

Location:	443 GOFF RD				Map/Lot:	057 001		Zone:	A1	Date Printed:	05-25-22		
911 Address:					Exempt		Route	9	Nbhd:	108	Last Update:	05-23-22	
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price		
LAFAVE JOSHUA & NICOLE					2145 / 170	04-01-22		Warranty Deed		YES	389,000		
443 GOFF RD WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
CLARK JEFFERSON D					1625 / 0310	12-01-10				YES	260,000		
JORGE PAULO A & MARIA F					0972 / 0123	11-21-02				NO	0		
JORGE PAULO A					0969 / 0304	11-15-02				YES	236,000		
DIMITRIOU ELAINE +					POULOS DICK T			0602 / 0165		01-30-96		NO 0	
DIMITRIOU ELAINE +					POULOS DICK T			0602 / 0165		01-30-96		NO 0	
Permit Number	Date	Cost	Assessor Status	Building Permit									
B-17-437	08-17-17	750	0	DEMOLISH OLD DECK AND REPLACE WITH SMALLER 8' X 3' DECK.									
B-17-437	08-17-17	750	100	DEMOLISH OLD DECK & REPL W/ SMALLER 8'X3' DECK: STILL DON'T SEE FORWARD TO 2019									
State Item Codes													
Census/Tract	4925			Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 6			11- Res Land	0.31	75,600				Total Land Value 108,000			
Date	12/01/2020			13- Res Bldg	1.00	99,180				Total Building Value 141,689			
Inspector				14- Res Outbldg	1.00	4,740				Total Outbuilding Value 6,768			
Action	PICTOMETRY									Total Market Value 256,457			
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.31	0.00	108,000	1.00	0	108,000							
Total	0.31					108,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value	
Land	75,600	75,600	75,600	75,600	75,600								
Building	99,180	99,180	99,180	98,830	98,830								
Outbuilding	4,740	4,740	4,740	4,740	4,740								
Total	179,520	179,520	179,520	179,170	179,170					Totals			
Comments													
2020GL-DECK 2017GL-FOP AND DECK REMOVED PICTOMETRY REAR YARD FENCED, NO ACCESS													

Unique ID: 057001

Wethersfield

Location:	443 GOFF RD	Unit	
911 Address:			
Map/Block/Lot	057 001		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,243	96,357
Unit		Basement	1,200	18,900
Overall Condition	Good	Central Air	1,243	1,958
Class	C+	Finished Lower Level	550	20,213
Stories	1.00	Fireplace	1	3,150
Design (Style)	Raised Ranch	Full Baths	2	10,500
Construction	Wood Frame	Half Baths	1	2,625
Year Built	1964	Value Before Depr.	0	153,703
Percent Complete	100	Depr/Adjust Amount	0	27,666
		Final Value (After Depr)	0	126,036

Finished Area	1,243	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,200			
Basement Finish	550			
Bsmt Room Style	Finish LL			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				18
				0
Attached Component Computations				

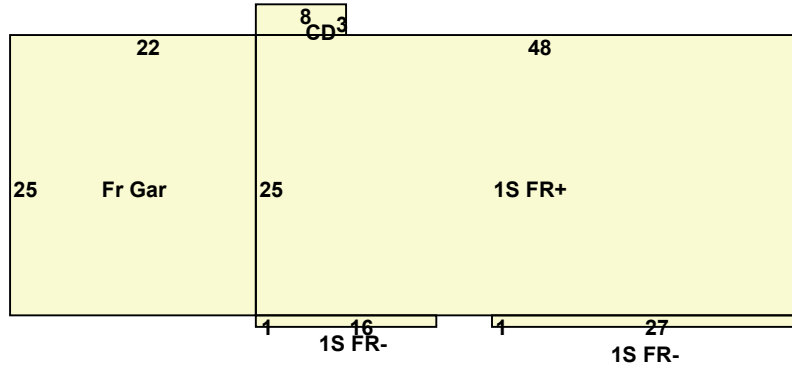
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Composite Deck	2020	Average	24	499
Fuel	Oil		Frame Garage	1964	Good	550	15,154
Cooling Type	Central	100 %					

Interior		
Floors	Carpet	Hardwood
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
141,689		

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Vinyl Pool	1966	Average	576	6,768					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	2	1



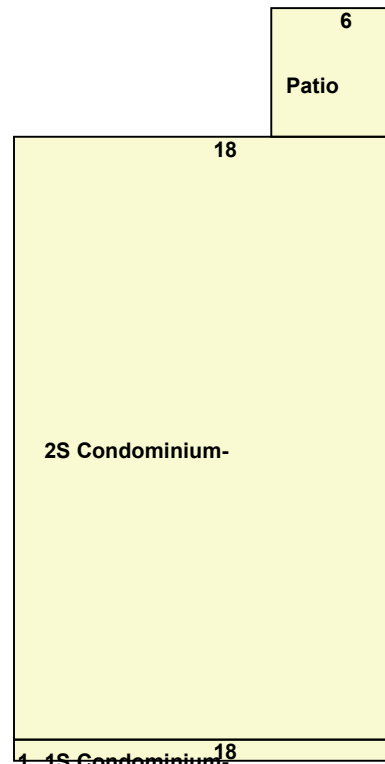
Unique ID: 225068005C

Wethersfield

Card No: 1 of 1

Location:		3 SPRING ST					Map/Lot:		225 068 005C		Zone:	SRD	Date Printed:		05-25-22	
911 Address:							Exempt				Nbhd:	153	Last Update:		05-23-22	
Owner Of Record							Volume/Page		Date		Sales Type			Valid	Sale Price	
LENARES NICOLE							2145 /204		04-01-22		Warranty Deed			YES	175,000	
3 SPRING ST WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
CATALDI ANDREW J							0747 /0290		04-09-99					NO	0	
							/									
							/									
							/									
							/									
Permit Number		Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit								
B-14-516		07-30-14	1,515	No	Permit Issue	100	10-01-14	INSTALL EXTERIOR SIDING								
				State Item Codes								Appraised Value				
Census/Tract		4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			0			
Dev Map		Dev Lot 5C		15- Condominium	1.00	87,440				Total Building Value			124,921			
Date		05/23/2018								Total Outbuilding Value			0			
Inspector		EQ								Total Market Value			124,921			
Action		DM Change														
Acres							Influence Factors									
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment						
						0										
Total	0.00															
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value					
Land	0	0	0	0	0											
Building	87,440	87,440	87,440	87,440	87,440											
Outbuilding	0	0	0	0	0											
Total	87,440	87,440	87,440	87,440	87,440											
											Totals					
Comments																

LOCATION:		3 SPRING ST			
911 ADDRESS:					
MAP/BLOCK/LOT:		225 068 005C			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Williamsburg	Base Rate	1,026	152,874	
Model	Type C	Central Air	1,026	1,539	
Style	Condominium	Full Baths	1	5,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	161,913	
		Depr/Adjust Amount	0	37,240	
		Final Value (After Dep)	0	124,673	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	2.00				
Construction					
Year Built	1973				
Percent Complete	100				
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	23		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %			
Fuel Type	Natural Gas				
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet				
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
		Location			
		Floor/Unit Location			
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,026	5	2	1	1	1



Description	Year Blt	Area/Qty	Value

Location:	30 JORDAN LN					Map/Lot:	212 016		Zone:	O	Date Printed:	05-25-22
911 Address:						Exempt			Nbhd:	C20	Last Update:	05-23-22
Owner Of Record							Volume/Page	Date	Sales Type		Valid	Sale Price
YARDEN MANOR LLC							2145 /293	04-05-22	Warranty Deed		YES	1,365,000
128 HAMPSHIRE DR GLASTONBURY , CT 06033												
Additional Owners:												
Prior Owner History												
30 JORDAN LANE ASSOCIATES LLC							0831 /0086	03-08-01			NO	0
BALDWIN MERRITT N							0304 /1186	03-15-76			NO	65,000
							/					
							/					
							/					
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
P-19-0224	08-22-19	11,075	No	Closed	100	10-01-19	Change or relocate +/- 18 fire sprinkler heads on the first floor . Cha					
P-19-0224	08-22-19	11,075	Yes	Imported Rec	0	01-01-01	Change or relocate +/- 18 fire sprinkler heads on the first floor . Cha					
M-19-0172	07-30-19	22,316	No	Closed	100	10-01-19	Install 1 ton ductless split , insulated sheet metal ductwork , RGD's ,					
M-19-0172	07-30-19	22,316	Yes	Imported Rec	0	01-01-01	Install 1 ton ductless split , insulated sheet metal ductwork , RGD's ,					
P-19-0207	07-22-19	11,000	No	Closed	100	10-01-19	Demo existing sinks . Rough in 2 sinks in new location on first & seco					
P-19-0207	07-22-19	11,000	Yes	Imported Rec	0	01-01-01	Demo existing sinks . Rough in 2 sinks in new location on first and					
							State Item Codes				Appraised Value	
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot	WPT1	21- Comm Land	2.40	240,240			Total Land Value 343,206				
Date	05/21/2018	03/15/2019	22-Comm Bldg	1.00	1,106,130			Total Building Value 1,580,186				
Inspector	EQ		25-Comm Outbldg	1.00	53,630			Total Outbuilding Value 76,608				
Action	Measure	BAA Reduction						Total Market Value 2,000,000				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.46	0.00	162,000	1.00	100	324,000	Primary Site	100	Intensive Use			
Comm Excess	1.94	0.00	10,000	0.99	0	19,206						
Total	2.40					343,206						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	240,240	240,240	240,240	240,240	240,240							
Building	1,106,130	1,106,130	1,106,130	1,106,130	1,480,130							
Outbuilding	53,630	53,630	53,630	53,630	53,630							
Total	1,400,000	1,400,000	1,400,000	1,400,000	1,774,000					Totals		
Comments												
2018GL-STIPULATED AGREEMENT THRU BAA ES/2ND FL REMODEL 1999 9/22/14 FMV \$1,485,000 ASSMT \$1,039,500 ELEV-2500 LB CAP 3 STOPS OFFICE BLDG ECO=INC												

Unique ID: 212016

Wethersfield

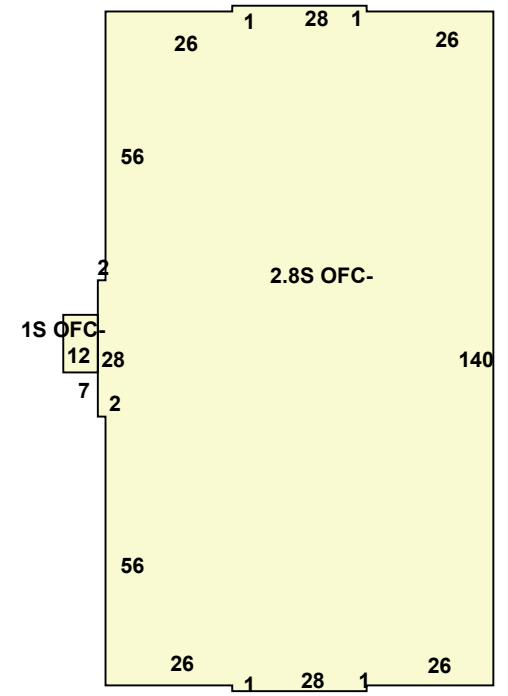
Location: 30 JORDAN LN

Unit

Use	Class	Quality	Stry	WH	Area	BG	Units
Office Building	Masonry	C+	2.8	9	31,758	NO	

Commercial Building Description	Description	Area/Qty	Value
Building Use Office Building	Base Value	31,758	2,710,863
Class Masonry	Central Air	2,710,863	40,663
Overall Condition Average	Commercial Passenger Elev	3	135,000
Construction Quality C+	Wet Sprinklers	31,758	47,637
Stories 3.00	Value Before Depr.	0	2,934,163
Year Built 1974	Depr/Adjust Amount	0	528,149
Remodel	Final Value (After Depr)	0	2,406,014
Percent Complete 100			
GLA 31,758			
Basement			
Basement Area			
Basement Unfinished Area	Grade Factor 0 Physical Depreciation % 18		
HVAC	Functional Depreciation % 0 Economical Depreciation % 0		
Heating Type Forced Hot Air			
Fuel Type Natural Gas			
Cooling Type Central 100 %			
Interior			
Floors Carpet			
Walls Drywall			
Wall Height 9			
Exterior			
Exterior Walls Brick			
Roof Cover Tar and Gravel			
Special Features			
Comm Pass Elev 3			
Wet Sprinkler 31,758			

Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Paving	1999	Good	50,400	76,608					
Total Building Value									
Building 1	Value	2,406,014							
Valuation Method	I								



Unique ID: 110065

Wethersfield

Card No: 1 of 1

Location:	174 BROWN ST				Map/Lot:	110 065		Zone:	A1	Date Printed:	05-25-22	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	05-23-22
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
LOREUS JEANNE R					2145 /481	04-07-22		Warranty Deed		YES	360,000	
174 BROWN ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GUERARD GIOVANNA					1305 /0166	12-21-05				NO	0	
PONCE GIOVANNA & GUERARD MARC J					0842 /0112	05-01-01				NO	0	
PONCE GIOVANNA					0842 /0109	05-01-01				NO	124,000	
REA TINA D					0656 /0163	06-17-97				NO	0	
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
BP02316	06-11-02	1,200	100	16X20 deck								
MP010139	10-18-01	5,000	100	hot water boiler heat								
EP01179	07-09-01	500	100	Lghtng fix.appliances								
PP01091	06-18-01	800	100	Complete exist plumbing								
State Item Codes												
Census/Tract	4924	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 3	11- Res Land	0.29	63,750							Total Land Value	91,080
Date	07/17/2008 03/17/2009	13- Res Bldg	1.00	143,350							Total Building Value	204,779
Inspector	DB										Total Outbuilding Value	0
Action	Refusal BAA Hearing-NC										Total Market Value	295,859
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.29	0.00	92,000	0.99	0	91,080						
Total	0.29					91,080						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value	
Land	63,750	63,750	63,750	63,750	63,750							
Building	143,350	139,990	139,990	139,990	139,990							
Outbuilding	0	0	0	0	0							
Total	207,100	203,740	203,740	203,740	203,740				Totals			
Comments												
22GL: 2 1/2 BATHS PER OWNER ON PHONE 2/25/22												

Unique ID: 210006

Wethersfield

Card No: 1 of 1

Location:	292 SILAS DEANE HWY				Map/Lot:	210 006		Zone:	GB	Date Printed:	05-25-22	
911 Address:					Exempt		Route	11	Nbhd:	123	Last Update:	05-23-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
BELL ZENNA E					2145 /536	04-11-22	Warranty Deed		YES	259,000		
905 PLYMOUTH ST WINDSOR , CT 06095												
Additional Owners:												
Prior Owner History												
FRANKLIN M L C LLC					2098 /365	12-23-19	Exec Deed		NO	273,000		
DIORENZO COLETTE S EST					2098 /364	12-23-19	Probate		NO	0		
DIORENZO COLETTE S EST DIORENZO THERESE C EXEC					1828 /0071	03-27-14			NO	0		
DIORENZO ANTHONY J & COLETTE S					1712 /0255	05-15-12			NO	0		
DIORENZO COLETTE S					0175 /0582	04-05-57			NO	0		
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-14-453	07-11-14	9,500	100	STRIP & REROOF								
B-12-340	08-03-12	8,500	100	CONSTRUCT 12'x16' DECK IN REAR YARD								
State Item Codes												
Census/Tract	4923	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 8	11- Res Land	0.80	86,100							Total Land Value	123,000
Date	05/23/2022	13- Res Bldg	1.00	92,120							Total Building Value	131,610
Inspector	SB	14- Res Outbldg	1.00	11,010							Total Outbuilding Value	15,725
Action	LISTING REVIEW										Total Market Value	270,335
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.80	0.00	123,000	1.00	0	123,000						
Total	0.80					123,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	86,100	86,100	86,100	86,100	86,100							
Building	92,120	91,430	91,430	91,430	91,430							
Outbuilding	11,010	11,010	11,010	11,010	11,010							
Total	189,230	188,540	188,540	188,540	188,540					Totals		
Comments												
2022GL: DECK IS COMPOSITE PER LISTING; ALSO UPDATE DECK YEAR BUILT 2012 WDK												

Unique ID: 210006

Wethersfield

Location:	292 SILAS DEANE HWY	Unit	
911 Address:			
Map/Block/Lot	210 006		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,647	147,736
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Good/VG	Basement	941	14,115
Class	C	Full Baths	1	5,000
Stories	1.75	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	176,851
Construction	Wood Frame	Depr/Adjust Amount	0	49,518
Year Built	1905	Final Value (After Depr)	0	127,333
Percent Complete	100			

Finished Area	1,647
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	941
Basement Finish	500
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Elec Baseboard	100 %	Composite Deck	2012	Good/Very Good	132	2,614
Fuel	Electric		Enclosed Porch	1905	Good/Very Good	90	1,166
Cooling Type	None	0 %	Open Porch	1905	Good/Very Good	60	497

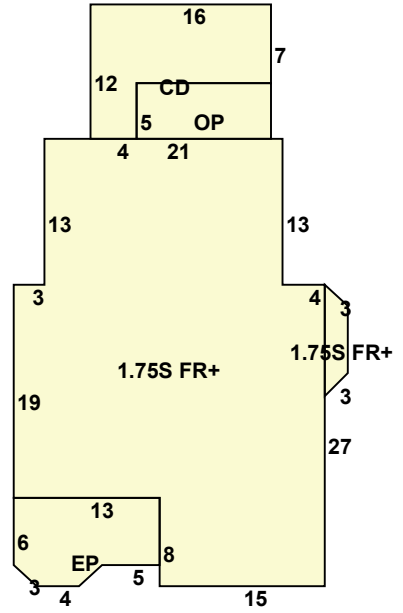
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Clapboards	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 131,610

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
					Frame Garage	1905	Good	432	15,725		

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	1	1



Unique ID: 111101

Wethersfield

Card No: 1 of 1

Location:	41 CARSON AVE				Map/Lot:	111 101		Zone:	B	Date Printed:	05-25-22	
911 Address:					Exempt		Route	8	Nbhd:	103	Last Update:	05-24-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
BALLARD EMILY ANN & OMARA JOHN JOSEP					2145 / 1774	04-18-22	Warranty Surviv		YES	130,000		
41 CARSON AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BALLARD EMILY ANN & OMARA JOHN JOSEPH					2145 / 1771	04-18-22	Warranty Surviv		YES	130,000		
ARONNE WILLIAM					1982 / 0127	03-02-17			NO	0		
ARONNE WILLIAM & RITA					0288 / 0431	06-26-73			NO	0		
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-17-312	12-06-17	11,000	0	Replacing electric heat and install Rinnai E110CRN gas boiler and baseboard radiators.								
17-312	12-06-17	11,000	0	REPLACE ELBB W/GAS BOILER								
MP-0070	06-30-10	2,875	100	Install replacement air conditioning								
BP04764	11-30-04	14,000	100	20X20 detached garage								
State Item Codes												
Census/Tract	4923	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 36-3	11- Res Land	0.18	72,100							Total Land Value	103,000
Date	05/24/2022	13- Res Bldg	1.00	66,670							Total Building Value	95,235
Inspector	SB	14- Res Outbldg	1.00	8,600							Total Outbuilding Value	12,288
Action	LISTING REVIEW										Total Market Value	210,523
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	103,000	1.00	0	103,000						
Total	0.18					103,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	72,100	72,100	72,100	72,100	72,100							
Building	66,670	61,970	61,970	61,970	61,970							
Outbuilding	8,600	8,600	8,600	8,600	8,600							
Total	147,370	142,670	142,670	142,670	142,670					Totals		
Comments												
2022GL: EP TO LIVING AREA PER LISTING; CENTRAL VAC; RM CNT 2018GL-CHG TO GAS HWBB HEAT												

Unique ID: 111101

Wethersfield

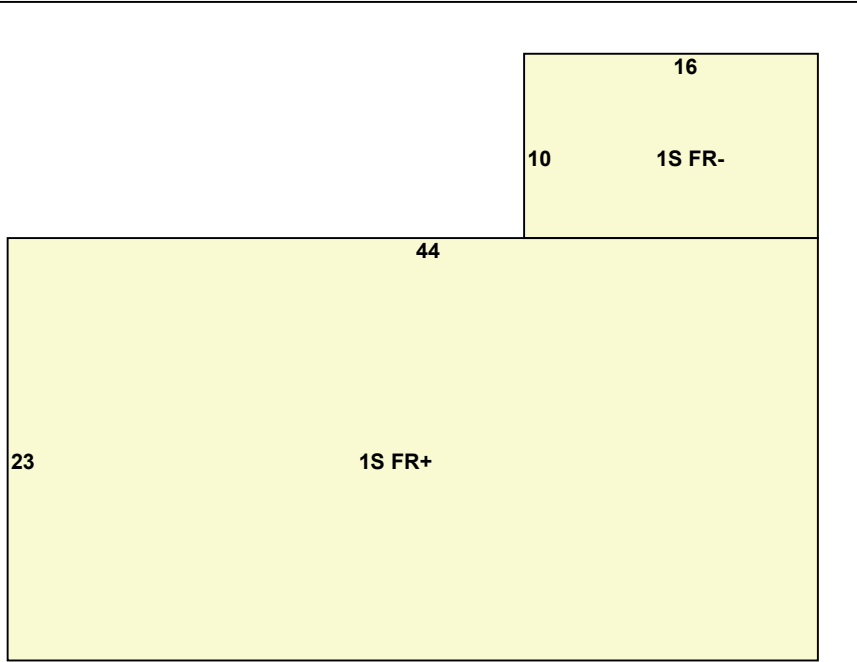
Location:	41 CARSON AVE	Unit
911 Address:		
Map/Block/Lot	111 101	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,172	93,244
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Average	Basement	1,012	15,180
Class	C	Central Air	1,172	1,758
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	123,682
Year Built	1973	Depr/Adjust Amount	0	28,447
Percent Complete	100	Final Value (After Depr)	0	95,235

Finished Area	1,172	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,012			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %					
Fuel	Natural Gas						
Cooling Type	Central	100 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Drywall						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Aluminum						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						95,235	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Central Vac	1				Frame Garage	2005	Average	400	12,288
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	3	1	1	1					



Unique ID: 111101

Wethersfield

Card No: 1 of 1

Location:	41 CARSON AVE				Map/Lot:	111 101		Zone:	B	Date Printed:	05-25-22	
911 Address:					Exempt		Route	8	Nbhd:	103	Last Update:	05-24-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
BALLARD EMILY ANN & OMARA JOHN JOSEP					2145 / 1774	04-18-22	Warranty Surviv		YES	130,000		
41 CARSON AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BALLARD EMILY ANN & OMARA JOHN JOSEPH					2145 / 1771	04-18-22	Warranty Surviv		YES	130,000		
ARONNE WILLIAM					1982 / 0127	03-02-17			NO	0		
ARONNE WILLIAM & RITA					0288 / 0431	06-26-73			NO	0		
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-17-312	12-06-17	11,000	0	Replacing electric heat and install Rinnai E110CRN gas boiler and baseboard radiators.								
17-312	12-06-17	11,000	0	REPLACE ELBB W/GAS BOILER								
MP-0070	06-30-10	2,875	100	Install replacement air conditioning								
BP04764	11-30-04	14,000	100	20X20 detached garage								
State Item Codes												
Census/Tract	4923	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 36-3	11- Res Land	0.18	72,100							Total Land Value	103,000
Date	05/24/2022	13- Res Bldg	1.00	66,670							Total Building Value	95,235
Inspector	SB	14- Res Outbldg	1.00	8,600							Total Outbuilding Value	12,288
Action	LISTING REVIEW										Total Market Value	210,523
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	103,000	1.00	0	103,000						
Total	0.18					103,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	72,100	72,100	72,100	72,100	72,100							
Building	66,670	61,970	61,970	61,970	61,970							
Outbuilding	8,600	8,600	8,600	8,600	8,600							
Total	147,370	142,670	142,670	142,670	142,670					Totals		
Comments												
2022GL: EP TO LIVING AREA PER LISTING; CENTRAL VAC; RM CNT												
2018GL-CHG TO GAS HWBB HEAT												

Unique ID: 111101

Wethersfield

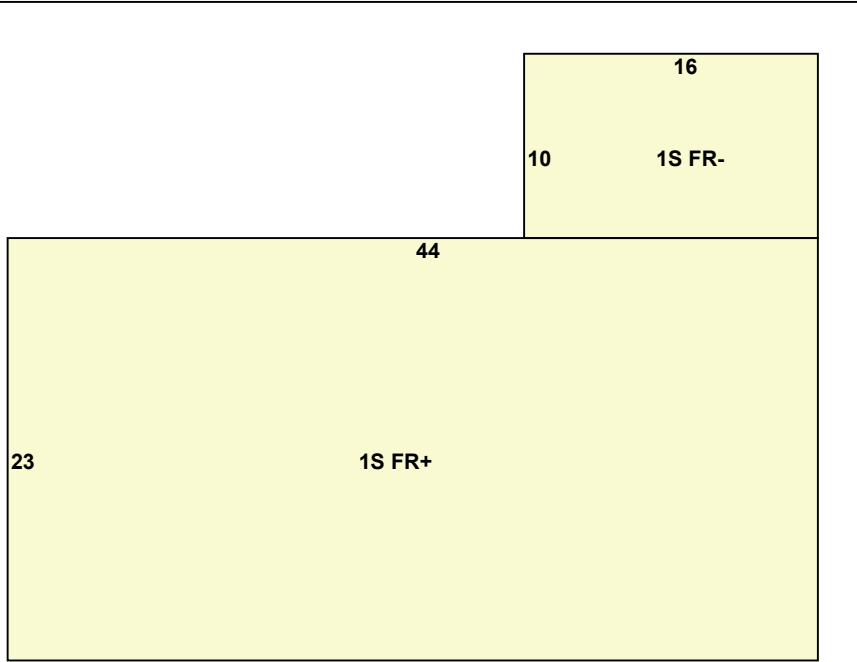
Location:	41 CARSON AVE	Unit
911 Address:		
Map/Block/Lot	111 101	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,172	93,244
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Average	Basement	1,012	15,180
Class	C	Central Air	1,172	1,758
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	123,682
Year Built	1973	Depr/Adjust Amount	0	28,447
Percent Complete	100	Final Value (After Depr)	0	95,235

Finished Area	1,172	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,012			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %					
Fuel	Natural Gas						
Cooling Type	Central	100 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Drywall						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Aluminum						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						95,235	

Special Features					Detached Component Computations				
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Central Vac	1				Frame Garage	2005	Average	400	12,288
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	3	1	1	1					



Location:	718 SILAS DEANE HWY					Map/Lot:	225 006		Zone:	TC	Date Printed:	05-25-22
911 Address:						Exempt			Nbhd:	C35	Last Update:	05-24-22
Owner Of Record							Volume/Page	Date	Sales Type		Valid	Sale Price
718 SILAS DEAN REALTY LLC							2145 /822	04-19-22	Warranty Deed		YES	450,000
718 SILAS DEANE HWY WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CROSS INVESTMENTS LLC							0771 /0176	09-20-99			YES	325,000
							/					
							/					
							/					
							/					
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
E-19-0377	09-23-19	1,200	No	Closed	100	10-01-19	Replace 200 amp 3 phase/ meter socket only. - CRS #3330338					
E-19-0377	09-23-19	1,200	Yes	Imported Rec	0	01-01-01	Replace 200 amp 3 phase/ meter socket only. - CRS #3330338					
B-15-341	07-08-15	3,500	No	Permit Issue	100	08-10-15	BUILD WOOD LOADING DOCK; C/A 8/10/15					
B-15-304	06-22-15	1,380	Yes	Imported Rec	0	01-01-01	INSTALL A 3' X 23.5' SIGN.					
P-15-100	06-16-15	3,500	Yes	Imported Rec	0	01-01-01	INSTALL ANSUL KITCHEN HOOD FIRE SUPPRESION SYSTEM.					
M-15-58	06-16-15	16,000	Yes	Imported Rec	0	01-01-01	INSTALL KITCHEN HOOD WITH MAKE-UP AIR.					
State Item Codes												
Census/Tract 4922		Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map		Dev Lot 80-2	21- Comm Land	0.38	175,000			Total Land Value		250,000		
Date 05/17/2018 12/12/2008			22-Comm Bldg	1.00	92,270			Total Building Value		131,816		
Inspector EQ			25-Comm Outbldg	1.00	7,580			Total Outbuilding Value		10,830		
Action Measure & List Hearing-Change								Total Market Value		392,646		
Acres												
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.38	0.00	500,000	1.00	-50	250,000	Primary Site	-50	Economic Misimprove	CF=PWRLINES		
Total	0.38					250,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	175,000	175,000	175,000	175,000	175,000							
Building	92,270	92,270	92,270	92,270	92,270							
Outbuilding	7,580	7,580	7,580	7,580	7,580							
Total	274,850	274,850	274,850	274,850	274,850					Totals		
Comments												
CF=POWERLINES/SHAPE 2016-WOOD LOADING DOCK C/O RENOVATIONS 8/10/15 B-15-92 WETHERSFIELD DINER												

Unique ID: 225006

Wethersfield

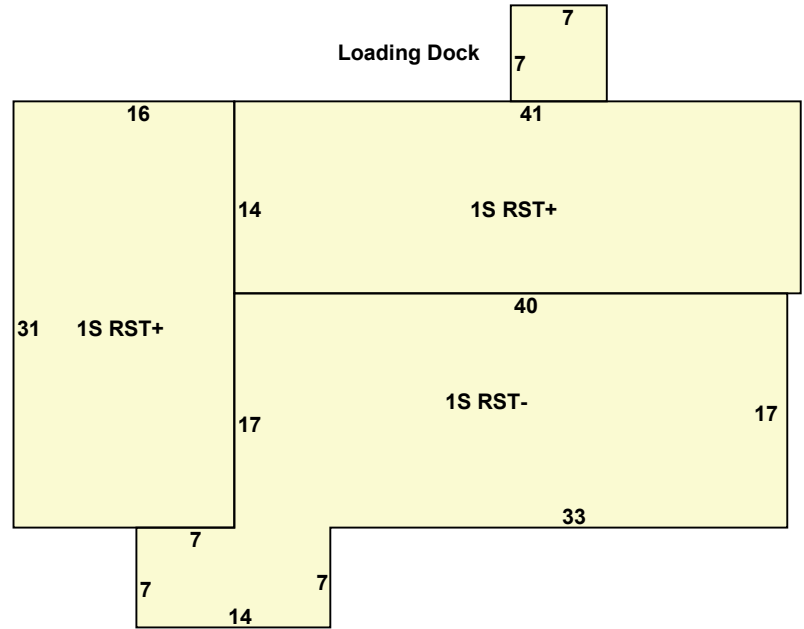
Location: 718 SILAS DEANE HWY Unit

WETHERSFIELD DINER							
Use	Class	Quality	Stry	WH	Area	BG	Units
Restaurant	Masonry	D+	1	8	1,848	NO	

Commercial Building Description	Description	Area/Qty	Value
Building Use Restaurant	Base Value	1,848	151,421
Class Masonry	Central Air	151,420	2,271
Overall Condition Average	Unfinished Basement Area	1,070	21,400
Construction Quality D+	Wet Sprinklers	1,848	2,772
Stories 1.00	Value Before Depr.	0	177,864
Year Built 1952	Depr/Adjust Amount	0	46,245
Remodel	Final Value (After Depr)	0	131,619
Percent Complete 100			
GLA 1,848			
Basement			
Basement Area 1070			

Basement Unfinished Area	Grade Factor 0	Physical Depreciation % 26
HVAC	Functional Depreciation % 0	Economical Depreciation % 0
Heating Type Forced Hot Air	Attached Component Computations	
Fuel Type Natural Gas	Type	Yr Bilt
Cooling Type Central 100 %	Loading Dock	1952
Interior	Condition	Area/Qty
Floors Carpet	Average	49
Walls Drywall	Value	197
Wall Height 8		
Exterior		
Exterior Walls Concr/Cinder		
Roof Cover T+G/Rubber		
Special Features		
Wet Sprinkler 1,848		

Detached Component Computations			
Type	Year	Condition	Value
Paving	1999	Average	10,830
Total Building Value			
Building 1	Value	131,816	
Valuation Method	C		



Unique ID: 078024

Wethersfield

Card No: 1 of 1

Location: 639 RIDGE RD		Map/Lot: 078 024		Zone: A1		Date Printed: 05-25-22						
911 Address:		Exempt		Route 6		Nbhd: 105		Last Update: 05-25-22				
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price	
KULJIS YURE & SCHANTAI				2145 /933		04-21-22		Warranty Deed		YES	640,000	
639 RIDGE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MARZANO CONCETTINA				1821 /0327		01-28-14				NO	0	
MARZANO ANTHONY G & CONCETTINA				0745 /0324		03-30-99				NO	0	
				/								
				/								
				/								
Permit Number		Date	Cost	Assessor Status	Building Permit							
BP07010		01-03-07	7,000	100	Reroof-2nd layer							
				State Item Codes				Appraised Value				
Census/Tract 4924				Code	Quantity	Value	Code	Quantity	Value			
Dev Map		Dev Lot 25		11- Res Land	0.52	74,970				Total Land Value 107,100		
Date 05/24/2022				13- Res Bldg	1.00	352,350				Total Building Value 503,358		
Inspector SB				14- Res Outbldg	1.00	500				Total Outbuilding Value 717		
Action LISTING REVIEW										Total Market Value 611,175		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.52	0.00	105,000	1.02	0	107,100						
Total	0.52					107,100						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	74,970	74,970	74,970	74,970	74,970							
Building	352,350	351,690	351,690	351,690	351,690							
Outbuilding	500	500	500	500	500							
Total	427,820	427,160	427,160	427,160	427,160							
										Totals		
Comments												
DEED 2145/927 NOT LISTED ON CARD AS CHAIN OF TITLE DID NOT REVEAL GRANTORS HAVING TITLE AT THE TIME TO CONVEY TO CONCETTINA MARZANO.												
2022GL: EXTRA FIXTURES												
18GL-SKETCH CHANGES												

Unique ID: 078024

Wethersfield

Location:	639 RIDGE RD	Unit
911 Address:		
Map/Block/Lot	078 024	

General Description	Description	Area/Qty	Value
Building Use Single Family	Base Rate	4,578	409,639
Unit	Average Quality Basement Fi	1,500	25,875
Overall Condition Good	Basement	2,385	41,141
Class B-	Central Air	4,578	7,897
Stories 2.00	Extra Fixtures	4	1,380
Design (Style) Colonial	Fireplace	2	6,900
Construction Masonry	Full Baths	4	23,000
Year Built 1985	Half Baths	1	2,875
Percent Complete 100	Value Before Depr.	0	518,708
	Depr/Adjust Amount	0	46,684
	Final Value (After Depr)	0	472,024

Finished Area 4,578	
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area 2,385	
Basement Finish 1,500	
Bsmt Room Style Average	
Basement Walls	
Outside Entry	
Basement Garage Bays 0	
Sump Pump NO	
Grade Factor 0	Physical Depreciation % 9
Economic Depreciation % 0	Functional Depreciation % 0
Attached Component Computations	

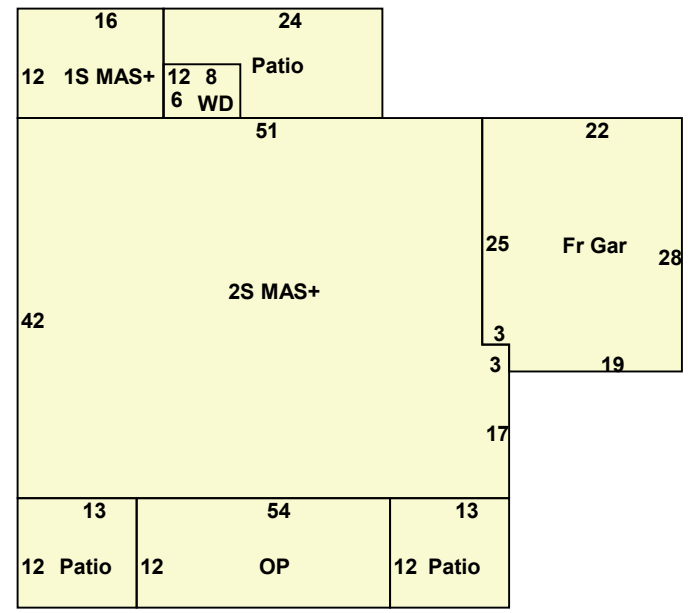
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type Hot Water	100 %		Wood Deck	1985	Good	50	890
Fuel Natural Gas			Frame Garage	1985	Good	607	20,327
Cooling Type Central	100 %		Patio	1985	Good	288	2,915
			Patio	1985	Good	156	1,579
			Patio	1985	Good	156	1,579
			Open Porch	1985	Good	336	4,044

Interior		
Floors Carpet	Tile	
Attic Access		
Walls Drywall		
Fireplaces 2		
Wood Stoves 0		

Exterior		
Exterior Brick/Masonr		
Roof Cover Asphalt		
Roof Type Gable		
Total Building Value		503,358

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	4				Frame Shed	2008	Average	64	717

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
9	4	1	4	1



Location:	398 SILAS DEANE HWY				Map/Lot:	209 014		Zone:	GB	Date Printed:	05-25-22	
911 Address:					Exempt			Nbhd:	C35	Last Update:	05-24-22	
Owner Of Record						Volume/Page	Date	Sales Type		Valid	Sale Price	
SHREE VALLABHKUWAR LLC						2145 / 1024	04-22-22	Warranty Deed		YES	850,000	
346/A SOUTH MAIN ST MIDDLETOWN , CT 06457												
Additional Owners:												
Prior Owner History												
BALA RITU B & SINGH JASBIR						1799 / 0265	08-08-13			NO	450,000	
PKS REALTY LLC						0638 / 0320	01-10-97			NO	0	
						/						
						/						
						/						
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
B-18-0334	12-28-19	600	No	Closed	100	06-21-19	REMOVE & REPL 20X15 SECTION OF VINYL SIDING (MANOUSO'S)					
B-18-0177	12-28-18	8,700	No	Closed	100	06-21-19	STRIP & REROOF (MANOUSO'S)					
B-15-489	07-29-15	1,600	Yes	Imported Rec	0	01-01-01	INSTALL A PYLON SIGN ON FRONT LAWN. SIGN ON TOP ON NORTH SIDE FACING F					
TB-13-752	12-10-13	1,600	Yes	Imported Rec	0	01-01-01	INSTALL PYLON SIGN ON FRONT LAWN AS PER DRAWING.					
							PERMIT DENIED. LE					
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 10-1	21- Comm Land	0.78	143,850				Total Land Value		205,500		
Date	05/16/2018	22-Comm Bldg	1.00	304,190				Total Building Value		434,553		
Inspector	EQ	25-Comm Outbldg	2.00	16,280				Total Outbuilding Value		23,256		
Action	Measure & List							Total Market Value		663,309		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.23	0.00	500,000	1.00	-60	200,000	Primary Site	-60	Location			
Comm Excess	0.55	0.00	10,000	1.00	0	5,500						
Total	0.78					205,500						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	143,850	143,850	143,850	143,850	143,850							
Building	304,190	304,190	304,190	304,190	304,190							
Outbuilding	16,280	16,280	16,280	16,280	16,280							
Total	464,320	464,320	464,320	464,320	464,320					Totals		
Comments												
2018GL-OWNER OCCUPIED ECO=MKT MANOUSOS WINES/OWNER OCCUPIED												

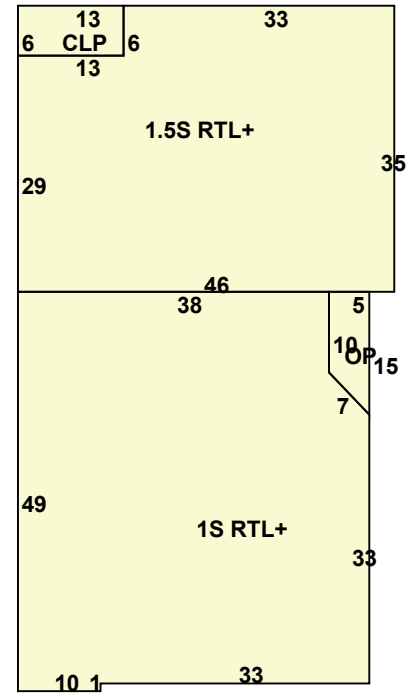
Unique ID: 209014

Wethersfield

Location: 398 SILAS DEANE HWY Unit

Use	Class	Quality	Stry	WH	Area	BG	Units
Retail Store	Masonry	B-	1	10	4,310	NO	

Commercial Building Description	Description	Area/Qty	Value
Building Use Retail Store	Base Value	4,310	346,955
Class Masonry	Unfinished Basement Area	3,544	70,880
Overall Condition Good	Wet Sprinklers	4,080	6,120
Construction Quality B-	Value Before Depr.	0	423,955
Stories 1.00	Depr/Adjust Amount	0	38,156
Year Built 1989	Final Value (After Depr)	0	385,799
Remodel			
Percent Complete 100			
GLA 4,310			
Basement			
Basement Area 3544			
Basement Unfinished Area	Grade Factor 0	Physical Depreciation % 9	
HVAC	Functional Depreciation % 0	Economical Depreciation % 0	
Heating Type Forced Hot Air	Attached Component Computations		
Fuel Type Natural Gas	Type	Yr Bilt	Condition
Cooling Type None 0%	Covered Loading Platform	1989	Good
	Open Porch	1989	Good
			Area/Qty
			Value
			78 835
			62 552
Interior			
Floors Carpet			
Walls Drywall			
Wall Height 10			
Exterior			
Exterior Walls Brick			
Roof Cover Asphalt			
Special Features			
Wet Sprinkler		4,080	



Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Lights in W/PL	2007	Average	1	9,690					
Paving	1999	Average	10,500	13,566					

Total Building Value			
Building 1	Value	387,186	
Valuation Method	I		

Unique ID: 111116

Wethersfield

Card No: 1 of 1

Location:	517 NOTT ST				Map/Lot:	111 116		Zone:	A/B	Date Printed:	05-25-22	
911 Address:					Exempt		Route	8	Nbhd:	88	Last Update:	05-24-22
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
JOHNSON ADRIAN					2145 / 1000	04-22-22	Warranty Deed			YES	250,000	
517 NOTT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
YOUNG JENNIFER & MCKOSKY NORA					2126 / 230	05-06-21	Cert of Devise			NO	0	
JUNOKAS BARBARA L/U					1964 / 0277	11-03-16				NO	0	
JUNOKAS BARBARA					0556 / 0289	09-29-93				NO	0	
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
BP-1035	12-07-09	8,400	100	Construct 12'x20' carport attached to the detached garage								
BP-1034	12-07-09	7,583	100	Remove 1 layer & reroof								
B-2009-1035	10-29-09	8,400	0	CONSTRUCT A 12' X 20' CARPORT ATTACHED TO THE DETACHED GARAGE.								
State Item Codes												
Census/Tract	4924	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot PT24	11- Res Land	0.21	61,600							Total Land Value	88,000
Date	05/19/2018 01/15/2004	13- Res Bldg	1.00	78,570							Total Building Value	112,245
Inspector	EQ	14- Res Outbldg	3.00	5,790							Total Outbuilding Value	8,273
Action	DM Change Hearing-No Chng										Total Market Value	208,518
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.21	0.00	88,000	1.00	0	88,000						
Total	0.21					88,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	61,600	61,600	61,600	61,600	61,600							
Building	78,570	78,570	78,570	78,570	78,570							
Outbuilding	5,790	5,790	5,790	5,790	5,790							
Total	145,960	145,960	145,960	145,960	145,960					Totals		
Comments												
FULL REAR DORMER 2010-CARPORT ZONING CHANGE PER PLANNING												

Location:	517 NOTT ST	Unit	
911 Address:			
Map/Block/Lot	111 116		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,544	128,152
Unit		Basement	936	14,040
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.65	Half Baths	1	2,500
Design (Style)	Cape	Low Quality Basement Finish	300	2,100
Construction	Wood Frame	Value Before Depr.	0	154,792
Year Built	1962	Depr/Adjust Amount	0	43,342
Percent Complete	100	Final Value (After Depr)	0	111,450

Finished Area 1,544
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	936
Basement Finish	300
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Open Porch	1962	Average	96	795
Fuel	Oil						
Cooling Type	None	0 %					

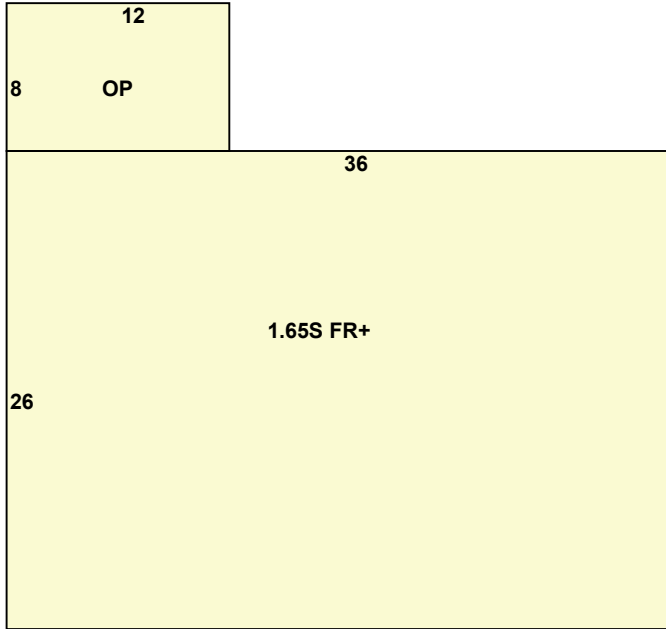
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 112,245

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Carport	2010	Good	240	2,376					
Frame Garage	1972	Average	240	5,837					
Metal Shed	1998	Average	48	60					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
5	2	1	1	1



Unique ID: 153017

Wethersfield

Card No: 1 of 1

Location: 161 DIX RD		Map/Lot: 153 017		Zone: A		Date Printed: 05-25-22					
911 Address:		Exempt		Route 6		Nbhd: 108		Last Update: 05-24-22			
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price
STOLZENBERG MARK & HOWARD				2145 / 1067		04-22-22		Warranty Surviv		YES	265,000
164 BRIMFIELD RD WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
SYMMES HERBERT O				1489 / 0341		08-13-08		Warranty Deed		YES	161,000
MARTIN JOHN F JR				0344 / 0544		04-18-08				NO	0
MARTIN CHRISTINE B & JOHN F JR				0303 / 0874		11-24-76				NO	0
				/							
				/							
Permit Number		Date	Cost	Assessor Status	Building Permit						
BP-0657		12-16-08	4,800	100	Strip & replace roof, install replacement windows						
EP-255		09-30-08	1,000	100	Upgrade to 100 amps. outside meter/2nd. panel						
				State Item Codes				Appraised Value			
Census/Tract 4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value		108,000	
Dev Map		Dev Lot 178E	11- Res Land	0.31	75,600			Total Building Value		75,010	
Date 03/25/2013			13- Res Bldg	1.00	52,510			Total Outbuilding Value		0	
Inspector SB								Total Market Value		183,010	
Action Data Mailer Rec											
Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.31	0.00	108,000	1.00	0	108,000					
Total	0.31					108,000					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value
Land	75,600	75,600	75,600	75,600	75,600						
Building	52,510	52,510	52,510	52,510	52,510						
Outbuilding	0	0	0	0	0						
Total	128,110	128,110	128,110	128,110	128,110				Totals		
Comments											
2020GL-CHG SKETCH, SPLIT LEVEL											
2009 REROOF											
ATTIC - SCUTTLE ACCESS											

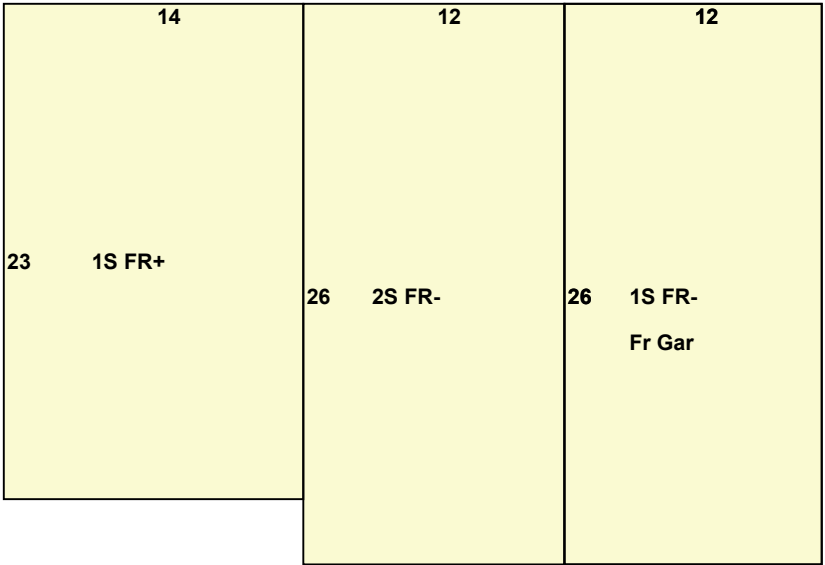
Location:	161 DIX RD	Unit	
911 Address:			
Map/Block/Lot	153 017		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,258	91,532
Unit		Basement	322	4,830
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.50	Value Before Depr.	0	104,362
Design (Style)	Split Level	Depr/Adjust Amount	0	36,341
Construction	Wood Frame	Final Value (After Depr)	0	68,021
Year Built	1957			
Percent Complete	100			

Finished Area	1,258	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	322			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				30
				0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1957	Average	312	6,989
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Plaster						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Wood Shingle						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						75,010	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	2	1	1	0					



Unique ID: 152003

Wethersfield

Card No: 1 of 1

Location:	330 BRIMFIELD RD				Map/Lot:	152 003		Zone:	B	Date Printed:	05-25-22	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	05-24-22
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
GREENSPAN NAOMI RACHEL & HORAN SAM J					2145 /1072	04-22-22	Warranty Surviv			YES	322,000	
330 BRIMFIELD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
JAKUBOWSKI JOHN R & MEGAN C					2128 /342	06-04-21	Warranty Surviv			YES	285,000	
LAFRANCIS MICHELE					2099 /899	02-10-20	Other			NO	187,000	
SECRETARY OF HOUSING & URBAN DEVELO					2095 /1061	10-25-19	Other			NO	0	
FREEDOM MORTGAGE CORP					2093 /1107	09-16-19	Foreclosure			NO	0	
CRUZ XAVIER					1932 /0033	04-18-16				YES	250,000	
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-15-948	12-17-15	4,000	0	RE-FINISH BASEMENT.								
B-15-948	12-17-15	4,000	100	REFINISH BASEMENT								
E-15-626	12-16-15	200	100	NEW OUTLETS FOR FINISHED BASEMENT								
BP-0067	04-17-09	1,700	100	Reroof								
BP07081	03-27-07	2,100	100	8X12 shed								
				State Item Codes					Appraised Value			
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 265P	11- Res Land	0.22	73,500				Total Land Value 105,000				
Date	08/04/2021	13- Res Bldg	1.00	85,640				Total Building Value 122,346				
Inspector		14- Res Outbldg	1.00	750				Total Outbuilding Value 1,075				
Action	LISTING REVIEW						Total Market Value 228,421					
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.22	0.00	105,000	1.00	0	105,000						
Total	0.22					105,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	73,500	73,500	73,500	73,500	73,500							
Building	85,640	85,640	85,640	85,640	85,640							
Outbuilding	750	750	750	750	750							
Total	159,890	159,890	159,890	159,890	159,890					Totals		
Comments												
10/08 SCUTTLE ATTIC ACCESS 2016GL-FBA, ADD FULL BATH & PATIO 2009 REROOF 2011 FSP TO FEP DEP CODE, UPDATED KITCHEN & BATHS C/O B-15-948 2/2/16												

Unique ID: 152003

Wethersfield

Location:	330 BRIMFIELD RD	Unit	
911 Address:			
Map/Block/Lot	152 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,236	95,815
Unit		Average Quality Basement Fi	600	9,000
Overall Condition	Good/VG	Basement	1,236	18,540
Class	C	Full Baths	2	10,000
Stories	1.00	Prefab Fireplaces	1	2,000
Design (Style)	Ranch	Value Before Depr.	0	135,355
Construction	Wood Frame	Depr/Adjust Amount	0	24,364
Year Built	1951	Final Value (After Depr)	0	110,991
Percent Complete	100			

Finished Area	1,236	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,236			
Basement Finish	600			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 18
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

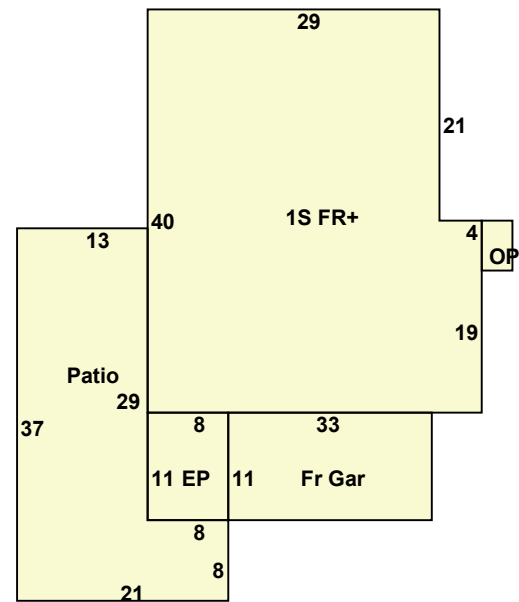
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1951	Good/Very Good	220	5,778
Fuel	Oil		Patio	1951	Good/Very Good	545	4,142
Cooling Type	None	0 %	Enclosed Porch	1951	Good/Very Good	88	1,299
			Open Porch	1951	Good/Very Good	15	141

Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable
Total Building Value	
122,346	

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
PreFab FP	1								
					Frame Shed	2007	Average	96	1,075

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	2	0



Unique ID: 247014

Wethersfield

Card No: 1 of 1

Location:	24 CENTER ST				Map/Lot:	247 014		Zone:	B	Date Printed:	05-25-22	
911 Address:					Exempt		Route	7	Nbhd:	125	Last Update:	05-24-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MAY JUSTIN & FELTON-REID HILARY					2145 /1142	04-25-22	Warranty Surviv		YES	427,000		
24 CENTER ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PARKER DONNA					2132 /858	08-13-21	Name Change		NO	0		
KRUSINSKI DONNA M					1928 /0152	03-23-16			YES	280,000		
PELEPONUK JOHN & JENNIFER					1875 /0156	03-09-15			NO	106,058		
HUGHES CHARLES A III					1424 /0076	07-30-07			NO	0		
HUGHES CHARLES A III					1111 /0039	10-29-03			NO	0		
Permit Number	Date	Cost	Assessor Status	Building Permit								
P-22-0074	03-29-22	3,000	100	EMERGENCY REPL OF WATER HEATER								
B-15-704	09-22-15	12,000	100	REPL 17 WINDOWS: C/A 9/22/15								
P-15-167	08-20-15	1,200	100	REPL TOILETS, SINKS, TUB, FAUCET								
E-15-99	03-31-15	2,100	100	SVC CHG								
B-10-76	07-21-10	2,400	100	Strip 1 layer & reroof								
				State Item Codes				Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot PT10	11- Res Land	0.32	88,370				Total Land Value 126,250				
Date	05/23/2018	13- Res Bldg	1.00	92,340				Total Building Value 131,909				
Inspector	EQ							Total Outbuilding Value 0				
Action	DM Change							Total Market Value 258,159				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.32	0.00	125,000	1.01	0	126,250						
Total	0.32					126,250						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	88,370	88,370	88,370	88,370	88,370							
Building	92,340	92,340	92,340	92,340	92,340							
Outbuilding	0	0	0	0	0							
Total	180,710	180,710	180,710	180,710	180,710					Totals		
Comments												
HOUSE REMODELED DEP CODE G PER MLS 2015GL-REMOVE UST & FEP- NOW PATIO MAP#2440 FILED 7/23/03 2003-SUBDIV LOT, 247-052												

Unique ID: 247014

Wethersfield

Location:	24 CENTER ST	Unit	
911 Address:			
Map/Block/Lot	247 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,421	129,680
Unit		Basement	696	10,440
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	150,620
Construction	Wood Frame	Depr/Adjust Amount	0	31,630
Year Built	1958	Final Value (After Depr)	0	118,990
Percent Complete	100			

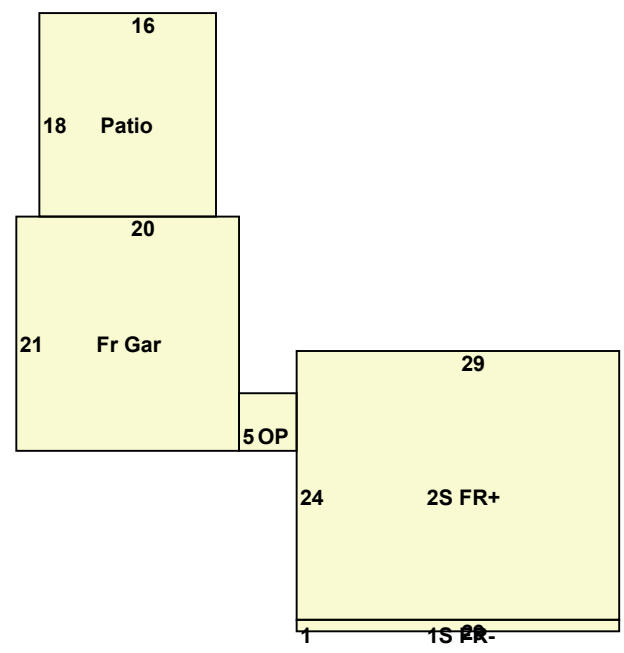
Finished Area	1,421	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	696			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 21
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1958	Good	420	10,618
Fuel	Natural Gas		Patio	1958	Good	288	2,074
Cooling Type	None	0 %	Open Porch	1958	Good	25	227

Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable
Total Building Value	
131,909	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	1	1					



Unique ID: 183002

Wethersfield

Card No: 1 of 1

Location:		332 GRISWOLD RD				Map/Lot:		183 002		Zone:		A1	Date Printed:		05-25-22			
911 Address:						Exempt				Route		6	Nbhd:		99	Last Update:		05-24-22
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price				
KRDZIC IMER & MINELA						2145 / 1154		04-25-22		Warranty Surviv			YES	395,000				
332 GRISWOLD RD WETHERSFIELD , CT 06109																		
Additional Owners:																		
Prior Owner History																		
US PROPERTY LLC						2140 / 384		12-13-21		Exec Deed			NO	270,000				
GRANO ANN H						2140 / 382		12-13-21		Probate			NO	0				
GRANO ANTHONY J & ANN H						0292 / 0468		06-03-74					NO	0				
						/												
						/												
Permit Number		Date		Cost		Assessor Status		Building Permit										
						State Item Codes						Appraised Value						
Census/Tract		4926				Code	Quantity	Value		Code	Quantity	Value		Total Land Value			100,980	
Dev Map		Dev Lot 4B				11- Res Land	0.61	70,690						Total Building Value			151,121	
Date		05/16/2022				13- Res Bldg	1.00	105,780						Total Outbuilding Value			0	
Inspector		SB												Total Market Value			252,101	
Action		PICTOMETRY																
Acres							Influence Factors											
Land Type		Acres	490	Rate	Adj	Influence	Total Value		Land Type		Influence	Reason		Comment				
House Lot		0.61	0.00	99,000	1.02	0	100,980											
Total		0.61					100,980											
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals										
		Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value						
Land		70,690	70,690	70,690	70,690	70,690												
Building		105,780	89,680	89,680	89,680	89,680												
Outbuilding		0	0	0	0	0												
Total		176,470	160,370	160,370	160,370	160,370						Totals						
Comments																		
2022GL: COMPLETELY REMODELED - 2-1/2 BATHS, MODERN KITCHEN. CONDITION: NO PERMITS PC-258 CERT RELEASING LIENS FOR ANN GRANO FILED 12/13/21 V.2140/P.383 PATIO-FAIR COND 2008																		

Unique ID: 183002

Wethersfield

Location:	332 GRISWOLD RD	Unit	
911 Address:			
Map/Block/Lot	183 002		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,316	97,160
Unit		Basement	1,222	18,330
Overall Condition	Very Good	Basement Garage Bays	2	4,000
Class	C	Finished Lower Level	624	21,840
Stories	1.00	Fireplace	1	3,000
Design (Style)	Raised Ranch	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1966	Value Before Depr.	0	156,830
Percent Complete	100	Depr/Adjust Amount	0	9,410
		Final Value (After Depr)	0	147,420

Finished Area 1,316
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,222
Basement Finish	624
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	6
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1966	Very Good	128	2,045
Fuel	Natural Gas		Patio	1966	Very Good	180	1,655
Cooling Type	None	0 %					

Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior		
Exterior	Vinyl Siding	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 151,121

Special Features

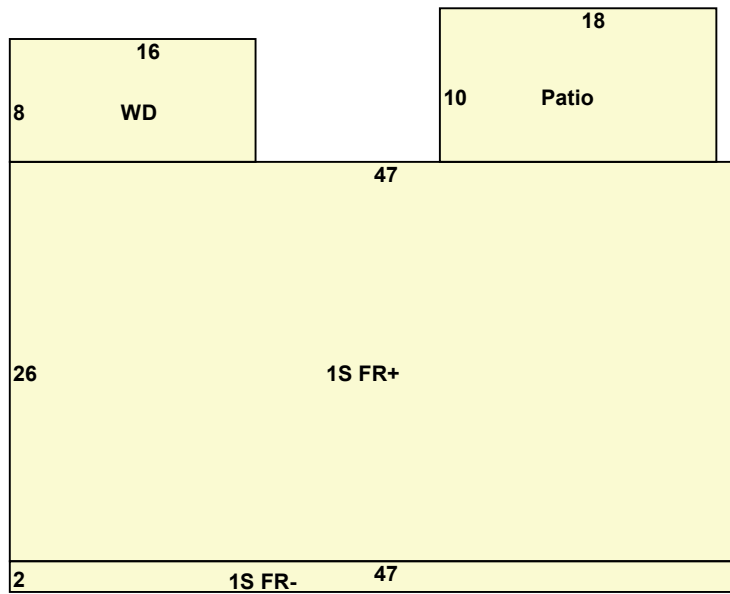
Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value

Type	Yr Bilt	Condition	Area/Qty	Value

Type	Yr Bilt	Condition	Area/Qty	Value

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	1



Location:		84 JUDD RD			Map/Lot:		163 009		Zone:		B	Date Printed:		05-25-22									
911 Address:					Exempt			Route		10		Nbhd:		83									
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price										
PESINO DEINA					2146 /8		04-26-22		Warranty Deed			YES	282,500										
84 JUDD RD WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
STIEFEL KYLEIGH					2146 /7		04-26-22		Name Change			NO	0										
MAKOWSKI KYLEIGH					1951 /0016		08-16-16					YES	189,500										
GOURLIE WILLIAM R & KATHLEEN P					0329 /0127		04-26-82					NO	68,000										
					/																		
					/																		
Permit Number				Date		Cost		Assessor Status		Building Permit													
M-18-0124				12-28-19		1,900		100		INSTALL OIL TANK IN BASEMENT W/ 2" VENT & FILL PIPES TO REPL EXISTING													
M-18-0124				12-28-18		1,900		0		Install one 275 gallon oil tank in basement with 2" vent and fill pipes to replace the existing oi													
PP04181				12-15-04		783		100		Repl elec wtr htr													
BP01429				07-30-01		3,417		100		Strip & reroof													
State Item Codes																							
Census/Tract				4923		Code		Quantity		Value		Code		Quantity		Value							
Dev Map				Dev Lot		11- Res Land		0.17		58,100						Total Land Value							
Date				05/23/2018		13- Res Bldg		1.00		74,530						Total Building Value							
Inspector				EQ		14- Res Outbldg		1.00		3,230						Total Outbuilding Value							
Action				DM No Change												Total Market Value							
																194,080							
Acres								Influence Factors															
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence Reason		Comment					
House Lot		0.17		0.00		83,000		1.00		0		83,000											
Total		0.17										83,000											
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
		Current		2021		2020		2019		2018		Type		Acres		Value		Type		Acres		Value	
Land		58,100		58,100		58,100		58,100		58,100													
Building		74,530		74,530		74,530		74,530		74,530													
Outbuilding		3,230		3,230		3,230		3,230		3,230													
Total		135,860		135,860		135,860		135,860		135,860													
Totals																							
Comments																							

Unique ID: 163009

Wethersfield

Location:	84 JUDD RD	Unit	
911 Address:			
Map/Block/Lot	163 009		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,416	129,224
Unit		Basement	550	8,250
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Low Quality Basement Finish	180	1,260
Construction	Wood Frame	Value Before Depr.	0	149,234
Year Built	1937	Depr/Adjust Amount	0	43,278
Percent Complete	100	Final Value (After Depr)	0	105,956

Finished Area 1,416
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	550
Basement Finish	180
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	29
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		
Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	None	0 %

Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

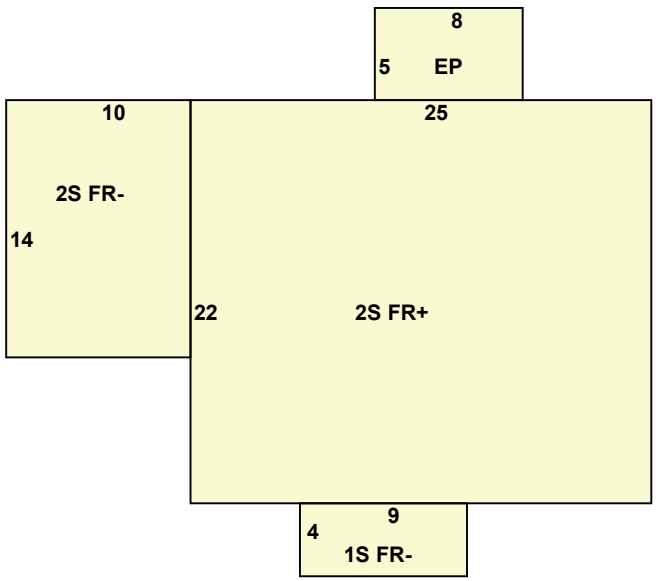
Total Building Value 106,467

Special Features

Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1937	Fair	320	4,613

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	1	1



Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1937	Fair	320	4,613					

Unique ID: 131012

Wethersfield

Card No: 1 of 1

Location:	1000 RIDGE RD				Map/Lot:	131 012		Zone:	A1	Date Printed:	05-25-22	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	05-24-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
STANZYC MICHAEL ALEXANDER & NATALIE					2146 /47	04-26-22	Warranty Deed		YES	405,000		
1000 RIDGE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HOLDREDGE RUSSELL C					1947 /0320	07-29-16			NO	87,000		
HOLDREDGE RUSSELL C ET AL					1947 /0316	07-29-16			NO	145,000		
BAUER MARGUERITE M EST ET AL					1947 /0315	07-29-16			NO	0		
BAUER MARGUERITE M EST ET AL CAMPBELL BRUCE K					1947 /0314	07-29-16			NO	0		
BAUER MARGUERITE L/U					1687 /0190	12-22-11			NO	0		
Permit Number	Date	Cost	Assessor Status	Building Permit								
TE-16-280	07-18-16	2,200	100	INSTALL 200 AMP ELECTRICAL SERVICE								
BP01065	03-26-01	6,700	100	Strip & reroof								
PP990189	09-30-99	519	100	GAS WATER HEATER								
State Item Codes												
Census/Tract	4925	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 32	11- Res Land	0.33	65,100							Total Land Value	93,000
Date	05/07/2018	13- Res Bldg	1.00	98,830							Total Building Value	141,192
Inspector	EQ										Total Outbuilding Value	0
Action	DM No Change										Total Market Value	234,192
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.33	0.00	93,000	1.00	0	93,000						
Total	0.33					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100							
Building	98,830	98,830	98,830	98,830	98,830							
Outbuilding	0	0	0	0	0							
Total	163,930	163,930	163,930	163,930	163,930					Totals		
Comments												

Unique ID: 131012

Wethersfield

Location:	1000 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	131 012		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,519	155,910
Unit		Basement	652	10,269
Overall Condition	Good	Fireplace	1	3,150
Class	C+	Full Baths	1	5,250
Stories	2.00	Half Baths	1	2,625
Design (Style)	Tudor	Value Before Depr.	0	177,204
Construction	Wood Frame	Depr/Adjust Amount	0	49,617
Year Built	1939	Final Value (After Depr)	0	127,587
Percent Complete	100			

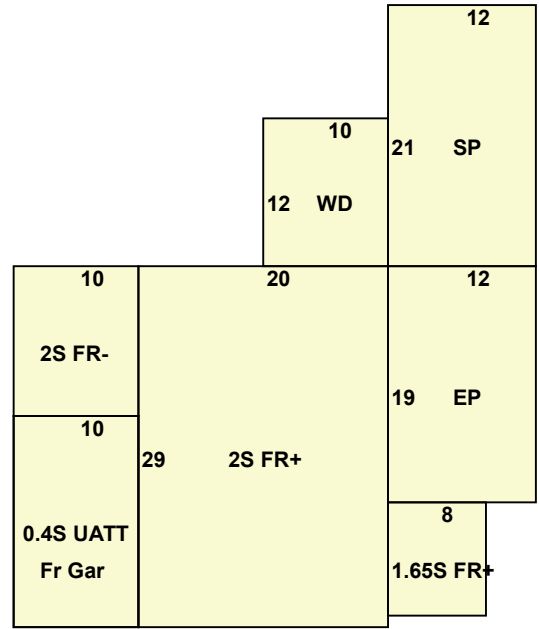
Finished Area	1,519	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	652			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Unfinished Attic	1939	Good	68	1,799
Fuel	Natural Gas			Wood Deck	1939	Good	120	1,542
Cooling Type	None	0 %		Frame Garage	1939	Good	170	4,113
				Enclosed Porch	1939	Good	228	3,103
				Screened Porch	1939	Good	252	3,043

Interior			
Floors	Hardwood		
Attic Access			
Walls	Plaster		
Fireplaces	1		
Wood Stoves	0		

Exterior			
Exterior	Aluminum		
Roof Cover	Asphalt		
Roof Type	HIP		
Total Building Value			141,192

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	3	1	1	1					



Unique ID: 119025

Wethersfield

Card No: 1 of 1

Location:	34 BROOKSIDE CIR				Map/Lot:	119 025		Zone:	B	Date Printed:	05-25-22	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	05-24-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
DOBSON MARK W					2146 / 104	04-27-22	Warranty Deed		YES	229,000		
34 BROOKSIDE CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CASTILLO ROSA AMALIA					2093 / 526	08-30-19	Warranty Deed		YES	155,000		
MARIA IV FRANIS SANTA					1743 / 0047	10-15-12			NO	146,200		
KORPOWSKI JOHN Z EST					1743 / 0045	10-15-12			NO	0		
KORPOWSKI JOHN Z EST					1743 / 0044	10-15-12			NO	0		
KORPOWSKI JOHN EST					1723 / 0011	07-11-12			NO	0		
MENGES CHRISTI ADM												
Permit Number	Date	Cost	Assessor Status	Building Permit								
P-20-0119	08-21-20	850	100	ADD NATURAL GAS LINE (PIPING & FITTINGS) FROM INSIDE HOME TO OUTSIDE AND PUT ON A PRESSURE TEST TO								
E-20-0280	07-22-20	3,000	100	Replace existing manual transfer switch with 50 amp 240 V automatic switch. Install natural gas s								
PP06010	01-19-06	1,500	100	Repl backwater valve								
State Item Codes												
Census/Tract	4923	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 8	11- Res Land	0.14	57,520							Total Land Value	82,170
Date	07/30/2012	13- Res Bldg	1.00	52,190							Total Building Value	74,550
Inspector	CR	14- Res Outbldg	1.00	270							Total Outbuilding Value	392
Action	49										Total Market Value	157,112
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.14	0.00	83,000	0.99	0	82,170						
Total	0.14					82,170						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	57,520	57,520	57,520	57,520	57,520							
Building	52,190	52,190	52,190	52,190	52,190							
Outbuilding	270	270	270	270	270							
Total	109,980	109,980	109,980	109,980	109,980					Totals		
Comments												
2012 KIT TO MODERN												

Location:	34 BROOKSIDE CIR	Unit	
911 Address:			
Map/Block/Lot	119 025		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	792	67,859
Unit		Basement	792	11,880
Overall Condition	Average	Central Air	792	1,188
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Low Quality Basement Finish	352	2,464
Construction	Wood Frame	Value Before Depr.	0	91,391
Year Built	1953	Depr/Adjust Amount	0	27,417
Percent Complete	100	Final Value (After Depr)	0	63,973

Finished Area 792
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	792
Basement Finish	352
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1953	Average	190	2,261
Fuel	Natural Gas		Frame Garage	1953	Average	360	8,064
Cooling Type	Central	100 %	Enclosed Porch	1953	Average	20	252

Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

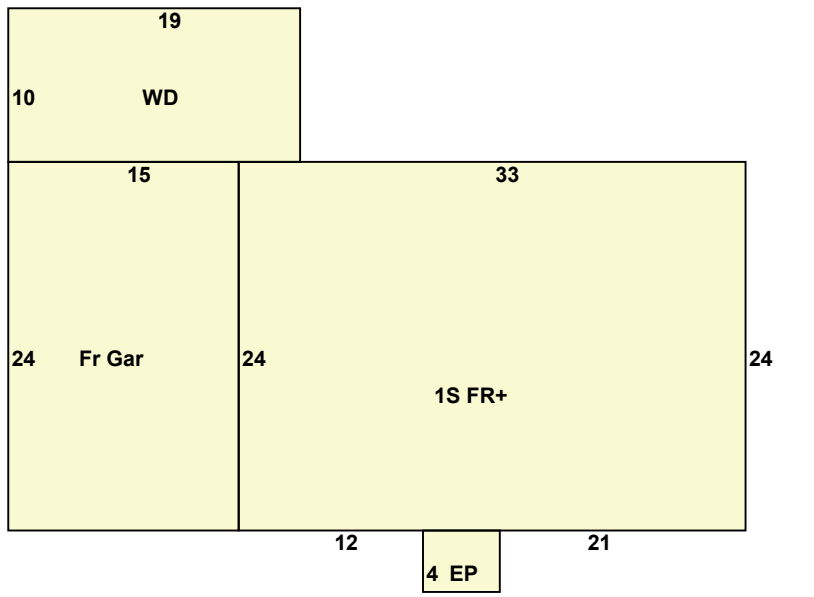
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 74,550

Special Features 1

Type	Yr Bilt	Condition	Area/Qty	Value
Generator				
Frame Shed	1977	Average	56	392

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
4	2	1	1	0



Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator									
Frame Shed	1977	Average	56	392					

Unique ID: 2250180005

Wethersfield

Card No: 1 of 1

Location:	20 TOWNE HOUSE LN					Map/Lot:	225 018 0005	Zone:	SRD	Date Printed:	05-25-22
911 Address:						Exempt		Nbhd:	153	Last Update:	05-25-22
Owner Of Record						Volume/Page	Date	Sales Type		Valid	Sale Price
LAZAUSKAS DORI						2146 / 191	04-28-22	Warranty Deed		YES	210,000
20 TOWNE HOUSE LN WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
TRACEY EMILY R						1882 / 0243	04-24-15			YES	118,000
MULLEN DANIEL						1262 / 0205	07-11-05			YES	149,900
COSTELLO CHRISTOPHER J & TAMMY						0750 / 0045	04-28-99			NO	0
						/					
						/					
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit				
B-19-0685	09-03-19	7,500	No	Closed	100	10-01-19	Remove existing wood siding and install new Certainteed Cedar Impressio				
B-19-0685	09-03-19	7,500	Yes	Imported Rec	0	01-01-01	Remove existing wood siding and install new Certainteed Cedar Impressio				
B-18-133	04-16-18	1,479	No	Closed	100	06-25-18	REPL SLIDING GLASS DOOR IN REAR OF HOUSE				
B-16-496	08-22-16	5,700	No	Permit Issue	100		REPL 7 WINDOWS & 1 PICTURE WINDOW				
B-13-510	08-29-13	2,900	No	Permit Issue	100	10-01-14	STRIP & REROOF				
			State Item Codes						Appraised Value		
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 5	15- Condominium	1.00	86,750				Total Land Value 0			
Date	05/25/2022							Total Building Value 123,934			
Inspector	SB							Total Outbuilding Value 0			
Action	LISTING REVIEW							Total Market Value 123,934			
Acres						Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
Total	0.00					0					
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0						
Building	86,750	84,970	84,970	84,970	84,970						
Outbuilding	0	0	0	0	0						
Total	86,750	84,970	84,970	84,970	84,970						
Totals											
Comments											
2022GL: FBA PER MLS PUD - .04 ACRES 2014-FIN BSM PER MLS											

LOCATION:	20 TOWNE HOUSE LN
911 ADDRESS:	
MAP/BLOCK/LOT:	225 018 0005

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Town House Ln.	Base Rate	1,170	143,910
Model Standard	Average Quality Baseme	230	3,450
Style PUD	Basement	576	8,640
	Full Baths	1	5,000
	Half Baths	1	2,500
	Value Before Depr.	0	163,500
	Depr/Adjust Amount	0	42,510
	Final Value (After Dep)	0	120,990

Building Use	Residential
Condition	Average
Class	C
Stories	2.00
Construction	
Year Built	1968
Percent Complete	100

FOUNDATION	
Basement Area	576
Basement Finished Area	230
Room Style	Average
Access	Hatch
Garage Bays	0
Sump Pump	NO

HVAC	
Heating Type	Elec Baseboard 100 %
Fuel Type	Electric
Cooling Type	None 0 %

INTERIOR	
Floors	Hardwood
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls	
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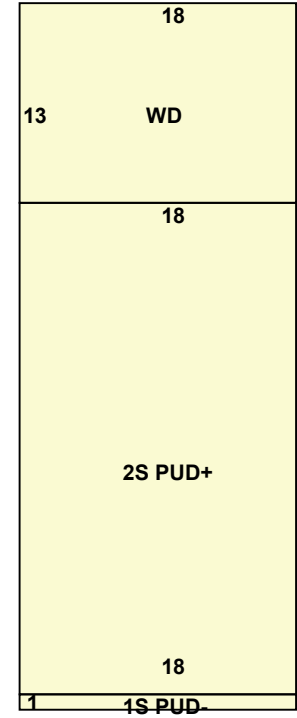
SPECIAL FEATURES

ATTACHED OUTBUILDING/COMPONENTS		
Description	Area/Qty	Value
Wood Deck	234	2,944

Unit Features

Location	
Floor/Unit Location	Attached
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,170	4	2	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID: 107045

Wethersfield

Card No: 1 of 1

Location:	161 VALLEY VIEW DR				Map/Lot:	107 045		Zone:	A1	Date Printed:	05-25-22	
911 Address:					Exempt		Route	6	Nbhd:	110	Last Update:	05-25-22
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price
PIDGEON MATTHEW R					2146 /260	04-29-22		Trustees Deed			YES	390,000
161 VALLEY VIEW DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ST GERMAIN LUCILLE Z TRUST					1350 /0219	07-26-06					NO	0
ST GERMAIN LUCILLE Z					1138 /0240	02-19-04					NO	0
ST GERMAIN ROBERT A JR & LUCILLE Z					0350 /0788	11-29-84					NO	100,000
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-19-0313	11-04-19	6,500	100	replace existing condensing furnace with new natural gas condensing gas furnace .								
M-18-108	05-29-18	4,300	100	REPL AC COIL & CONDENSER								
B-11-551	10-18-11	13,707	100	INSTALL 22 REPLACEMENT WINDOWS								
99BP8982	04-12-99	4,374	100									
				State Item Codes					Appraised Value			
Census/Tract	4924			Code	Quantity	Value	Code	Quantity	Value			
Dev Map	Dev Lot PT79			11- Res Land	0.34	77,000				Total Land Value 110,000		
Date	05/11/2020			13- Res Bldg	1.00	98,270				Total Building Value 140,391		
Inspector				14- Res Outbldg	1.00	630				Total Outbuilding Value 896		
Action	PICTOMETRY									Total Market Value 251,287		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.34	0.00	110,000	1.00	0	110,000						
Total	0.34					110,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	77,000	77,000	77,000	77,000	77,000							
Building	98,270	98,270	98,270	107,700	107,700							
Outbuilding	630	630	630	630	630							
Total	175,900	175,900	175,900	185,330	185,330					Totals		
Comments												
2020GL-DELETE ATTIC, PULL DOWN STAIRS PULL DOWN ATTIC STAIRS												

Location:	161 VALLEY VIEW DR	Unit	
911 Address:			
Map/Block/Lot	107 045		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,544	138,497
Unit		Average Quality Basement Fi	288	4,320
Overall Condition	Good	Basement	672	10,080
Class	C	Central Air	1,544	2,316
Stories	2.00	Extra Fixtures	1	300
Design (Style)	Colonial	Fireplace	2	6,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1948	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	169,013
		Depr/Adjust Amount	0	43,943
		Final Value (After Depr)	0	125,069

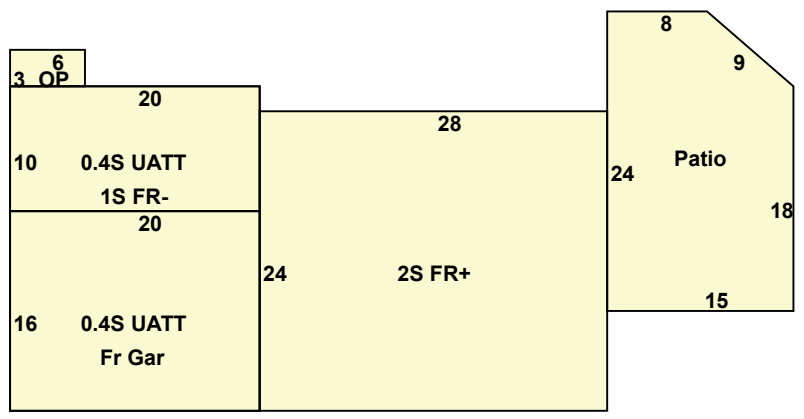
Finished Area	1,544	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	672			
Basement Finish	288			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Walkout			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				26
				0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Unfinished Attic	1948	Good	128	3,315
Fuel	Natural Gas			Unfinished Attic	1948	Good	80	2,072
Cooling Type	Central	100 %		Frame Garage	1948	Good	320	7,573
				Patio	1948	Good	339	2,204
				Open Porch	1948	Good	18	153

Interior				
Floors	Hardwood	Carpet		
Attic Access				
Walls	Plaster			
Fireplaces	2			
Wood Stoves	0			
Exterior				
Exterior	Aluminum			
Roof Cover	Asphalt			
Roof Type	Gable			
Total Building Value				140,391

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1				Frame Shed	1985	Good	128	896

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	1	1



Unique ID: 095006

Wethersfield

Card No: 1 of 1

Location:	78 GOFF BROOK CIR				Map/Lot:	095 006		Zone:	AAOS	Date Printed:	05-25-22	
911 Address:					Exempt		Route	3	Nbhd:	128	Last Update:	05-25-22
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
LEBLANC PAMELA A & DAVID					2146 /212	04-29-22		Warranty Surviv		YES	420,000	
78 GOFF BROOK CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CARBONE MICHAEL R & KATELYN A					2146 /211	04-29-22		Name Change		NO	0	
CARBONE MICHAEL R & MOORE KATELYN A					1754 /0112	12-04-12				NO	240,000	
MOORE GEORGE W III TRUSTEE					1698 /0142	02-27-12				NO	0	
MOORE GEORGE W III					1698 /0141	02-27-12				NO	0	
MOORE GEORGE W III & BARBARA B					0286 /0489	02-15-73				NO	0	
Permit Number	Date	Cost	Assessor Status	Building Permit								
P-14-2	01-21-14	600	0	PLUMBING WORK IN KITCHEN. FURISH AND INSTALL GAS PIPING FOR NEW GAS STOVE.								
TP142	01-21-14	600	100	PLUMB FOR KITCHEN/NEW GAS LINE FOR STOVE								
BP-0292	07-31-09	16,857	100	Install 21 replacement windows, patio door, garage door								
State Item Codes												
Census/Tract	4926			Code	Quantity	Value	Code	Quantity	Value	Appraised Value		
Dev Map	Dev Lot 195			11- Res Land	0.36	86,910				Total Land Value 124,160		
Date	05/25/2022			13- Res Bldg	1.00	149,060				Total Building Value 212,934		
Inspector	SB									Total Outbuilding Value 0		
Action	LISTING REVIEW									Total Market Value 337,094		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	128,000	0.97	0	124,160						
Total	0.36					124,160						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	86,910	86,910	86,910	86,920	86,920							
Building	149,060	148,680	148,680	148,670	148,670							
Outbuilding	0	0	0	0	0							
Total	235,970	235,590	235,590	235,590	235,590					Totals		
Comments												
2022GL: EXTRA FIXTURES 20 FT REAR DORMER ON FGR												

Unique ID: 095006

Wethersfield

Location:	78 GOFF BROOK CIR	Unit
911 Address:		
Map/Block/Lot	095 006	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,345	195,901
Unit		Basement	1,008	15,876
Overall Condition	Good	Central Air	2,345	3,693
Class	C+	Extra Fixtures	2	630
Stories	2.00	Fireplace	1	3,150
Design (Style)	Colonial	Full Baths	2	10,500
Construction	Wood Frame	Half Baths	1	2,625
Year Built	1973	Value Before Depr.	0	232,376
Percent Complete	100	Depr/Adjust Amount	0	32,533
		Final Value (After Depr)	0	199,843

Finished Area	2,345
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,008
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	14
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Frame Garage	1973	Average	506	13,091
Fuel	Natural Gas						
Cooling Type	Central	100 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Drywall						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Aluminum						
Roof Cover	Asphalt						
Roof Type	HIP						
Total Building Value						212,934	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	2								
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
9	5	1	2	1					

