town of East Hartford Assessor's Office. Appeals to the Board of Assessment Appeals must be received by March 21, 2022, or they cannot be heard.

HEARING CONCLUSIONS:

Raised Lowered Same ✓ Initials a Date 1/31/22 CK.

PARKER X-RAY

M. BRUCE PARKER
PRESIDENT

EAST HARTFORD
(860) 528-7114

FAX
(860) 289-6056

TOLL FREE
1-800-828-8935

260 GOVERNOR STREET P.O. BOX 280505
EAST HARTFORD, CONNECTICUT 06128-0505

Property Location 10-24 JAMES ST
Vision ID 7102 Account # 7102

Map ID 5 / 93 / 1

Bldg # 3

Bldg Name

Sec # 1 of 1

Card # 3 of 4

State Use 201

Print Date 1/20/2022 8:27:30 AM

Property Location 10-24 JAMES ST
Vision ID 7102

Account # 7102

Map ID 5 / 93 /

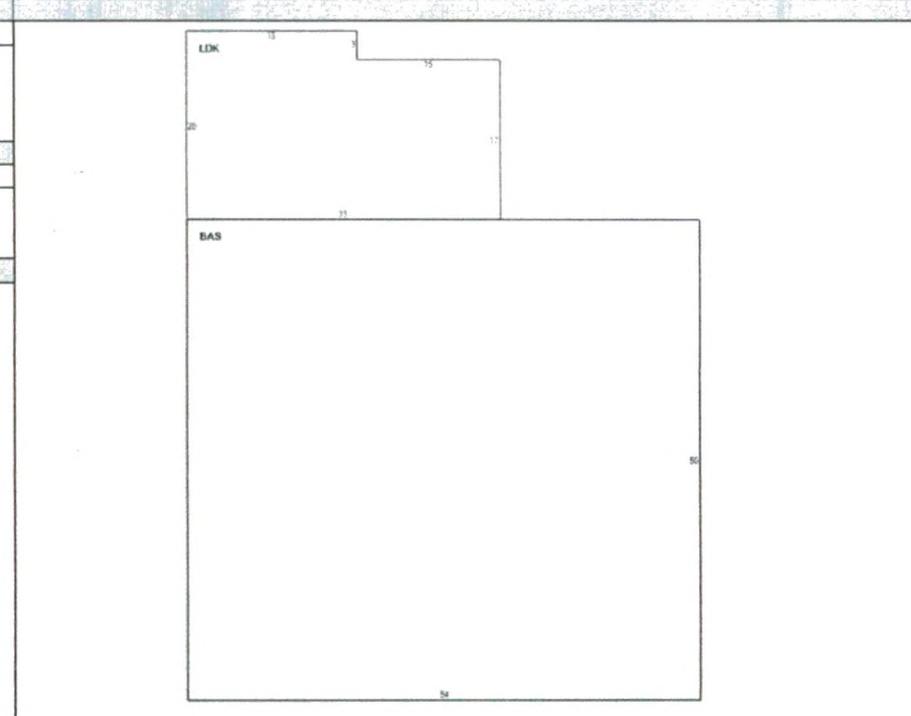
Bldg # 3

Bldg Name
Sec # 1 of 1

Card # 3 of 4

State Use 201
Print Date 1/20/2022 8:27:33 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description						
Style:	70	Manufacturing									
Model	94	Comm/Ind									
Grade	61	1.15									
Stories:	1.0										
Occupancy	1.00										
Exterior Wall 1	15	Concr/Cinder									
Exterior Wall 2											
Roof Structure	03	Gable									
Roof Cover	00	Typical									
Interior Wall 1	10	Painted Block									
Interior Wall 2											
Interior Floor 1	03	Concrete									
Interior Floor 2											
Heating Fuel	10	Other									
Heating Type	12	Unit Heater									
AC Type	01	None									
Finished %	100										
Bldg Use	201	Commercial									
Total Bedrooms	0										
Total Baths											
Num Fixtures	0										
Total Rooms	0										
Basement %	100										
Heat/AC	5	No A/C									
Frame Type	3	Steel									
Baths/Plumbing	02	Average									
Common Wall	B	Part of Wall									
Wall Height	10.00										
Perimeter	208.00										
1st Floor Use:											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LDK	Load Dock	B	1	5700.00	1991			75		0.00	4,280
MEZ3	W/Partitions	B	540	13.50	1991			75		0.00	5,470
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			2,700	2,700	2,700	92.56	249,921			
LDK	Load Dock		0		615	92	13.85	8,516			
Ttl Gross Liv / Lease Area			2,700	3,315	2,792		258,437				



Property Location 10-24 JAMES ST
Vision ID * 7102 Account # 7102

Map ID 5 / 93 /

Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 4

State Use 201
Print Date 1/20/2022 8:27:23 AM

CURRENT OWNER				TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				 					
PARKER FAMILY ENTERPRISES P O BOX 280505 EAST HARTFORD CT 06108				A	Good	1	All	1	Paved			Description	Code	Appraised	Assessed						
										COM LAND	2-1	145,260	101,680								
											COM BLDG	2-2	1,043,700	730,590							
											COM OUTBL	2-5	48,170	33,720							
				SUPPLEMENTAL DATA								Total	1,237,130	865,990							
				Alt Prcl ID	2580-0010	Locn Suffix Homeown Census 5102 VCS 1903 # Units 4 Class Com GIS ID								Total	1,237,130		865,990				
				Locn Suffix		Zoning	B-3	Res Area	22793	Non Res A	0	Lot Size	1.38	Assoc Pid#							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
PARKER FAMILY ENTERPRISES				0805	0002	06-19-1979	U	I	135,000	B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				2019	2-1	94,150	2018	2-1	94,150	2017	2-1	94,150									
					2-2	352,393		2-2	352,393		2-2	352,393									
	2-5	33,720		2-5	33,720		2-5	33,720													
		Total	480,263		Total	480,263		Total	480,263												
EXEMPTIONS				OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int									
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 1,024,650 Appraised Xf (B) Value (Bldg) 19,050 Appraised Ob (B) Value (Bldg) 48,170 Appraised Land Value (Bldg) 145,260 Special Land Value 0 Total Appraised Parcel Value 1,237,130 Valuation Method C												
0001																					
NOTES																					
HRNG N/C. DBA PARKER X-RAY SOLUTION SERVICE, 2002.BAA V/C 2016.																					
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result			
47685	11-07-2006	BLD			8,654				Remove & re-roof (28 sqs.) att				01-03-2017	CK		6	41	Hearing - No Change			
													06-13-2016	JM			63	Verified			
													02-01-2006	TM			63	Verified			
LAND LINE VALUATION SECTION																					
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value		
1	201	Commercial		B3		1.380	AC	135,000.00	0.77971	C	1.00	2000	1.000				0		145,260		
Total Card Land Units						1.3800	AC	Parcel Total Land Area: 1.3800												Total Land Value	145,260

Property Location 10-24 JAMES ST
Vision ID 7102 Account # 7102

Map ID 5 / 93 /

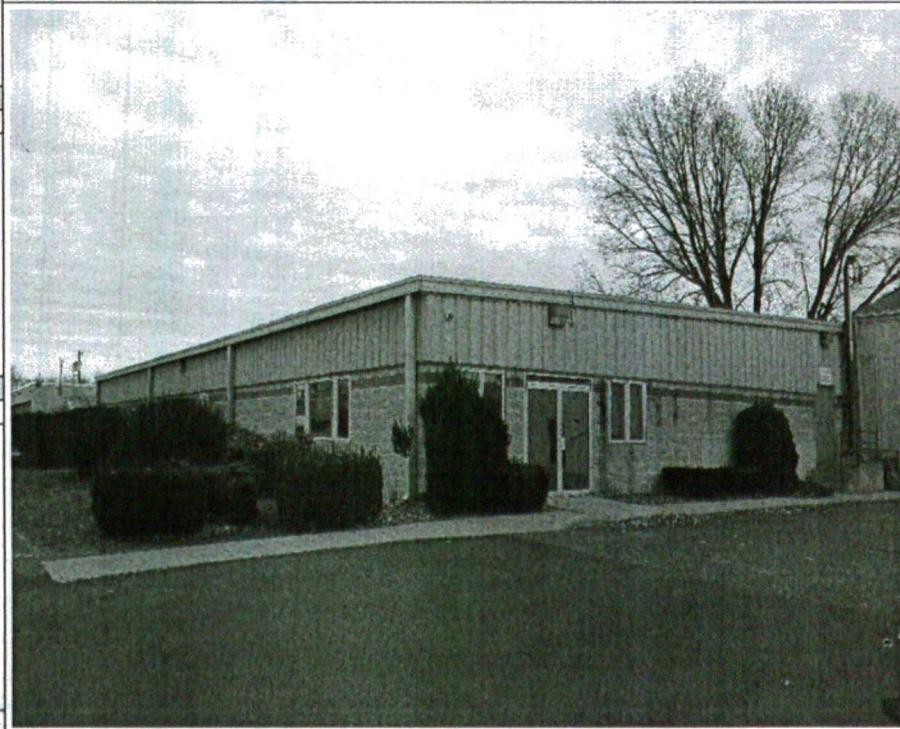
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 4

State Use 201
Print Date 1/20/2022 8:27:26 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description						
Style:	76	Storage Facility									
Model	94	Comm/Ind									
Grade	61	1.15									
Stories:	1.0										
Occupancy	1.00										
Exterior Wall 1	31	Enamel Steel									
Exterior Wall 2											
Roof Structure	01	Flat									
Roof Cover	00	Typical									
Interior Wall 1	01	Minimum									
Interior Wall 2											
Interior Floor 1	03	Concrete									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	12	Unit Heater									
AC Type	01	None									
Finished %	20										
Bldg Use	383	Medium Storage									
Total Bedrooms	0										
Total Baths											
Num Fixtures	0										
Total Rooms	0										
Basement %	0										
Heat/AC	5	No A/C									
Frame Type	3	Steel									
Baths/Plumbing	02	Average									
Common Wall	F	None									
Wall Height	14.00										
Perimeter	200.00										
1st Floor Use:											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving	L	25,900	3.10	1985			60	C	1.00	48,170
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value			
BAS PBM	First Floor Partial Basement		2,400 0	2,400 2,400	2,400 480	69.90 13.98		167,753 33,551			
	Ttl Gross Liv / Lease Area		2,400	4,800	2,880			201,304			



Property Location 10-24 JAMES ST
Vision ID* 7102 Account # 7102

Map ID 5 / 93 /

Bldg # 4

Bldg Name
Sec # 1 of 1 Card # 4 of 4

State Use 201
Print Date 1/20/2022 8:27:34 AM

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION													
PARKER FAMILY ENTERPRISES		A	Good	1	All	1	Paved			Description	Code	Appraised	Assessed														
P O BOX 280505										COM LAND	2-1	145,260	101,680														
EAST HARTFORD CT 06108										COM BLDG	2-2	1,043,700	730,590														
										COM OUTBL	2-5	48,170	33,720														
		SUPPLEMENTAL DATA										Total	1,237,130	865,990													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)																			
PARKER FAMILY ENTERPRISES		0805	0002	06-19-1979	U	I	135,000	B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
									2019	2-1	94,150	2018	2-1	94,150	2017	2-1	94,150										
									2-2	352,393		2-2	352,393		2-2	352,393											
									2-5	33,720		2-5	33,720		2-5	33,720											
									Total	480,263		Total	480,263		Total	480,263											
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int															
		Total		0.00																							
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch																			
0001																											
NOTES																											

Property Location 10-24 JAMES ST
Vision ID 7102

Account # 7102

Map ID 5 / 93 /

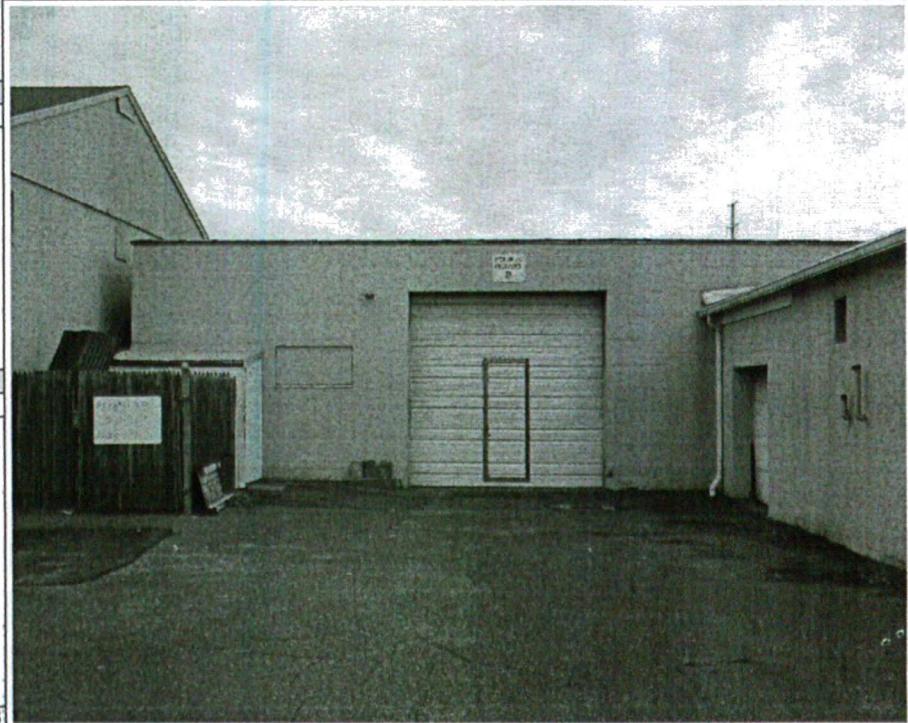
Bldg # 4

Bldg Name
Sec # 1 of 1

Card # 4 of 4

State Use 201
Print Date 1/20/2022 8:27:37 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description						
Style:	76	Storage Facility									
Model	94	Comm/Ind									
Grade	61	1.15									
Stories:	1.0										
Occupancy	1.00										
Exterior Wall 1	32	Insul Panel									
Exterior Wall 2											
Roof Structure	01	Flat									
Roof Cover	00	Typical									
Interior Wall 1	01	Minimum									
Interior Wall 2											
Interior Floor 1	09	Pine/Soft Wood									
Interior Floor 2											
Heating Fuel	10	Other									
Heating Type	04	Forced Hot Air									
AC Type	06	Partial									
Finished %	30										
Bldg Use	201	Commercial									
Total Bedrooms	0										
Total Baths											
Num Fixtures	0										
Total Rooms	0										
Basement %	100										
Heat/AC	2	Combined									
Frame Type	3	Steel									
Baths/Plumbing	02	Average									
Common Wall	B	Part of Wall									
Wall Height	14.00										
Perimeter	392.00										
1st Floor Use:											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LDK	Load Dock	B	1	5700.00	2004			88		0.00	5,020
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	9,603	9,603	9,603	46.89	450,241					
LDK	Load Dock	0	308	46	7.00	2,157					
Ttl Gross Liv / Lease Area		9,603	9,911	9,649		452,398					



Property Location 10-24 JAMES ST
Vision ID* 7102 Account # 7102

Map ID 5 / 93 /

Bldg # 2

Bldg Name
Sec # 1 of 1 Card # 2 of 4

State Use 201
Print Date 1/20/2022 8:27:26 AM

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				 6043 EAST HARTFORD, CT									
PARKER FAMILY ENTERPRISES P O BOX 280505 EAST HARTFORD CT 06108			A	Good	1	All	1	Paved			Description	Code	Appraised	Assessed										
			Alt Prcl ID	2580-0010	SUPPLEMENTAL DATA						COM LAND	2-1	145,260	101,680										
			Homeown								COM BLDG	2-2	1,043,700	730,590										
Census	5102							COM OUTBL	2-5	48,170	33,720													
VCS	1903																							
# Units	4																							
Class	Com																							
GIS ID								Total		1,237,130	865,990													
											PREVIOUS ASSESSMENTS (HISTORY)													
PARKER FAMILY ENTERPRISES			BK-VOL/PAGE	0805	0002	SALE DATE	06-19-1979	Q/U	U	V/I	1	SALE PRIC	135,000	VC	B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			2019	2-1	94,150	2018	2-1	94,150	2017	2-1	94,150													
				2-2	352,393		2-2	352,393		2-2	352,393													
				2-5	33,720		2-5	33,720		2-5	33,720													
											EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int												
Total		0.00																						
ASSESSING NEIGHBORHOOD												This signature acknowledges a visit by a Data Collector or Assessor												
Nbhd	Nbhd Name		B		Tracing		Batch																	
0001																								
NOTES												APPRAISED VALUE SUMMARY												
YEAR BUILT: UNKNOWN. SKETCH REVISIONS, REVAL 2006.												Appraised Bldg. Value (Card) 1,024,650												
												Appraised Xf (B) Value (Bldg) 19,050												
												Appraised Ob (B) Value (Bldg) 48,170												
												Appraised Land Value (Bldg) 145,260												
												Special Land Value 0												
												Total Appraised Parcel Value 1,237,130												
												Valuation Method C												
												Total Appraised Parcel Value 1,237,130												
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result							
LAND LINE VALUATION SECTION																								
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes			Location Adjustment			Adj Unit Pric	Land Value			
2	201	Commercial				0.000	AC	0.00	1.00000	C	1.00	2000	1.000						0		0			
Total Card Land Units						0.0000	AC	Parcel Total	Land Area:	1.3800										Total Land Value		145,260		

Property Location 10-24 JAMES ST
Vision ID 7102

Account # 7102

Map ID 5 / 93 /

Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 2 of 4

State Use 201
Print Date 1/20/2022 8:27:29 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Element	Cd	Description							
Style:	70	Manufacturing										
Model	94	Comm/Ind										
Grade	61	1.15										
Stories:	1.0											
Occupancy	1.00		MIXED USE									
Exterior Wall 1	15	Concr/Cinder	Code	Description		Percentage						
Exterior Wall 2			201	Commercial		100						
Roof Structure	01	Flat				0						
Roof Cover	00	Typical				0						
Interior Wall 1	10	Painted Block	COST / MARKET VALUATION									
Interior Wall 2												
Interior Floor 1	03	Concrete										
Interior Floor 2												
Heating Fuel	02	Oil										
Heating Type	05	Hot Water										
AC Type	01	None										
Finished %	10											
Bldg Use	201	Commercial										
Total Bedrooms	0											
Total Baths												
Num Fixtures	0											
Total Rooms	0											
Basement %	100											
Heat/AC	5	No A/C										
Frame Type	1	Wood Joist										
Baths/Plumbing	02	Average										
Common Wall	A	Fractional										
Wall Height	12.00											
Perimeter	280.00											
1st Floor Use:												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value		
LDK	Load Dock	B	1	5700.00	1991		75		0.00	4,280		
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value						
BAS	First Floor	8,090	8,090	8,090	41.12	332,693						
Ttl Gross Liv / Lease Area		8,090	8,090	8,090		332,693						

