

Unique ID: 146032

Wethersfield

Card No: 1 of 1

Location:		109 MORGAN CIR				Map/Lot:		146 032		Zone:		A1	Date Printed:		07-25-23			
911 Address:						Exempt				Route		3	Nbhd:		118	Last Update:		06-05-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price				
GISCOMBE WAYNE R & TRICIA N						2159 /1107		06-01-23		Warranty Surviv			YES	530,000				
109 MORGAN CIR WETHERSFIELD , CT 06109																		
Additional Owners:						BICE JOSEPH PENNEY ANGELA M &												
Prior Owner History																		
ALIKAVAZOVIC SAMIR & MERSIJA						2096 /1058		11-20-19		Other			NO	290,000				
109 MORGAN CIRCLE LLC						2096 /1056		11-20-19		Quit Claim			NO	0				
CARRABBIA ROSINA L/U						2096 /1053		11-20-19		Probate			NO	0				
CARRABBIA TONINO & ROSINA L/U						1306 /0270		11-25-05					NO	0				
CARRABBIA TONINO & ROSINA						0298 /0803		11-12-75					NO	55,000				
Permit Number		Date	Cost	Assessor Status	Building Permit													
99-9020		04-30-99	1,000	100														
				State Item Codes				Appraised Value										
Census/Tract		4926		Code	Quantity	Value	Code	Quantity	Value									
Dev Map		Dev Lot 1		11- Res Land	0.56	84,250				Total Land Value 120,360								
Date		06/05/2023		13- Res Bldg	1.00	155,100				Total Building Value 221,571								
Inspector		SB		14- Res Outbldg	1.00	490				Total Outbuilding Value 700								
Action		LISTING REVIEW								Total Market Value 342,631								
Acres							Influence Factors											
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment								
House Lot	0.56	0.00	118,000	1.02	0	120,360												
Total	0.56					120,360												
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals											
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value						
Land	84,250	84,250	84,250	84,250	84,250													
Building	155,100	140,320	140,320	140,320	140,320													
Outbuilding	490	490	490	490	490													
Total	239,840	225,060	225,060	225,060	225,060													
											Totals							
Comments																		
2023GL: FULLY REMODELED; XTRA FIXTURE WOB,BASEMENT SINK,BEDRM CNT PER TRULIA 2019																		

Unique ID: 146032

Wethersfield

Location:	109 MORGAN CIR	Unit	
911 Address:			
Map/Block/Lot	146 032		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,639	122,302
Unit		Basement	1,479	22,185
Overall Condition	Very Good	Central Air	1,639	2,459
Class	C	Extra Fixtures	2	600
Stories	1.00	Extra Kitchen	1	7,500
Design (Style)	Raised Ranch	Finished Lower Level	1,000	35,000
Construction	Masonry	Fireplace	2	6,000
Year Built	1975	Full Baths	3	15,000
Percent Complete	100	Value Before Depr.	0	211,046
		Depr/Adjust Amount	0	8,442
		Final Value (After Depr)	0	202,604

Finished Area	1,639	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,479			
Basement Finish	1,000			
Bsmt Room Style	Finish LL			
Basement Walls				
Outside Entry	Walkout			
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 %	Frame Garage	1975	Very Good	528	16,220
Fuel	Natural Gas		Patio	1975	Very Good	252	2,394
Cooling Type	Central	100 %	Open Porch	1975	Very Good	32	353

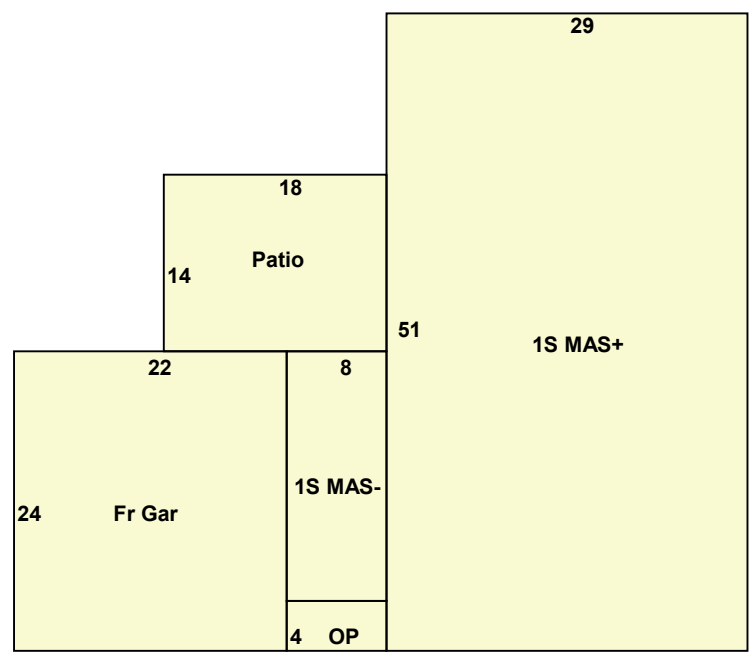
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Brick/Masonr
Roof Cover	Asphalt
Roof Type	HIP

Total Building Value 221,571

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Kitchen	1								
Extra Fixtures	2								
					Frame Shed	1977	Average	100	700

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	4	1	3	0



Location:	45 MOHAWK LN				Map/Lot:	064 036		Zone:	A	Date Printed:	07-25-23	
911 Address:					Exempt		Route	9	Nbhd:	94	Last Update:	06-05-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
CHESTARO EDWIN F & RAMIREZ BELGICA A					2159 / 1122	06-01-23		Warranty Surviv		YES	315,000	
45 MOHAWK LA WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
THURSTON STEPHEN E					2154 / 194	11-02-22		Probate		NO	0	
THURSTON STEPHEN E & LYNN					1155 / 0082	04-22-04				NO	0	
THURSTON LYNN & STEPHEN E					0393 / 0730	08-07-87				NO	0	
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-18-0068	09-13-19	4,500	100	STRIP & REROOF								
B-18-0068	09-13-18	4,500	0	STRIP AND REROOF FOX HOLLOW GREY GAF TIMBERLINE HD SHINGLES. ICE and WATER UNDERLAYMENT AND DR								
MP0284	06-24-03	900	100	275 gal bsmnt oil tank								
EP02076	04-09-02	1,200	100	100 amp service								
State Item Codes												
Census/Tract	4923			Code	Quantity	Value	Code	Quantity	Value	Appraised Value		
Dev Map	Dev Lot 75			11- Res Land	0.29	65,800				Total Land Value 94,000		
Date	05/08/2018			13- Res Bldg	1.00	95,210				Total Building Value 136,017		
Inspector	EQ			14- Res Outbldg	3.00	5,480				Total Outbuilding Value 7,832		
Action	DM Change									Total Market Value 237,849		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.29	0.00	94,000	1.00	0	94,000						
Total	0.29					94,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	65,800	65,800	65,800	65,800	65,800							
Building	95,210	95,210	95,210	95,210	95,210							
Outbuilding	5,480	5,480	5,480	5,480	5,480							
Total	166,490	166,490	166,490	166,490	166,490					Totals		
Comments												

Unique ID: 064036

Wethersfield

Location:	45 MOHAWK LN	Unit	
911 Address:			
Map/Block/Lot	064 036		

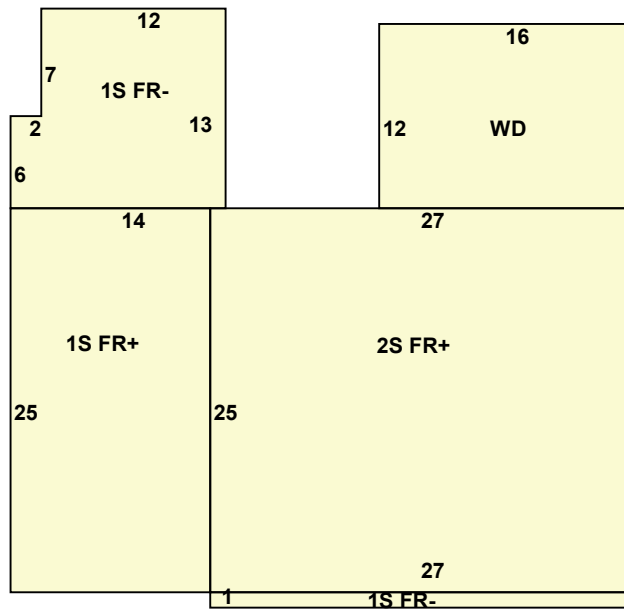
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,870	164,822
Unit		Basement	1,000	15,000
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	2.00	Value Before Depr.	0	192,822
Design (Style)	Colonial	Depr/Adjust Amount	0	59,775
Construction	Wood Frame	Final Value (After Depr)	0	133,047
Year Built	1951			
Percent Complete	100			

Finished Area	1,870	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,000			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 31
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 %		Wood Deck	1985	Good	192	2,970
Fuel	Oil							
Cooling Type	None	0 %						
Interior								
Floors	Hardwood	Vinyl						
Attic Access								
Walls	Plaster							
Fireplaces	1							
Wood Stoves	0							
Exterior								
Exterior	Vinyl Siding							
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value								136,017

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1952	Average	240	5,299					
Det Masonry Patio	2008	Average	168	2,419					
Metal Shed	2008	Fair	80	114					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
9	3	1	2	0



Unique ID: 088017

Wethersfield

Card No: 1 of 1

Location:	424 HIGHLAND ST				Map/Lot:	088 017		Zone:	AA	Date Printed:	07-25-23	
911 Address:					Exempt		Route	2	Nbhd:	118	Last Update:	06-08-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
FARINA FRANK III & EMILY					2159 / 1139	06-01-23		Warranty Surviv		YES	450,000	
424 HIGHLAND ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
WILLIAMS AMY L					1658 / 0213	06-17-11				NO	0	
WILLIAMS STEVEN T & AMY L					0960 / 0015	10-11-02				YES	354,900	
SUMMA MICHAEL A + ALICIA W					0338 / 0534	11-15-83				NO	39,000	
SUMMA MICHAEL A + ALICIA W					0338 / 0534	11-15-83				NO	39,000	
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
BP06650	10-25-06	2,400	100	Reroof over existing layer								
PP05161	12-12-05	500	100	Back flow preventer for sprinkler sys								
State Item Codes												
Census/Tract	4926	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 41	11- Res Land	0.46	82,600	13- Res Bldg	1.00	132,130			Total Land Value		118,000
Date	07/31/2018								Total Building Value		188,754	
Inspector	EQ									Total Outbuilding Value		0
Action	DM No Change									Total Market Value		306,754
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.46	0.00	118,000	1.00	0	118,000						
Total	0.46					118,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	82,600	82,600	82,600	82,600	82,600							
Building	132,130	132,130	132,130	132,130	132,130							
Outbuilding	0	0	0	0	0							
Total	214,730	214,730	214,730	214,730	214,730					Totals		
Comments												
2020GL-CHG SKETCH, SPLIT LEVEL 2013 REMOVE FBM												

Unique ID: 088017

Wethersfield

Location:	424 HIGHLAND ST	Unit	
911 Address:			
Map/Block/Lot	088 017		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,650	174,794
Unit		Basement	940	14,100
Overall Condition	Average	Central Air	2,650	3,975
Class	C	Fireplace	2	6,000
Stories	1.50	Full Baths	3	15,000
Design (Style)	Split Level	Value Before Depr.	0	213,869
Construction	Wood Frame	Depr/Adjust Amount	0	41,648
Year Built	1984	Final Value (After Depr)	0	172,221
Percent Complete	100			

Finished Area	2,650
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	940
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	17
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1984	Average	140 1,975
Fuel	Natural Gas		Frame Garage	1984	Average	400 10,624
Cooling Type	Central	100 %	Patio	1984	Average	150 1,155
			Enclosed Porch	1984	Average	140 2,092
			Open Porch	1984	Average	72 687

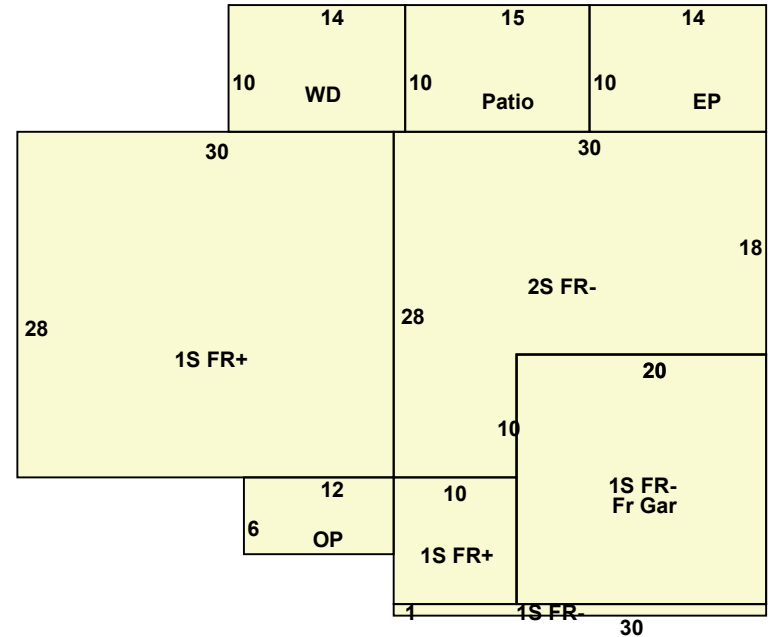
Interior	
Floors	Carpet
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value			188,754
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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
8	4	1	3	0



Location:	34 ONLOOK RD				Map/Lot:	077 039		Zone:	A	Date Printed:	07-25-23	
911 Address:					Exempt		Route	9	Nbhd:	116	Last Update:	06-09-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
DENOYA LETICIA					2160 / 151	06-08-23	Probate			NO	0	
34 ONLOOK RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SULLIVAN NANCY E & DENOYA LETICIA M					2159 / 1195	06-02-23	Exec Deed			YES	323,000	
SULLIVAN NANCY E					0394 / 0250	08-20-87				NO	178,000	
					/							
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
E-17-292	08-24-17	2,400	100	SVC UPGR								
B-12-273	07-24-12	2,100	0	INSTALL STAINLESS STEEL CHIMNEY LINER TO VENT GAS FURNACE AND WATER HEATER.								
B-12-273	07-24-12	2,100	100	INSTALL STAINLESS STEEL CHIMNEY LINER TO VENT GAS FURNACE & WATER HEATER								
M-12-89	05-24-12	5,000	0	REPLACE EXISTING OIL BOILER WITH GAS BOILER.								
P-12-124	05-24-12	1,000	0	INSTALL 40 GALLON GAS WATER HEATER								
P-12-124	05-24-12	1,000	100	INSTALL 40-GAL GAS WATER HEATER								
				State Item Codes					Appraised Value			
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		113,680		
Dev Map	Dev Lot 51A	11- Res Land	0.18	79,580				Total Building Value		132,116		
Date	09/20/2012	13- Res Bldg	1.00	92,480				Total Outbuilding Value		0		
Inspector	CR							Total Market Value		245,796		
Action	49											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	116,000	0.98	0	113,680						
Total	0.18					113,680						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	79,580	79,580	79,580	79,580	79,580							
Building	92,480	92,480	92,480	92,480	92,480							
Outbuilding	0	0	0	0	0							
Total	172,060	172,060	172,060	172,060	172,060					Totals		
Comments												
2012 HEAT TYPE												

Unique ID: 077039

Wethersfield

Location:	34 ONLOOK RD	Unit
911 Address:		
Map/Block/Lot	077 039	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,620	145,314
Unit		Basement	895	13,425
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	169,239
Construction	Wood Frame	Depr/Adjust Amount	0	49,079
Year Built	1935	Final Value (After Depr)	0	120,160
Percent Complete	100			

Finished Area 1,620
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	895
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1935	Good	280	6,958
Fuel	Natural Gas		Frame Garage	1935	Good	220	4,998
Cooling Type	None	0 %					

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

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

Total Building Value 132,116

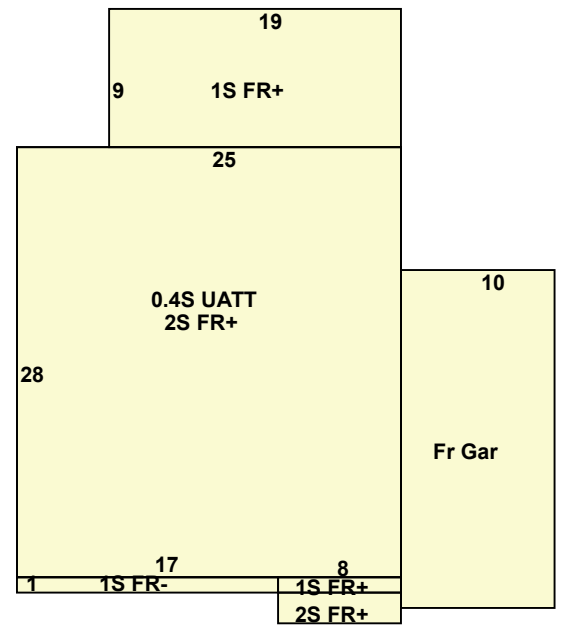
Special Features

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	3	1	1	1



Unique ID: 210025

Wethersfield

Card No: 1 of 1

Location: 62 WRIGHT RD		Map/Lot: 210 025		Zone: C		Date Printed: 07-25-23							
911 Address:		Exempt		Route 8		Nbhd: 103		Last Update: 06-08-23					
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price		
HARWOOD RONALD & BEGUM SANJIDA				2159 /1166		06-02-23		Admin Deed		YES	217,500		
5 DURYEAL PL, APT 3E LYNBROOK , NY 11563													
Additional Owners:													
Prior Owner History													
BARTUNEK DAVID M EST				2149 /262		07-07-22		Probate		NO	0		
BARTUNEK DAVID M				1985 /0097		03-27-17				NO	185,000		
MANIKAS TERENCE				1557 /0151		10-15-09				YES	205,000		
KLAPATCH DAVID J				1485 /0108		07-10-08				NO	0		
KLAPATCH DAVID J & MAUREEN H				0300 /0510		04-19-76				NO	36,000		
Permit Number		Date	Cost	Assessor Status	Building Permit								
BP-0701		12-18-08	2,500	100	Remove & replace roof								
				State Item Codes				Appraised Value					
Census/Tract 4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value		103,000			
Dev Map		Dev Lot WPT2	11- Res Land	0.16	72,100			Total Building Value		98,104			
Date 06/27/2019			13- Res Bldg	1.00	68,670			Total Outbuilding Value		840			
Inspector			14- Res Outbldg	1.00	590			Total Market Value		201,944			
Action PICTOMETRY													
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.16	0.00	103,000	1.00	0	103,000							
Total	0.16					103,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value	
Land	72,100	72,100	72,100	72,100	72,100								
Building	68,670	68,670	68,670	68,670	68,670								
Outbuilding	590	590	590	590	590								
Total	141,360	141,360	141,360	141,360	141,360								
											Totals		
Comments													
DEED v.2159/p.1166 HAS RESTRICTIONS THAT GRANTEE IS PROHIBITED FROM CONVEYING THE PROPERTY FOR ANY PRICE FOR A PERIOD OF 30 DAYS FROM THE DA SCUTTLE ATTIC ACCESS LISTING, PICTOMETRY 10 FT REAR DORMER 2016GL-CHG SKETCH, ADD FRONT EP 2009 REROOF													

Unique ID: 210025

Wethersfield

Location:	62 WRIGHT RD	Unit	
911 Address:			
Map/Block/Lot	210 025		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,218	104,127
Unit		Average Quality Basement Fi	360	5,400
Overall Condition	Good	Basement	720	10,800
Class	C	Basement Garage Bays	1	2,000
Stories	1.40	Full Baths	2	10,000
Design (Style)	Cape	Value Before Depr.	0	132,327
Construction	Wood Frame	Depr/Adjust Amount	0	38,375
Year Built	1937	Final Value (After Depr)	0	93,952
Percent Complete	100			

Finished Area	1,218
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	720
Basement Finish	360
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1937	Good	272	3,288
Fuel	Natural Gas		Enclosed Porch	1937	Good	18	230
Cooling Type	None	0 %	Enclosed Porch	1937	Good	50	638

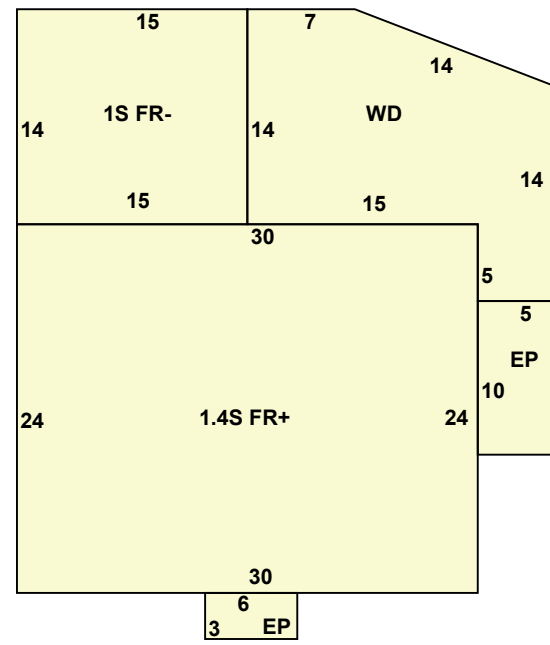
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 98,104

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Shed	1986	Average	120	840

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	2	1	2	0



Location: 35 SPRING ST		Map/Lot: 225 009 0035		Zone: SRD		Date Printed: 07-25-23					
911 Address:		Exempt		Nbhd: 153		Last Update: 06-08-23					
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price
DOUGHERTY EILEEN				2160 /39		06-05-23		Warranty Deed		YES	180,000
35 SPRING ST WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
FAHERTY KATHLEEN				1469 /0323		04-25-08				YES	142,500
SASSANO JUDITH				0894 /0001		12-21-01				YES	91,000
BRUNDAGE MARGARET				0757 /0279		06-21-99				YES	58,600
				/							
				/							
Permit Number		Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit			
M-19-0170		07-12-19	5,000	No	Closed	100	10-01-19	Replace existing air conditioner.			
M-19-0170		07-12-19	5,000	Yes	Imported Rec	0	01-01-01	Replace existing air conditioner.			
				State Item Codes				Appraised Value			
Census/Tract 4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map Dev Lot PT 3		15- Condominium	1.00	87,200				Total Land Value 0			
Date 02/28/2008 04/20/2004								Total Building Value 124,565			
Inspector PH								Total Outbuilding Value 0			
Action Measured + 1Vis BAA Reduction								Total Market Value 124,565			
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	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0						
Building	87,200	87,200	87,200	87,200	87,200						
Outbuilding	0	0	0	0	0						
Total	87,200	87,200	87,200	87,200	87,200						
Totals											
Comments											

LOCATION:	35 SPRING ST
911 ADDRESS:	
MAP/BLOCK/LOT:	225 009 0035

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex 39 Spring Pl. Model Standard 832 Style Condominium	Base Rate	832	140,608
	Central Air	832	1,248
	Fireplace	1	3,000
	Full Baths	1	5,000
	Half Baths	1	2,500
	Value Before Depr.	0	152,356
	Depr/Adjust Amount	0	28,948
	Final Value (After Dep)	0	123,408

Building Use	Residential
Condition	Average
Class	C
Stories	1.65
Construction	
Year Built	1982
Percent Complete	100

FOUNDATION	
Basement Area	0
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

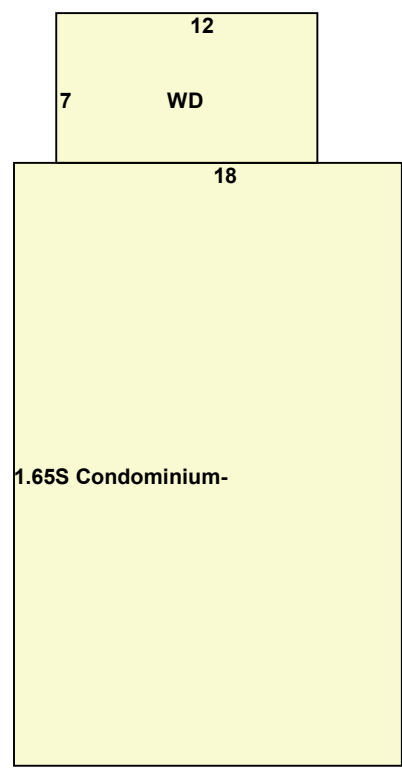
HVAC		
Heating Type	Forced Hot Air	100 %
Fuel Type	Natural Gas	
Cooling Type	Central	100 %

INTERIOR		
Floors	Hardwood	Carpet
Fireplaces	1	
Wood Stoves	0	

EXTERIOR	
Exterior Walls	

SPECIAL FEATURES					
Location					
Floor/Unit Location		End Unit			
Amenities					
Parking Type					
Parking Spaces		0			
Parking Distance		0			

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
832	3	1	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID: 194016

Wethersfield

Card No: 1 of 1

Location:	25 TWO STONE DR	Map/Lot:	194 016	Zone:	A	Date Printed:	07-25-23
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911 Address:		Exempt		Route	3	Nbhd:	118	Last Update:	06-08-23
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Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
WEIDMAN PHILLIP M & ELILZA M		2160 /27	06-05-23	Warranty Deed		YES	344,000
25 TWO STONE DR WETHERSFIELD , CT 06109							

Additional Owners:							
Prior Owner History							
HARNISH KATHRYN P		1320 /0213	03-17-06			NO	0
HARNISH JASON M & KATHRYN P		0794 /0208	05-01-00			YES	133,900
GARRIS ELIZABETH EST %DELGAUDIO MARY T, EXEC		0790 /0256	03-27-00			NO	0
GARRIS ELIZABETH B %MARY T DELGAUDIO		0379 /0690	12-11-86			NO	0

Permit Number	Date	Cost	Assessor Status	Building Permit			
E-20-0270	07-15-20	300	100	INSTALL 100 AMP SUBPANEL IN GARAGE			
B-20-0362	07-02-20	2,500	100	Building a porch over an existing concrete stoop.			
B-20-0362	07-02-20	2,500	0	Building a porch over an existing concrete stoop.			
B-20-0333	06-01-20	16,300	100	Strip existing siding and install new vinyl siding , foam backer , seam tape soffit and new gutter			
B-20-0333	06-01-20	16,300	0	Strip existing siding and install new vinyl siding , foam backer , seam tape soffit and new gutter			
E-17-274	08-02-17	2,000	100	SVC UPGR. REBOND COLD WATER PIPE. INSTALL 2 GROUND RODS			

			State Item Codes				Appraised Value	
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	
Dev Map	Dev Lot 17	11- Res Land	0.22	81,770				
Date	06/08/2023 04/17/2000	13- Res Bldg	1.00	75,840				
Inspector	SB	14- Res Outbldg	2.00	3,570				
Action	LISTING REVIEW BAA-Assr Req							
							Total Land Value	116,820
							Total Building Value	108,341
							Total Outbuilding Value	5,098
							Total Market Value	230,259

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.22	0.00	118,000	0.99	0	116,820				
Total	0.22					116,820				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	81,770	81,770	81,770	81,770	81,770						
Building	75,840	68,960	68,960	68,960	68,840						
Outbuilding	3,570	3,570	3,570	3,570	3,570						
Total	161,180	154,300	154,300	154,300	154,180				Totals		

Comments

2023GL: LISTING REVIEW - KITCHEN & BATHS REMODELED
2020GL-VINYL SIDING; OP
2014- WDK & PATIO
2015GL-FBA
2013 SHD1/BATH/DEP CODE

Unique ID: 194016

Wethersfield

Location:	25 TWO STONE DR	Unit	
911 Address:			
Map/Block/Lot	194 016		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,088	88,041
Unit		Average Quality Basement Fi	800	12,000
Overall Condition	Good	Basement	1,088	16,320
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Value Before Depr.	0	129,361
Construction	Wood Frame	Depr/Adjust Amount	0	29,753
Year Built	1954	Final Value (After Depr)	0	99,608
Percent Complete	100			

Finished Area	1,088
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,088
Basement Finish	800
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	Hot Water	100 %	Wood Deck	1954	Good	80	1,047
Fuel	Oil		Frame Garage	1954	Good	260	6,406
Cooling Type	None	0 %	Enclosed Porch	1954	Good	80	1,109
			Open Porch	2020	Average	15	171

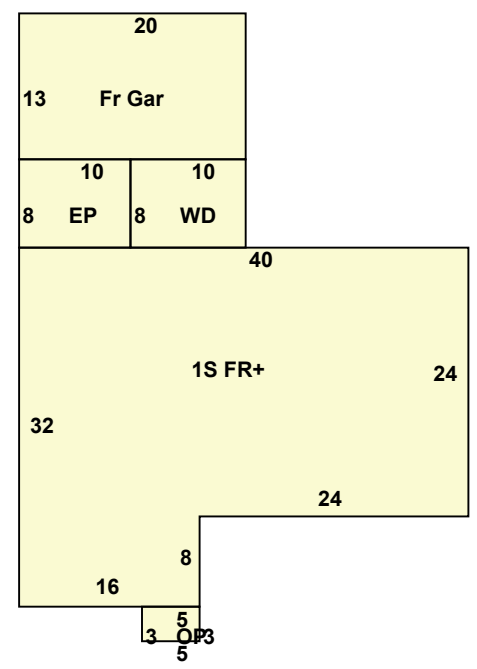
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 108,341

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2014	Average	270	3,929					
Frame Shed	2013	Average	96	1,169					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	0



Location:	80 DIX RD				Map/Lot:	177 005		Zone:	B	Date Printed:	07-25-23	
911 Address:					Exempt		Route	6	Nbhd:	108	Last Update:	06-08-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MITCHELL TERRELL & KELLY JUDE J					2160 /87	06-06-23	Exec Deed		YES	248,000		
80 DIX RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
OLIVER MAUREEN EST					2160 /86	06-06-23	Probate		NO	0		
OLIVER MAUREEN					2154 /571	11-14-22	Probate		NO	0		
OLIVER MAUREEN EST					0601 /0593	01-18-96			NO	0		
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-17-52	03-28-17	3,500	0	Provide and install new Goodman Furnace: GMH 81005CN 80% efficient. Heat Only.								
M-17-52	03-28-17	3,500	100	PROVIDE & INSTALL FURNACE								
EP-0190	08-06-08	1,000	100	Service upgrade								
BP-0318	07-29-08	3,800	100	Roof & Siding								
State Item Codes												
Census/Tract	4922			Code	Quantity	Value	Code	Quantity	Value	Appraised Value		
Dev Map	Dev Lot 129			11- Res Land	0.20	75,590				Total Land Value	108,000	
Date	05/07/2018			13- Res Bldg	1.00	65,330				Total Building Value	93,327	
Inspector	EQ			14- Res Outbldg	1.00	4,270				Total Outbuilding Value	6,094	
Action	DM No Change									Total Market Value	207,421	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.20	0.00	108,000	1.00	0	108,000						
Total	0.20					108,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	75,590	75,590	75,590	75,590	75,590							
Building	65,330	65,330	65,330	65,330	65,330							
Outbuilding	4,270	4,270	4,270	4,270	4,270							
Total	145,190	145,190	145,190	145,190	145,190					Totals		
Comments												
ATTIC SCUTTLE ACCESS												

Unique ID: 177005

Wethersfield

Location:	80 DIX RD	Unit	
911 Address:			
Map/Block/Lot	177 005		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,232	113,393
Unit		Basement	616	9,240
Overall Condition	Average	Central Air	1,232	1,848
Class	C	Fireplace	1	3,000
Stories	2.00	Full Baths	1	5,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	134,981
Year Built	1948	Depr/Adjust Amount	0	41,844
Percent Complete	100	Final Value (After Depr)	0	93,137

Finished Area 1,232
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	616
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	31
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		
Heating Type	Forced Hot Air	100 %
Fuel	Natural Gas	
Cooling Type	Central	100 %

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

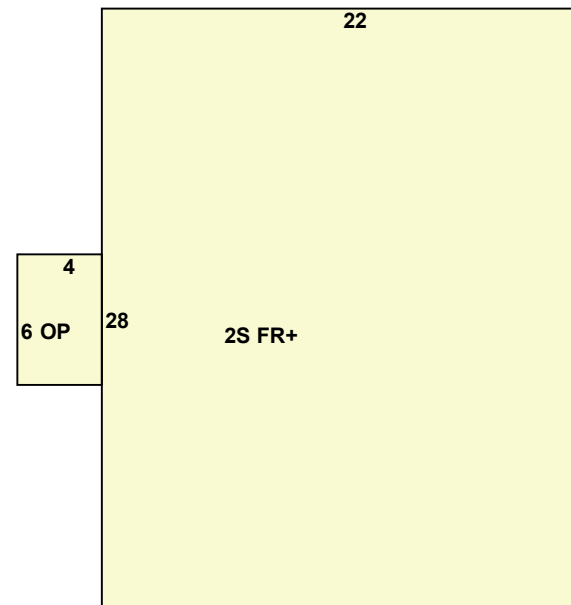
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 93,327

Special Features				

Detached Component Computations									
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1950	Average	276	6,094					

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



Unique ID: 163045

Wethersfield

Card No: 1 of 1

Location:		86 SAXON RD				Map/Lot:		163 045		Zone:	B	Date Printed:		07-25-23		
911 Address:						Exempt			Route	10		Nbhd:	83	Last Update:		06-20-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
GUSTER HARIZ						2160 / 170		06-12-23		Warranty Deed			YES	285,000		
86 SAXON RD WETHERSFIELD, CT 06109																
Additional Owners:																
Prior Owner History																
KORKUTOVIC CAZIM & ZEKIRA						1647 / 0204		04-04-11					NO	152,500		
RADOMSKI MIECZSYLAW & SOPHIE EST						1647 / 0203		04-04-11					NO	0		
RADOMSKI MIECZSYLAW & SOPIE C/O MEGGERS ROBIN MURDOCK						1619 / 0146		11-03-10					NO	0		
RADOMSKI MIECZSYLAW & SOPHIE						0269 / 0775		05-22-70					NO	0		
						/										
Permit Number				Date		Cost		Assessor Status		Building Permit						
E-21-0328				06-28-21		950		100		Replace meter socket and riser like for like and update grounding.						
B-21-0157				03-23-21		6,350		100		STRIP & REROOF 12 SQ & REMOVE ALUMINUM SIDING & INSTALL NEW VINYL SIDING						
M-14-221				10-03-14		4,500		100		REPL EXISTING GAS BOILER						
State Item Codes																
Census/Tract				4923		Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map				Dev Lot 8		11- Res Land	0.17	58,100				Total Land Value		83,000		
Date				05/16/2018		13- Res Bldg	1.00	58,910				Total Building Value		84,159		
Inspector				EQ		14- Res Outbldg	2.00	3,490				Total Outbuilding Value		4,988		
Action				DM Change								Total Market Value		172,147		
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		2022		2021		2020		2019		Type	Acres	Value	Type	Acres	Value	
Land		58,100		58,100		58,100		58,100								
Building		58,910		58,910		58,910		58,910								
Outbuilding		3,490		3,490		3,490		3,490								
Total		120,500		120,500		120,500		120,500								
Totals																
Comments																
2015 HEAT TYPE																

Unique ID: 163045

Wethersfield

Location:	86 SAXON RD	Unit	
911 Address:			
Map/Block/Lot	163 045		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,075	94,579
Unit		Basement	768	11,520
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.40	Value Before Depr.	0	114,099
Design (Style)	Cape	Depr/Adjust Amount	0	31,948
Construction	Wood Frame	Final Value (After Depr)	0	82,151
Year Built	1938			
Percent Complete	100			

Finished Area	1,075	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	768			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Interior			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 28
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Enclosed Porch	1938	Good	77	998
Fuel	Natural Gas			Enclosed Porch	1938	Good	15	194
Cooling Type	None	0 %		Enclosed Porch	1938	Good	63	815

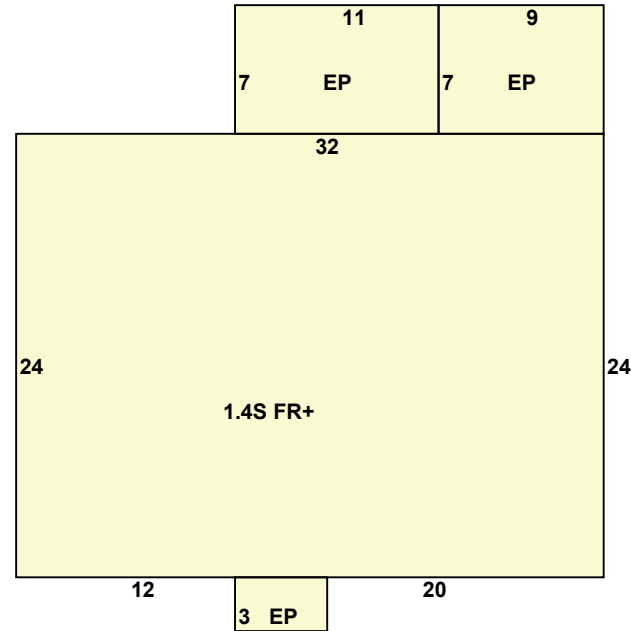
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 84,159

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1938	Average	200	4,288					
Frame Shed	1979	Average	100	700					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	1	0



Unique ID: 153008

Wethersfield

Card No: 1 of 1

Location:	68 OLNEY RD				Map/Lot:	153 008		Zone:	A	Date Printed:	07-25-23	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	06-20-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MAZUROK MARISSA					2160 /215	06-12-23	Warranty Deed		YES	320,000		
68 OLNEY RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HEMPHILL THOMAS M & DEBRA C					1280 /0067	09-16-05			YES	260,000		
RAMONDETTA LOUIS					1257 /0109	06-23-05			NO	0		
RAMONDETTA CHRISTINE A					1257 /0107	06-23-05			NO	0		
TURCOTTE CHRISTINE A					0351 /0219	12-09-82			NO	74,000		
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
Z-22-0006	02-17-22	0	100	INSTALL 8'X12' SHED IN REAR YARD								
M-14-93	06-20-14	3,500	100	REPL EXISTING A/C CONDENSER & EVAP COIL ON FURNACE								
M-13-244	09-27-13	2,300	100	NEW FURNACE								
091162	12-16-09	8,900	100	ROOF								
BP07680	12-12-07	1,500	100	Garage:strip 1 layer & reroof								
BP01433	07-30-01	4,700	100	Strip & reroof								
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		106,050		
Dev Map	Dev Lot 139	11- Res Land	0.34	74,230				Total Building Value		107,523		
Date	06/20/2023	13- Res Bldg	1.00	75,270				Total Outbuilding Value		13,194		
Inspector	SB	14- Res Outbldg	2.00	9,240				Total Market Value		226,767		
Action	Letter Sent											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.34	0.00	105,000	1.01	0	106,050						
Total	0.34					106,050						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	74,230	74,230	74,230	74,230	74,230							
Building	75,270	75,270	75,270	75,270	75,270							
Outbuilding	9,240	9,240	8,300	8,300	8,300							
Total	158,740	158,740	157,800	157,800	157,800					Totals		
Comments												
2022GL: SHED SCUTTLE ATTIC ACCESS												

Unique ID: 153008

Wethersfield

Location:	68 OLNEY RD	Unit
911 Address:		
Map/Block/Lot	153 008	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,375	102,850
Unit		Basement	1,300	19,500
Overall Condition	Good	Central Air	1,375	2,063
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Value Before Depr.	0	137,413
Construction	Wood Frame	Depr/Adjust Amount	0	34,353
Year Built	1950	Final Value (After Depr)	0	103,059
Percent Complete	100			

Finished Area	1,375	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,300			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 25
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

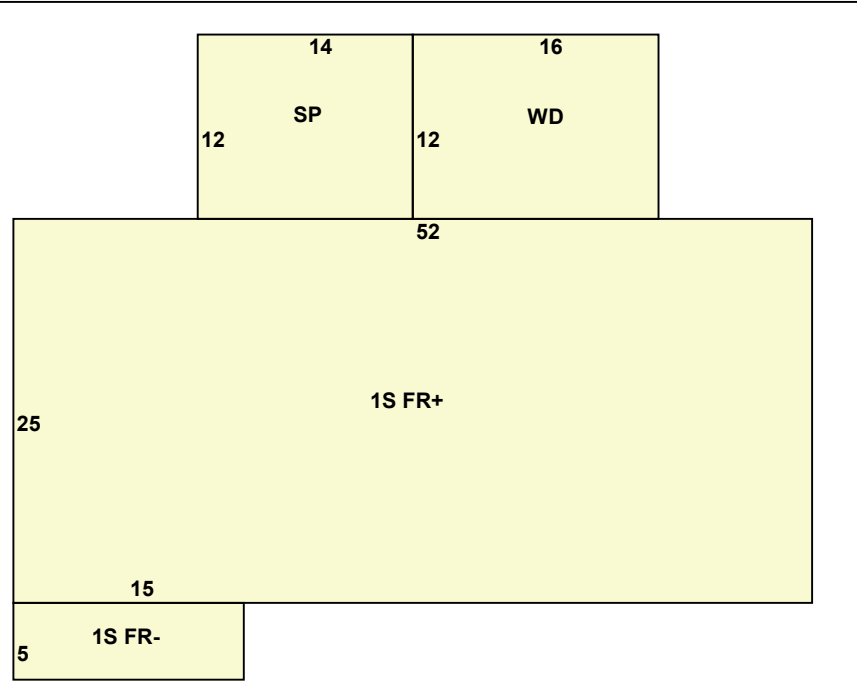
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1950	Good	192	2,448
Fuel	Natural Gas		Screened Porch	1950	Good	168	2,016
Cooling Type	Central	100 %					

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 107,523	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1955	Average	529	11,850					
Frame Shed	2022	Average	96	1,344					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	0



Unique ID: 152056

Wethersfield

Card No: 1 of 1

Location:	155 CLEARFIELD RD				Map/Lot:	152 056		Zone:	A	Date Printed:	07-25-23	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	06-20-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
TALIS EMMA JOAN & KREINBIHL JOHN JOS					2160 / 182	06-12-23	Warranty Surviv		YES	425,000		
155 CLEARFIELD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MASSARO JOSEPH J					1980 / 0344	02-17-17			NO	0		
MASSARO JOSEPH J & MARIE F					0439 / 0468	02-24-89			NO	176,000		
					/							
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-19-0163	07-22-19	1,000	100	TEE INTO NATURAL GAS LINE AT KITCHEN STOVE. RUN NEW LINE FROM CRAWL SPACE TO GRILL & PRESSURE TEST								
M-19-0163	07-05-19	1,000	0	Tee into natural gas line at kitchen stove. Run new line from crawl space to grill and pressure t								
EP-0093	05-15-09	500	100	Wire new cental a/c								
MP-0033	04-16-09	6,000	100	INSTALL A/C SYS.								
EP-0042	03-20-09	2,000	100	Wire new bedroom & office renovation								
BP-0017	02-20-09	7,600	100	Dormer to attic, shell only								
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 154	11- Res Land	0.19	72,030				Total Land Value 102,900				
Date	05/23/2018	13- Res Bldg	1.00	108,770				Total Building Value 155,383				
Inspector	EQ	14- Res Outbldg	1.00	820				Total Outbuilding Value 1,169				
Action	DM Change							Total Market Value 259,452				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.19	0.00	105,000	0.98	0	102,900						
Total	0.19					102,900						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	72,030	72,030	72,030	72,030	72,030							
Building	108,770	108,770	108,770	108,770	108,770							
Outbuilding	820	820	820	820	820							
Total	181,620	181,620	181,620	181,620	181,620					Totals		
Comments												
12 FT REAR DORMER 2009 FAT/C/A/SHD1												

Unique ID: 152056

Wethersfield

Location:	155 CLEARFIELD RD	Unit
911 Address:		
Map/Block/Lot	152 056	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,023	178,934
Unit		Basement	672	10,584
Overall Condition	Good	Central Air	2,023	3,186
Class	C+	Fireplace	1	3,150
Stories	2.40	Full Baths	1	5,250
Design (Style)	Colonial	Half Baths	1	2,625
Construction	Wood Frame	Value Before Depr.	0	203,730
Year Built	1930	Depr/Adjust Amount	0	61,119
Percent Complete	100	Final Value (After Depr)	0	142,611

Finished Area	2,023
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	672
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 %	30
Functional Depreciation %	0
Attached Component Computations	
Type	Yr Built
Condition	Area/Qty
Value	

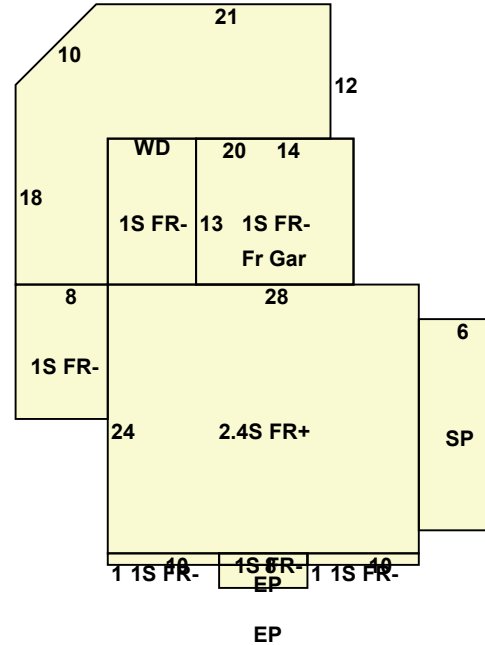
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1988	Good	416	6,832
Fuel	Natural Gas		Frame Garage	1930	Good	182	4,281
Cooling Type	Central	100 %	Enclosed Porch	1930	Good	8	106
			Enclosed Porch	1930	Good	16	212
			Screened Porch	1930	Good	114	1,341

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

Exterior	
Exterior	Vinyl Siding Brick
Roof Cover	Asphalt
Roof Type	Gable
Total Building Value	
155,383	

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2009	Average	96	1,169					

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



Unique ID: 159068

Wethersfield

Card No: 1 of 1

Location:	80 ROBBINS DR				Map/Lot:	159 068		Zone:	A	Date Printed:	07-25-23	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	06-20-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
PIERCE MORGAN K & HOSACK SPENCER J					2160 /256	06-13-23	Warranty Surviv		YES	365,000		
80 ROBBINS DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MARCOE BARBARA					2092 /540	08-09-19	Warranty Deed		YES	229,000		
DOMONKOS CYNTHIA E					1178 /0120	07-14-04			NO	0		
DOMONKOS RICHARD EDWARD					0673 /0097	10-30-97			YES	133,000		
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
P-18-73	04-10-18	1,135	0	REPLACE 40 GALLON NATURAL GAS CHIMNEY VENTED WATER HEATER								
P-18-73	04-10-18	1,135	100	REPL WATER HEATER								
P-13-33	03-07-13	630	0	REPLACE TRAP, TUB WASTE AND OVERFLOW.								
P-13-33	03-07-13	630	100	REPL TRAP, TUB WASTE & OVERFLOW								
MP07027	01-26-07	2,600	100	Repl gas boiler								
BP05527	09-30-05	3,745	100	Strip & reroof								
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 56C	11- Res Land	0.20	64,450				Total Land Value 92,070				
Date	06/20/2023	13- Res Bldg	1.00	76,660				Total Building Value 109,519				
Inspector	SB	14- Res Outbldg	1.00	470				Total Outbuilding Value 672				
Action	LISTING REVIEW							Total Market Value 202,261				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.20	0.00	93,000	0.99	0	92,070						
Total	0.20					92,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	64,450	64,450	64,450	64,450	64,450							
Building	76,660	74,410	74,410	74,410	74,410							
Outbuilding	470	470	470	470	470							
Total	141,580	139,330	139,330	139,330	139,330					Totals		
Comments												
2023GL: KITCHEN UPDATED PER LISTING 2018-GAS HEAT PER OLD PERMIT												

Unique ID: 159068

Wethersfield

Location:	80 ROBBINS DR	Unit	
911 Address:			
Map/Block/Lot	159 068		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,506	135,088
Unit		Basement	672	10,080
Overall Condition	Avg/Good	Extra Fixtures	1	300
Class	C	Fireplace	1	3,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Colonial	Value Before Depr.	0	158,468
Construction	Wood Frame	Depr/Adjust Amount	0	50,710
Year Built	1933	Final Value (After Depr)	0	107,758
Percent Complete	100			

Finished Area	1,506	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	672			
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 %
				32
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1933	Average/Good	130	1,508
Fuel	Natural Gas			Open Porch	1933	Average/Good	15	117
Cooling Type	None	0 %		Open Porch	1933	Average/Good	18	141

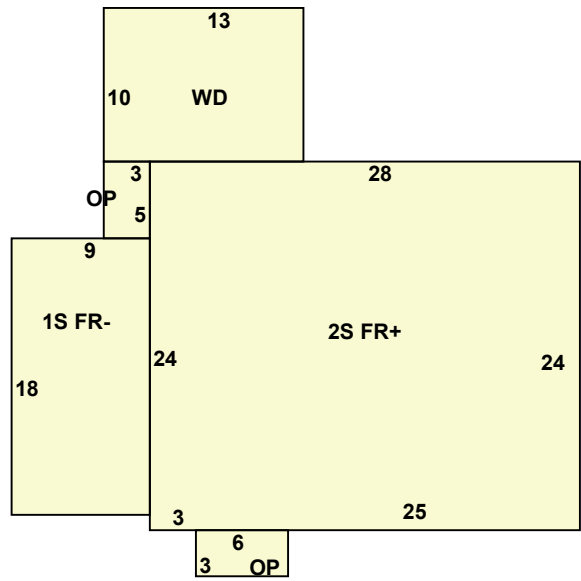
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 109,519

Special Features			
Extra Fixtures	1		

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
7	3	1	2	0



Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1998	Average	96	672					

Location:	45 DAVIS RD			Map/Lot:	233 025		Zone:	A	Date Printed:	07-25-23		
911 Address:				Exempt		Route	4	Nbhd:	106	Last Update:	06-20-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
LAPOINTE BENJAMIN & ALASSO AUDREY				2160 /297	06-14-23	Warranty Surviv			YES	485,000		
45 DAVIS RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MCGEACHY TAMMY				1939 /0310	06-06-16				NO	0		
MCGEACHY DAVID & BAILEY TAMMY				1159 /0072	05-04-04				YES	320,000		
FREELAND BROTHERS CONST INC				1063 /0320	07-17-03				YES	100,000		
SUMNER SUSAN C				0889 /0051	12-05-01				NO	0		
PETIT JEAN R & THERESA A				0194 /0182	09-30-59				NO	0		
Permit Number	Date	Cost	Assessor Status	Building Permit								
EO)5187	07-14-05	500	100	Wire pool pump & timer								
BP05192	05-31-05	4,000	100	15' rd above-grnd pool								
PP04061	04-12-04	0	100	Gas line to house;undergrnd tank								
MP030250	12-23-03	8,000	100	HVAC NEW HOUSE								
EP030436	12-22-03	6,000	100	WIRE NEW HOUSE								
PP030230	12-19-03	6,000	200	PL NEW HOUSE								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		106,000		
Dev Map	Dev Lot 89A	11- Res Land	0.27	74,200				Total Building Value		239,616		
Date	06/20/2023 03/17/2005	13- Res Bldg	1.00	167,730				Total Outbuilding Value		3,348		
Inspector	SB	14- Res Outbldg	1.00	2,340				Total Market Value		348,964		
Action	LISTING REVIEW BAA Reduction											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.27	0.00	106,000	1.00	0	106,000						
Total	0.27					106,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	74,200	74,200	74,200							
Building	167,730	166,490	166,490	166,490	166,490							
Outbuilding	2,340	2,340	2,340	2,340	2,340							
Total	244,270	243,030	243,030	243,030	243,030					Totals		
Comments												
2023GL: LISTING REVIEW - 3 XTRA FIXTURES & DECK IS COMPOSITE ATTIC SCUTTLE IN CLOSET BACKYARD NO ENTRY 05/2008												

Location:	45 DAVIS RD	Unit	
911 Address:			
Map/Block/Lot	233 025		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,406	189,545
Unit		Basement	1,150	17,250
Overall Condition	Average	Central Air	2,406	3,609
Class	C	Extra Fixtures	3	900
Stories	2.00	Fireplace	1	3,000
Design (Style)	Colonial	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	2003	Value Before Depr.	0	226,804
Percent Complete	100	Depr/Adjust Amount	0	11,340
		Final Value (After Depr)	0	215,464

Finished Area	2,406
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,150
Basement Finish	0
Bsmt Room Style	
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 %	Composite Deck	2003	Average	322	6,113
Fuel	Natural Gas		Frame Garage	2003	Average	486	14,774
Cooling Type	Central	100 %	Frame Garage	2003	Average	90	2,735
			Open Porch	2003	Average	48	524

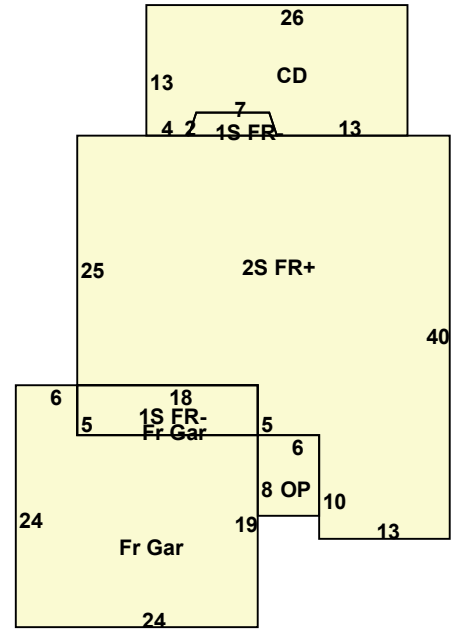
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 239,616

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	3				Det Masonry Patio	2003	Average	240	3,348

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
7	4	1	2	1



Unique ID: 175039

Wethersfield

Card No: 1 of 1

Location: 23 HAROLD ST		Map/Lot: 175 039		Zone: A		Date Printed: 07-25-23						
911 Address:		Exempt		Route 6		Nbhd: 93		Last Update: 06-20-23				
Owner Of Record					Volume/Page		Date		Sales Type		Valid	Sale Price
MOREL MARIA MARTE					2160 /333		06-14-23		Warranty Deed		YES	315,000
23 HAROLD ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CIEROCKI THADDEUS					1621 /0337		11-15-10				NO	0
CIEROCKI HELENA					0893 /0098		12-19-01				NO	0
CIEROCKI BRUNO R & HELENA					0229 /0412		07-01-64				NO	0
					/							
					/							
Permit Number				Date	Cost	Assessor Status	Building Permit					
BP-0076				04-17-09	5,840	100	Remove/replace roof					
MP-0243				11-26-08	5,000	100	Boiler replacement					
EP04142				05-06-04	1,275	100	100 amp service					
State Item Codes												
Census/Tract 4922		Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map		Dev Lot 68-7	11- Res Land	0.26	65,100			Total Land Value 93,000				
Date 06/20/2023			13- Res Bldg	1.00	68,210			Total Building Value 97,448				
Inspector SB								Total Outbuilding Value 0				
Action Letter Sent								Total Market Value 190,448				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	93,000	1.00	0	93,000						
Total	0.26					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100							
Building	68,210	68,210	68,210	68,210	68,210							
Outbuilding	0	0	0	0	0							
Total	133,310	133,310	133,310	133,310	133,310							
Totals												
Comments												
2009 NVI												

Unique ID: 175039

Wethersfield

Location:	23 HAROLD ST	Unit	
911 Address:			
Map/Block/Lot	175 039		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,128	89,744
Unit		Basement	1,128	16,920
Overall Condition	Good	Basement Garage Bays	1	2,000
Class	C	Full Baths	1	5,000
Stories	1.00	Half Baths	1	2,500
Design (Style)	Ranch	Value Before Depr.	0	116,164
Construction	Wood Frame	Depr/Adjust Amount	0	20,909
Year Built	1964	Final Value (After Depr)	0	95,254
Percent Complete	100			

Finished Area	1,128	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,128			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	1	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 %	Wood Deck	1964	Good	129	1,798
Fuel	Oil		Open Porch	1964	Good	42	396
Cooling Type	None	0 %					

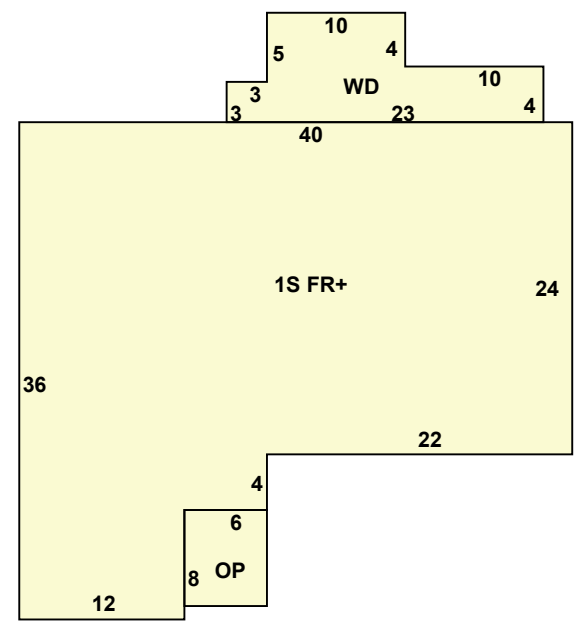
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 97,448

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	3	1	1	1



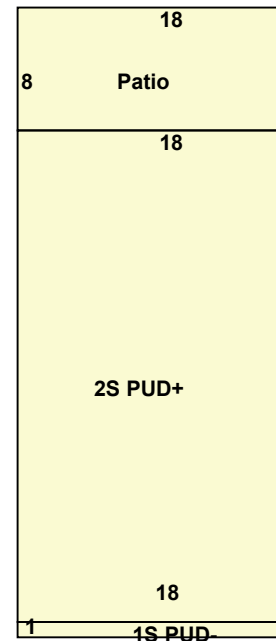
Unique ID: 2250170004

Wethersfield

Card No: 1 of 1

Location:	16 TOWNE HOUSE LN					Map/Lot:	225 017 0004	Zone:	SRD	Date Printed:	07-25-23	
911 Address:						Exempt		Nbhd:	153	Last Update:	06-21-23	
Owner Of Record						Volume/Page	Date	Sales Type		Valid	Sale Price	
MIRMINA GARRETT						2160 /385	06-16-23	Exec Deed		YES	235,000	
16 TOWNE HOUSE LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
LICHTENBAUM HARRY EST						2159 /1163	06-01-23	Probate		NO	0	
LICHTENBAUM HARRY EST						2158 /679	04-12-23	Probate		NO	0	
LICHTENBAUM HARRY						0279 /0047	11-03-71			NO	0	
						/						
						/						
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
B-19-0684	09-03-19	7,500	No	Closed	100	10-01-19	Remove existing wood siding and install new Certainteed Cedar Impressio					
TB-13-509	08-29-13	2,900	No	Permit Issue	100	10-01-14	STRIP & REROOF					
State Item Codes												
Census/Tract	4921	Code		Quantity	Value	Code		Quantity	Value	Appraised Value		
Dev Map	Dev Lot 4	15- Condominium		1.00	83,560					Total Land Value	0	
Date	05/07/2018									Total Building Value	119,373	
Inspector	EQ									Total Outbuilding Value	0	
Action	DM Change									Total Market Value	119,373	
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.04	0.00	0	0.00	0							
Total	0.04					0						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	83,560	83,560	83,560	83,560	83,560							
Outbuilding	0	0	0	0	0							
Total	83,560	83,560	83,560	83,560	83,560					Totals		
Comments												
PUD - .04 ACRES												

LOCATION:		16 TOWNE HOUSE LN			
911 ADDRESS:					
MAP/BLOCK/LOT:		225 017 0004			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Town House Ln.	Base Rate	1,170	143,910	
Model	Standard	Basement	576	8,640	
Style	PUD	Full Baths	1	5,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	160,050	
		Depr/Adjust Amount	0	41,613	
		Final Value (After Dep)	0	118,437	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	2.00				
Construction					
Year Built	1968				
Percent Complete	100				
FOUNDATION					
Basement Area	576				
Basement Finished Area	0				
Room Style					
Access	Interior	GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	26		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Elec Baseboard	100 %	Description	Area/Qty	Value
Fuel Type	Electric		Patio	144	936
Cooling Type	None	0 %			
INTERIOR					
Floors	Hardwood				
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES		Location			
		Floor/Unit Location	Bsmt Middle		
		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

Location:	95 STILLWOLD DR				Map/Lot:	203 016		Zone:	A	Date Printed:	07-25-23	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	06-20-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
GIONFRIDDO JAMES & LEAH					2160 /382	06-16-23	Warranty Surviv			YES	399,800	
95 STILLWOLD DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
STRICKLAND RYAN C & CHRISTINE M					2160 /381	06-16-23	Name Change			NO	0	
STRICKLAND RYAN C & PESOLA CHRISTINE M					1962 /0079	10-21-16				YES	272,000	
BELANGER KAREN D					1238 /0122	04-04-05				YES	269,500	
MAFFUCCI ANN I TRUSTEE					0713 /0051	08-10-98				NO	0	
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-10-410	11-11-10	1,850	0	STAINLESS STEEL LINER TO VENT GAS FURNACE.								
TB-10-411	11-09-10	1,850	0	STAINLESS STEEL LINER TO VENT GAS FURNACE.								
B-10-410	11-05-10	1,850	100	Stainless steel liner to vent gas furnace								
M-10-87	10-22-10	4,800	0	REPLACE OIL BOILER WITH GAS BOILER and RECONNECT EXISTING WATER HEATER TO NEW BOILER.								
M-10-87	10-20-10	4,800	100	Replace oil boiler w/ gas boiler & reconnect existing water htr. to new boiler								
BP-0504	06-29-10	10,000	100	Replace vinyl siding & install 2 bay windows								
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 39	11- Res Land	0.25	73,510				Total Land Value 105,000				
Date	05/19/2018	13- Res Bldg	1.00	103,210				Total Building Value 147,448				
Inspector	EQ	14- Res Outbldg	1.00	1,910				Total Outbuilding Value 2,734				
Action	DM Change							Total Market Value 255,182				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.25	0.00	105,000	1.00	0	105,000						
Total	0.25					105,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	73,510	73,510	73,510	73,510	73,510							
Building	103,210	103,210	103,210	103,210	103,210							
Outbuilding	1,910	1,910	1,910	1,910	1,910							
Total	178,630	178,630	178,630	178,630	178,630					Totals		
Comments												
2009 NVI 2011 CORRECT HEAT TYPE TO GAS FULL REAR DORMER 2016GL-UPDATED KITCHEN & BATHS, 2.5 BATH 2010 VINYL SDG LISTING, PICTOMETRY												

Unique ID: 203016

Wethersfield

Location:	95 STILLWOLD DR	Unit	
911 Address:			
Map/Block/Lot	203 016		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,701	139,771
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Good	Basement	900	13,500
Class	C	Central Air	1,701	2,552
Stories	1.65	Fireplace	1	3,000
Design (Style)	Cape	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1949	Value Before Depr.	0	177,323
Percent Complete	100	Depr/Adjust Amount	0	44,331
		Final Value (After Depr)	0	132,992

Finished Area	1,701	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	900			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
				25
				0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1949	Good	204	2,601
Fuel	Natural Gas			Wood Deck	1949	Good	350	4,468
Cooling Type	Central	100 %		Frame Garage	1949	Good	308	7,392

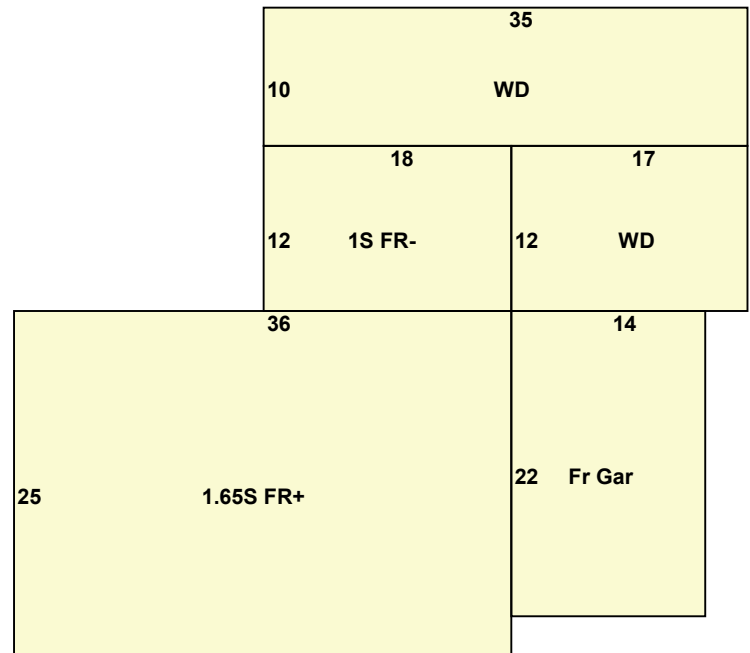
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 147,448

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2006	Good	120	2,734					

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



Location:	45 ORCHARD BROOK DR					Map/Lot:	038 003 0045	Zone:	SRD	Date Printed:	07-25-23	
911 Address:						Exempt		Nbhd:		Last Update:	06-29-23	
Owner Of Record						Volume/Page	Date	Sales Type		Valid	Sale Price	
ENG KELSEY						2160 /432	06-20-23	Warranty Deed		YES	258,210	
45 ORCHARD BROOK DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GUTIS MARK P & M JOYAL						1714 /0246	05-29-12			YES	158,500	
PETERSON LOIS R						0393 /0068	07-24-87			NO	0	
						/						
						/						
						/						
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
M-19-0166	07-05-19	6,519	No	Closed	100	10-01-19	Replace existing air conditioning and reconnect to existing furnace and					
M-19-0166	07-05-19	6,519	Yes	Imported Rec	0	01-01-01	Replace existing air conditioning and reconnect to existing furnace and					
B-18-0318	12-12-18	2,000	Yes	Imported Rec	0	01-01-01	Replace decking with Trex . No framing. No railings .					
B-18-0318	12-12-18	2,000	No	Closed	100	06-18-19	REPL DECKING W/ TREX. NO FRAMING. NO RAILINGS.					
M-13-349	12-18-13	2,900	No	Closed	100	10-01-14	REPL FURNACE					
P-13-177	09-06-13	3,000	No	Closed	100	10-01-14	PLUMBING FOR 1/2 BATH, WASHING MACHINE BOX & MOVE LAV SINK TO MAKE DOUB					
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value				0
Dev Map	Dev Lot	BLDG	15- Condominium	1.00	112,190			Total Building Value				160,265
Date	05/08/2018	01/20/2004	17-Condo Option	1.00	8,690			Total Outbuilding Value				12,419
Inspector	EQ							Total Market Value				172,684
Action	DM Change	Hearing-Change										
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	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value	
Land	0	0	0	0	0							
Building	112,190	112,190	112,190	112,190	112,190							
Outbuilding	8,690	8,690	8,690	8,690	8,690							
Total	120,880	120,880	120,880	120,880	120,880							
										Totals		
Comments												
HAS ATTACHED GARAGE 2014 DEP CODE/BATH REMOD 2012 BEDRM CNT												

LOCATION:	45 ORCHARD BROOK DR
911 ADDRESS:	
MAP/BLOCK/LOT:	038 003 0045

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Orchard Brook	Base Rate	1,589	158,900
Model Style C	Basement	1,080	16,200
Style Condominium	Central Air	1,589	2,384
	Extra Fixtures	2	600
	Fireplace	1	3,000
	Full Baths	2	10,000
	Half Baths	1	2,500
	Value Before Depr.	0	193,584
	Depr/Adjust Amount	0	36,781
	Final Value (After Dep)	0	156,803

Building Use	Residential
Condition	Average
Class	C
Stories	1.65
Construction	
Year Built	1983
Percent Complete	100

FOUNDATION	
Basement Area	1,080
Basement Finished Area	0
Room Style	
Access	Interior
Garage Bays	0
Sump Pump	NO

HVAC	
Heating Type	Forced Hot Air 100 %
Fuel Type	Natural Gas
Cooling Type	Central 100 %

INTERIOR		
Floors	Laminate	Tile
Fireplaces	1	
Wood Stoves	0	

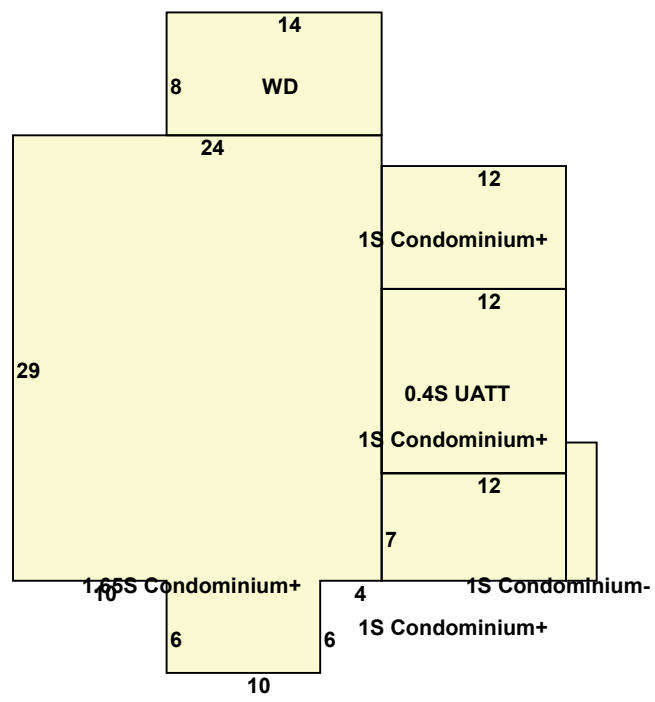
EXTERIOR	
Exterior Walls	

SPECIAL FEATURES	
Gas FP	1
Extra Fixtures	2

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	
Unfinished Attic	58	1,786	
Wood Deck	112	1,676	

Unit Features	
Location	
Floor/Unit Location	End Unit
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,589	5	3	1	2	1



Description	Year Blt	Area/Qty	Value
Frame Garage	1983	252	12,419

Unique ID: 149015

Wethersfield

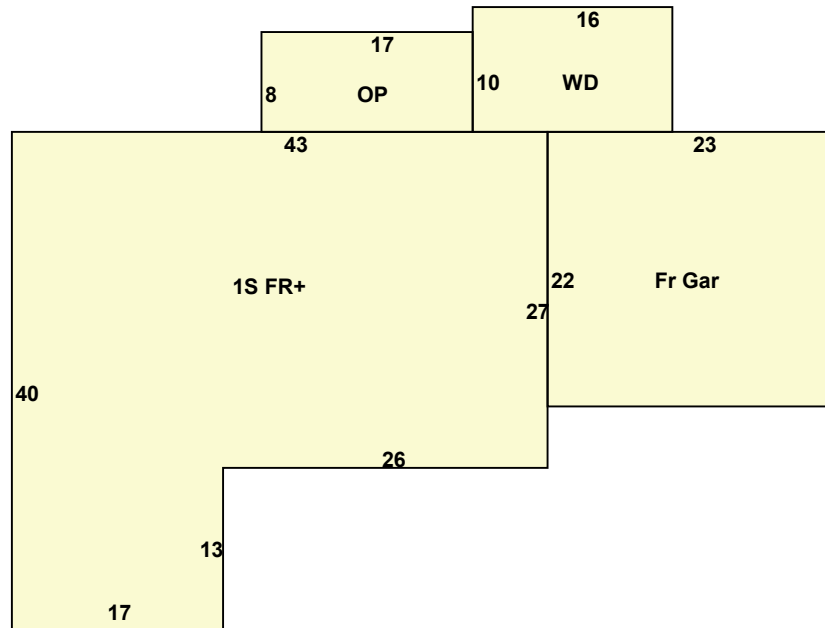
Card No: 1 of 1

Location:		43 FARMSTEAD RD				Map/Lot:		149 015		Zone:		A1	Date Printed:		07-25-23			
911 Address:						Exempt				Route		6	Nbhd:		110	Last Update:		06-29-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price				
EISENMAN KATHERINE A						2160 /457		06-20-23		Warranty Deed			YES	330,000				
43 FARMSTEAD RD WETHERSFIELD , CT 06109																		
Additional Owners:																		
Prior Owner History																		
GIROUARD GARY M						0947 /0313		08-29-02					YES	236,000				
FULTON LYLE T & MARY C						0550 /0001		06-30-93					YES	164,000				
						/												
						/												
						/												
Permit Number				Date		Cost		Assessor Status		Building Permit								
BP07559				10-09-07		6,465		100		Strip 1 layer & reroof								
BP04771				11-30-04		2,155		100		12X8 shed								
						State Item Codes						Appraised Value						
Census/Tract		4926				Code	Quantity	Value	Code	Quantity	Value	Total Land Value			110,000			
Dev Map		Dev Lot 19				11- Res Land	0.37	77,000				Total Building Value			127,513			
Date		05/23/2018				13- Res Bldg	1.00	89,260				Total Outbuilding Value			2,187			
Inspector		EQ				14- Res Outbldg	1.00	1,530				Total Market Value			239,700			
Action		DM Change																
Acres							Influence Factors											
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment					
House Lot		0.37	0.00	110,000	1.00	0	110,000											
Total		0.37					110,000											
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals										
Current		2022		2021		2020		2019		Type	Acres	Value	Type	Acres	Value			
Land		77,000		77,000		77,000		77,000										
Building		89,260		89,260		89,260		89,260										
Outbuilding		1,530		1,530		1,530		1,530										
Total		167,790		167,790		167,790		167,790										
														Totals				
Comments																		
2011 C/A																		

Unique ID: 149015

Wethersfield

Location:		43 FARMSTEAD RD			Unit				
911 Address:									
Map/Block/Lot		149 015							
General Description		Description	Area/Qty	Value					
Building Use	Single Family	Base Rate	1,382	103,374					
Unit		Average Quality Basement Fi	691	10,365					
Overall Condition	Avg/Good	Basement	1,382	20,730					
Class	C	Central Air	1,382	2,073					
Stories	1.00	Fireplace	1	3,000					
Design (Style)	Ranch	Full Baths	2	10,000					
Construction	Wood Frame	Value Before Depr.	0	149,542					
Year Built	1954	Depr/Adjust Amount	0	37,385					
Percent Complete	100	Final Value (After Depr)	0	112,156					
Finished Area	1,382	Finished Area Does Not Include Finished Basement Area							
Foundation									
Basement Area	1,382								
Basement Finish	691								
Bsmt Room Style	Average								
Basement Walls									
Outside Entry	Hatch								
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %	25				
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 %	Wood Deck	1954	Average/Good	160 2,040			
Fuel	Oil		Frame Garage	1954	Average/Good	506 12,144			
Cooling Type	Central	100 %	Open Porch	1954	Average/Good	136 1,173			
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				127,513					
Special Features			Detached Component Computations						
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2005	Good	96	2,187					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	2	0					



Unique ID: 135023

Wethersfield

Card No: 1 of 1

Location:	128 HIGHLAND ST				Map/Lot:	135 023		Zone:	A1	Date Printed:	07-25-23	
911 Address:					Exempt		Route	2	Nbhd:	100	Last Update:	06-29-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
PISCITELLI NICOLAS J & ALYSSA					2160 /473	06-20-23	Warranty Deed		YES	850,000		
128 HIGHLAND ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ALGER RYAN & JENNIFER					1713 /0276	05-22-12			NO	180,000		
RENEE REALTY LLC					1534 /0136	06-11-09			NO	367,450		
JENSEN GERTRUDE E EST C/O DALEY RUTH A EXEC					1534 /0135	06-11-09			NO	0		
JENSEN GERTRUDE E EST C/O DALEY RUTH ANNA EXEC					1504 /0283	12-29-08			NO	0		
JENSEN GERTRUDE E					0559 /0140	11-04-93			NO	0		
Permit Number	Date	Cost	Assessor Status	Building Permit								
P-14-55	03-21-14	0	0	PLUMBING FOR BASEMENT FULL BATH.								
TP14-55	03-21-14	0	100	PLUMB BSM								
TE14-86	03-19-14	0	100	WIRE FBM								
B-14-66	03-14-14	28,000	0	FINISH BASEMENT. ALL MECHANICALS INCLUDED.								
B14-66	03-14-14	28,000	100	FINISH BSM								
F-12-333	09-18-12	1,100	100	INSTALL BURGLAR ALARM								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 21-2	11- Res Land	0.36	77,000				Total Land Value 110,000				
Date	05/07/2018	13- Res Bldg	1.00	313,740				Total Building Value 448,195				
Inspector	EQ	14- Res Outbldg	1.00	3,230				Total Outbuilding Value 4,618				
Action	DM No Change							Total Market Value 562,813				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	100,000	1.00	10	110,000	House Lot	10	Location			
Total	0.36					110,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	77,000	77,000	77,000	77,000	77,000							
Building	313,740	313,740	313,740	313,740	313,740							
Outbuilding	3,230	3,230	3,230	3,230	3,230							
Total	393,970	393,970	393,970	393,970	393,970					Totals		
Comments												
2014 FBM 2012-55% COMPLETE AS OF 10/1/2012 INTERIOR ORIGINAL 6/08 2009-DEMO'D HOUSE 2009-ADJUSTED ACREAGE PER ENG 2013 100% CO11/8/12/FUS/REMV SHD1(2)												

Unique ID: 135023

Wethersfield

Location:	128 HIGHLAND ST	Unit	
911 Address:			
Map/Block/Lot	135 023		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	3,234	337,145
Unit		Average Quality Basement Fi	670	13,568
Overall Condition	Average	Basement	1,551	31,408
Class	B+	Central Air	3,234	6,549
Stories	2.00	Fireplace	1	4,050
Design (Style)	Colonial	Full Baths	3	20,250
Construction	Wood Frame	Half Baths	1	3,375
Year Built	2012	Value Before Depr.	0	416,344
Percent Complete	100	Depr/Adjust Amount	0	8,327
		Final Value (After Depr)	0	408,017

Finished Area	3,234
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,551
Basement Finish	670
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	Forced Hot Air	100 %	Cathedral	2012	Average	380	14,989
Fuel	Natural Gas		Frame Garage	2012	Average	651	23,478
Cooling Type	Central	100 %	Open Porch	2012	Average	132	1,711

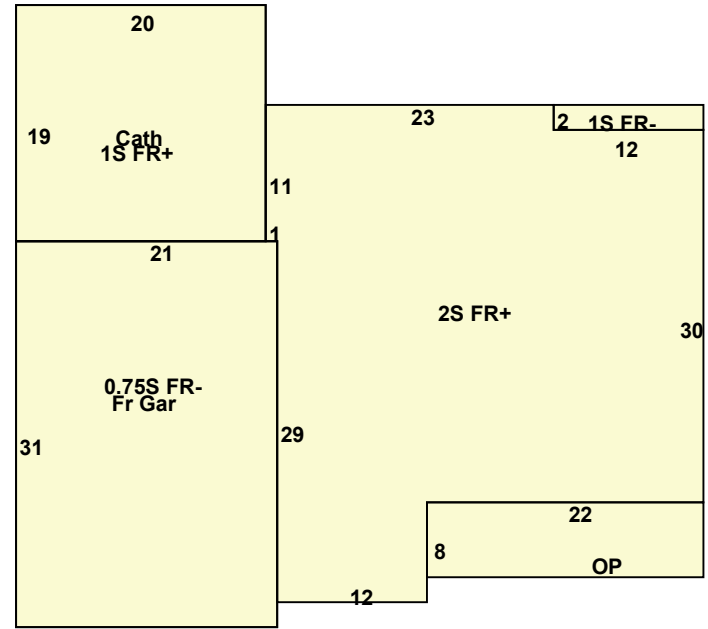
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	HIP	

Total Building Value 448,195

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2013	Average	276	4,618					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
10	4	1	3	1



Unique ID: 117019

Wethersfield

Card No: 1 of 1

Location:	118 GOODWIN PARK RD				Map/Lot:	117 019		Zone:	B	Date Printed:	07-25-23	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	06-29-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
WARNER RYAN SCOTT					2160 /618	06-21-23	Warranty Deed			YES	287,000	
118 GOODWIN PARK RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FEHRENBACH PAUL J & SUSAN					1335 /0104	05-22-06				NO	0	
FEHRENBACH PAUL J					0775 /0308	10-27-99				NO	100,000	
FEHRENBACH LOUIS C & MARILYN					0530 /0387	09-23-92				NO	0	
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
E-23-0237	05-12-23	4,000	100	EMERGENCY - WATER LEAKING INTO METER FROM CRACKED CABLES. REPLACE 100 AMP METER SOCKET, SERV RISE								
BP02484	08-12-02	4,548	100	Vinyl siding								
PP02074	04-11-02	30	100	Move kitchen sink								
MP02042	04-10-02	50	100	Install bsbrd heat								
BP02095	03-05-02	1,600	100	Remdl kitchen								
EP02047	02-22-02	30	100	Wire for remdl								
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 4	11- Res Land	0.24	58,100				Total Land Value 83,000				
Date	04/25/2023	13- Res Bldg	1.00	62,110				Total Building Value 88,734				
Inspector	SB	14- Res Outbldg	1.00	40				Total Outbuilding Value 57				
Action	At Counter							Total Market Value 171,791				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.24	0.00	83,000	1.00	0	83,000						
Total	0.24					83,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	58,100	58,100	58,100	58,100	58,100							
Building	62,110	62,110	62,110	62,110	62,110							
Outbuilding	40	40	40	40	40							
Total	120,250	120,250	120,250	120,250	120,250					Totals		
Comments												
2023GL: 3RD BEDROOM PER REALTOR												

Unique ID: 117019

Wethersfield

Location:	118 GOODWIN PARK RD	Unit	
911 Address:			
Map/Block/Lot	117 019		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,116	88,789
Unit		Basement	900	13,500
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	110,289
Design (Style)	Ranch	Depr/Adjust Amount	0	26,469
Construction	Wood Frame	Final Value (After Depr)	0	83,820
Year Built	1952			
Percent Complete	100			

Finished Area	1,116
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	900
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 %	24
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1952	Good	320	4,134
Fuel	Natural Gas		Enclosed Porch	1952	Good	57	780
Cooling Type	None	0 %					

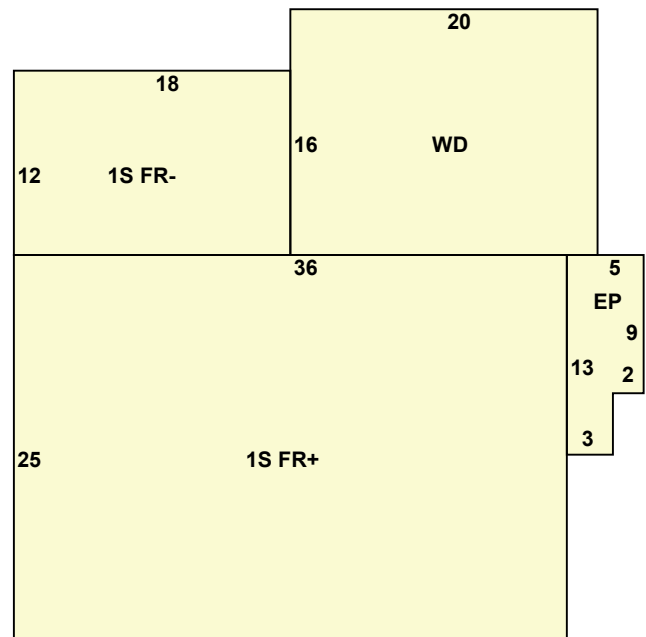
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 88,734

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Metal Shed	1990	Fair	54						

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	1	0



Unique ID: 164015

Wethersfield

Card No: 1 of 1

Location:	111 GOODRICH DR				Map/Lot:	164 015		Zone:	B	Date Printed:	07-25-23	
911 Address:					Exempt		Route	10	Nbhd:	63	Last Update:	06-29-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
NIEVES DELILAH					2160 /566	06-21-23		Warranty Deed		YES	295,000	
111 GOODRICH DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HATCH SHAUNA					2113 /1111	10-26-20		Warranty Deed		YES	209,000	
PULITO NANCY J					1167 /0317	06-04-04				YES	159,900	
MAREK STEVEN E & COLLEEN C					0339 /0361	12-19-83				NO	75,000	
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-23-0029	02-22-23	13,000	100	INSTALL DUCTLESS HEAT PUMP W/ 2 HEADS								
E-23-0056	02-17-23	1,000	100	INSTALL ELECTRIC FOR DUCTLESS HEAT PUMP								
TP-15-245	11-23-15	900	100	REPL WATER HTR								
BP06097	04-12-06	5,500	100	Strip 2 layers & reroof								
BP03154	05-08-03	1,000	100	Strip & reroof garage								
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		63,000		
Dev Map	Dev Lot 19PT	11- Res Land	0.19	44,100				Total Building Value		77,801		
Date	03/11/2013	13- Res Bldg	1.00	54,460				Total Outbuilding Value		5,222		
Inspector	MF	14- Res Outbldg	1.00	3,660				Total Market Value		146,023		
Action	Data Mailer Rec											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.19	0.00	63,000	1.00	0	63,000						
Total	0.19					63,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	44,100	44,090	44,090	44,090	44,090							
Building	54,460	53,730	53,730	53,730	53,730							
Outbuilding	3,660	3,660	3,660	3,660	3,660							
Total	102,220	101,480	101,480	101,480	101,480					Totals		
Comments												
2023GL: A/C 2019GL-PICTOMETRY; CHG OP TO OVERHANG 20 FT REAR DORMER												

Unique ID: 164015

Wethersfield

Location:	111 GOODRICH DR	Unit	
911 Address:			
Map/Block/Lot	164 015		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,025	90,180
Unit		Basement	621	9,315
Overall Condition	Average	Central Air	1,025	1,538
Class	C	Fireplace	1	3,000
Stories	1.65	Full Baths	1	5,000
Design (Style)	Cape	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	111,532
Year Built	1944	Depr/Adjust Amount	0	35,690
Percent Complete	100	Final Value (After Depr)	0	75,842

Finished Area	1,025
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	621
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	32
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Canopy	1944	Average	9	117
Fuel	Oil		Patio	1944	Average	117	667
Cooling Type	Central	100 %	Enclosed Porch	1944	Average	96	1,175

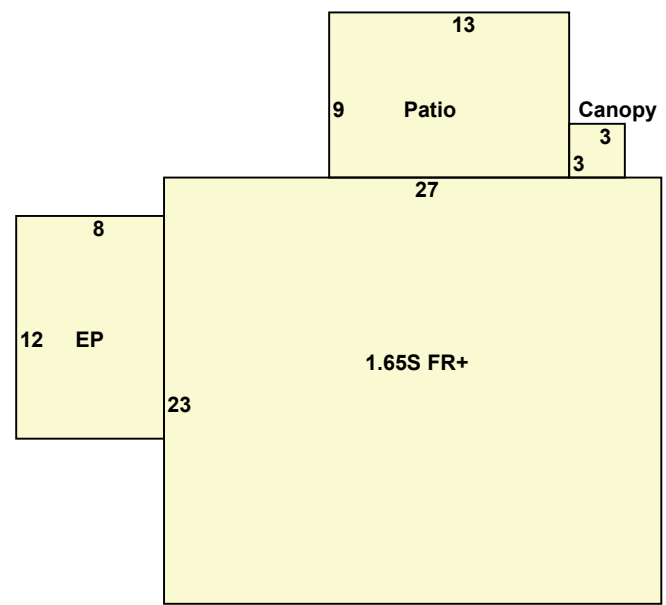
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 77,801

Special Features					Detached Component Computations				
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	1944	Average	240	5,222					

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



Unique ID: 188021

Wethersfield

Card No: 1 of 1

Location:	145 CLOVERDALE CIR	Map/Lot:	188 021	Zone:	A1	Date Printed:	07-25-23
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911 Address:		Exempt		Route	3	Nbhd:	126	Last Update:	06-29-23
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
DVOROZNAK LUCAS M & HELINE MEGAN T		2160 /592	06-21-23	Warranty Deed	YES	353,000
145 CLOVERDALE CIR WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
MAFFUCCI THERESA A		2000 /0199	07-05-17		NO	0
MAFFUCCI BERNARD P & THERESA A		0734 /0251	01-07-99		YES	149,600
		/				
		/				
		/				

Permit Number	Date	Cost	Assessor Status	Building Permit

Census/Tract		State Item Codes					Appraised Value	
4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 126,000
Dev Map	Dev Lot 35	11- Res Land	0.35	88,200				Total Building Value 120,143
Date 06/29/2023	03/17/2009	13- Res Bldg	1.00	84,100				Total Outbuilding Value 0
Inspector SB								Total Market Value 246,143
Action LISTING REVIEW BAA Reduction								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.35	0.00	126,000	1.00	0	126,000				
Total	0.35					126,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	88,200	88,200	88,200	88,200	88,200						
Building	84,100	77,400	77,400	77,400	77,400						
Outbuilding	0	0	0	0	0						
Total	172,300	165,600	165,600	165,600	165,600				Totals		

Comments

2023GL: LISTING REVIEW - BASEMENT SINK, UPDATED KITCHEN

Unique ID: 188015

Wethersfield

Card No: 1 of 1

Location:	61 SPRINGDALE RD				Map/Lot:	188 015		Zone:	A1	Date Printed:	07-25-23	
911 Address:					Exempt		Route	3	Nbhd:	118	Last Update:	06-29-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
KINSELLA MARCO & MATLACK SANDRA					2160 /655	06-22-23		Warranty Deed		YES	480,000	
61 SPRINGDALE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PETHIGAL JEFFREY J & LISA C					1874 /0321	03-04-15				NO	0	
PETHIGAL JEFFREY J					1644 /0297	03-17-11				YES	200,000	
MAROTTO DONNA					1644 /0296	03-17-11				NO	0	
DEMAIO DONNA G					0468 /0278	03-26-90				NO	0	
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-14-802	11-04-14	2,000	100	CONSTRUCT DECK 125 SF TO REAR OF HOUSE								
M-14-183	09-18-14	0	100	HEAT PUMP SYSTEM TO HEAT SUNROOM ADDITION ONLY								
E-14-345	09-02-14	0	100	WIRE NEW ADDITION								
B-14-493	08-04-14	5,400	100	AMENDED APPLICATION FOR SUNROOM TO COMPLETE ADDITION ON PIERS 18'x20'								
B-14-326	06-19-14	30,600	100	CONSTRUCT 20'x18' SUNROOM ADDITION								
TF-11-174	06-20-11	700	100	REPAIR DAMAGED 200 AMP SERVICE								
				State Item Codes					Appraised Value			
Census/Tract	4926			Code	Quantity	Value	Code	Quantity	Value			
Dev Map		Dev Lot	71	11- Res Land	0.36	82,600				Total Land Value	118,000	
Date	05/07/2018			13- Res Bldg	1.00	95,030				Total Building Value	135,759	
Inspector	EQ									Total Outbuilding Value	0	
Action	DM No Change									Total Market Value	253,759	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	118,000	1.00	0	118,000						
Total	0.36					118,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	82,600	82,600	82,600	82,600	82,600							
Building	95,030	95,030	95,030	95,030	95,030							
Outbuilding	0	0	0	0	0							
Total	177,630	177,630	177,630	177,630	177,630					Totals		
Comments												
2015 WDK/ADDITION/CHG SKETCH 2014 PARTIAL AC & SUNROOM OVERRIDE EYB FOR ADDITION												

Unique ID: 188015

Wethersfield

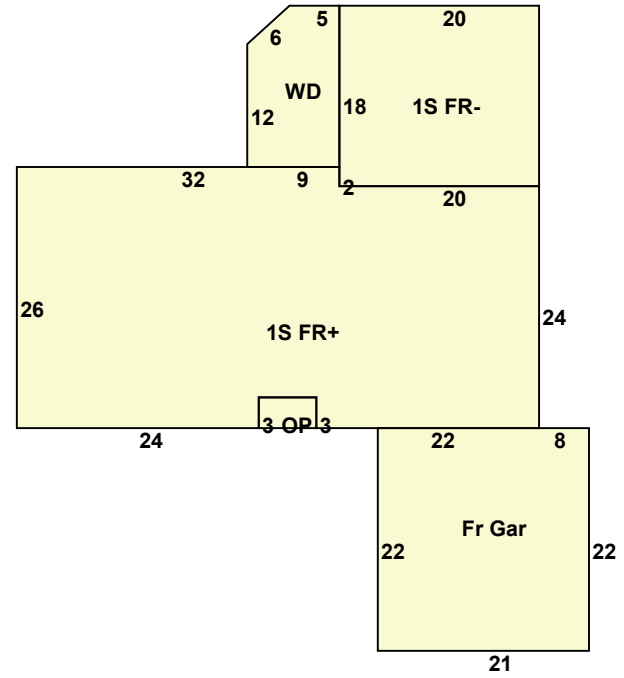
Location:	61 SPRINGDALE RD	Unit
911 Address:		
Map/Block/Lot	188 015	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,654	115,846
Unit		Basement	1,294	19,410
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	1.00	Value Before Depr.	0	148,256
Design (Style)	Ranch	Depr/Adjust Amount	0	26,686
Construction	Wood Frame	Final Value (After Depr)	0	121,570
Year Built	1964			
Percent Complete	100			

Finished Area	1,654
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,294
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 %	18
Functional Depreciation %	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1964	Good	136	1,896
Fuel	Electric			Frame Garage	1964	Good	462	12,123
Cooling Type	Partial	50 %		Open Porch	1964	Good	18	170
Interior								
Floors	Carpet							
Attic Access								
Walls	Drywall							
Fireplaces	1							
Wood Stoves	0							
Exterior								
Exterior	Vinyl Siding							
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value				135,759				

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	3	1	2	0					



Unique ID: 151003

Wethersfield

Card No: 1 of 1

Location:		415 BRIMFIELD RD				Map/Lot:		151 003		Zone:		A	Date Printed:		07-25-23			
911 Address:						Exempt				Route		6	Nbhd:		105	Last Update:		06-30-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price				
NORTON MATTHEW JOSEPH & SAWYER RENEE						2160 /657		06-22-23		Warranty Surviv			YES	475,000				
415 BRIMFIELD RD WETHERSFIELD , CT 06109																		
Additional Owners:																		
Prior Owner History																		
SKAPARAS LAURA						2113 /702		10-20-20		Warranty Deed			YES	340,000				
GIULIANO THOMAS R & ALISON M						0337 /0038		09-23-83					NO	83,000				
						/												
						/												
						/												
Permit Number		Date		Cost		Assessor Status		Building Permit										
						State Item Codes						Appraised Value						
Census/Tract		4925				Code	Quantity	Value		Code	Quantity	Value		Total Land Value			103,950	
Dev Map		Dev Lot 224				11- Res Land	0.21	72,770						Total Building Value			173,070	
Date		06/30/2023				13- Res Bldg	1.00	121,150						Total Outbuilding Value			1,705	
Inspector		SB				14- Res Outbldg	1.00	1,190						Total Market Value			278,725	
Action		LISTING REVIEW																
Acres							Influence Factors											
Land Type		Acres	490	Rate	Adj	Influence	Total Value		Land Type		Influence	Reason		Comment				
House Lot		0.21	0.00	105,000	0.99	0	103,950											
Total		0.21					103,950											
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals										
Current		2022		2021		2020		2019		Type		Acres	Value	Type	Acres	Value		
Land		72,770		72,770		72,770		72,770										
Building		121,150		114,510		114,510		114,510										
Outbuilding		1,190		0		0		0										
Total		195,110		187,280		187,280		187,280										
														Totals				
Comments																		
2023GL: SHED, UPDATED KITCHEN PER LISTING																		

Unique ID: 151003

Wethersfield

Location:	415 BRIMFIELD RD	Unit	
911 Address:			
Map/Block/Lot	151 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,196	181,565
Unit		Basement	720	10,800
Overall Condition	Avg/Good	Central Air	2,196	3,294
Class	C	Fireplace	2	6,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	214,159
Year Built	1950	Depr/Adjust Amount	0	57,823
Percent Complete	100	Final Value (After Depr)	0	156,336

Finished Area	2,196	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	720			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
Grade Factor	0	Physical Depreciation %	27	
Economic Depreciation %	0	Functional Depreciation %	0	
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Unfinished Attic	1950	Average/Good	288	7,353
Fuel	Natural Gas		Wood Deck	1950	Average/Good	300	3,723
Cooling Type	Central	100 %	Frame Garage	1950	Average/Good	242	5,653

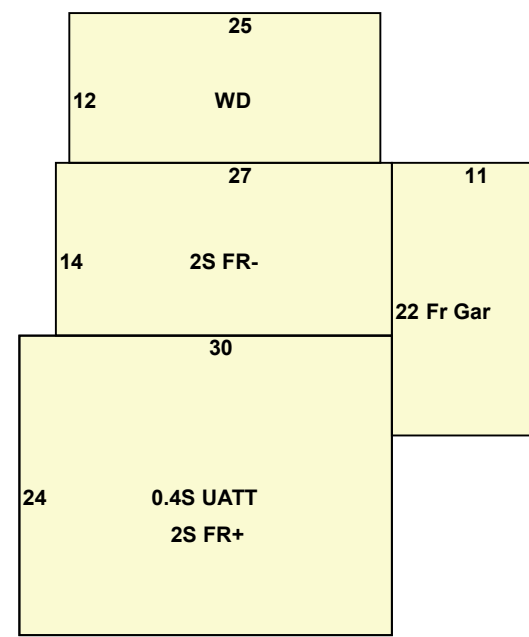
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Clapboards	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 173,070

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2011	Average	140	1,705					

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



Unique ID: 143011

Wethersfield

Card No: 1 of 1

Location:		245 FOX HILL RD				Map/Lot:		143 011		Zone:	AAOS	Date Printed:		07-25-23		
911 Address:						Exempt			Route		3	Nbhd:	128	Last Update:		07-11-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
PELEGATTO KEVIN M & ZAVARELLA DANIE						2160 /680		06-23-23		Warranty Surviv			YES	570,000		
245 FOX HILL RD WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
MEARMAN CARL J & JAYNE M						1354 /0151		08-14-06					YES	439,000		
FEBEO JAMES F & MARLENE J						0313 /0900		09-06-78					NO	105,000		
						/										
						/										
						/										
Permit Number				Date		Cost		Assessor Status		Building Permit						
M-22-0179				06-13-22		9,000		100		REPL CENTRAL AIR SYSTEM						
P-10-68				10-14-10		975		100		Install 40 gallon natural gas heater						
Census/Tract						State Item Codes						Appraised Value				
4926						Code		Quantity	Value	Code		Quantity	Value	Total Land Value		124,160
Dev Map			Dev Lot			11- Res Land		0.37	86,910					Total Building Value		224,192
Date			06/30/2023			13- Res Bldg		1.00	156,940					Total Outbuilding Value		974
Inspector			SB			14- Res Outbldg		1.00	680					Total Market Value		349,326
Action			LISTING REVIEW Chg after Hear													
Acres							Influence Factors									
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment			
House Lot		0.37	0.00	128,000	0.97	0	124,160									
Total		0.37					124,160									
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals								
Current		2022		2021		2020		2019		Type	Acres	Value	Type	Acres	Value	
Land		86,910		86,910		86,910		86,910								
Building		156,940		156,760		156,760		156,760								
Outbuilding		680		680		680		680								
Total		244,530		244,350		244,350		244,350								
														Totals		
Comments																
2023GL: LISTING REVIEW - 1 XTRA FIXTURE 2011 SHD1																

Unique ID: 143011

Wethersfield

Location:	245 FOX HILL RD	Unit	
911 Address:			
Map/Block/Lot	143 011		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,377	189,114
Unit		Average Quality Basement Fi	700	10,500
Overall Condition	Avg/Good	Basement	1,216	18,240
Class	C	Central Air	2,377	3,566
Stories	2.00	Extra Fixtures	1	300
Design (Style)	Colonial	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1978	Half Baths	2	5,000
Percent Complete	100	Value Before Depr.	0	239,720
		Depr/Adjust Amount	0	35,958
		Final Value (After Depr)	0	203,762

Finished Area	2,377	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,216			
Basement Finish	700			
Bsmt Room Style	Average			
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 %	Frame Garage	1978	Average/Good	552	15,014
Fuel	Natural Gas		Enclosed Porch	1978	Average/Good	247	3,779
Cooling Type	Central	100 %	Enclosed Porch	1978	Average/Good	38	581
			Open Porch	1978	Average/Good	88	860
			Open Porch	1978	Average/Good	20	195

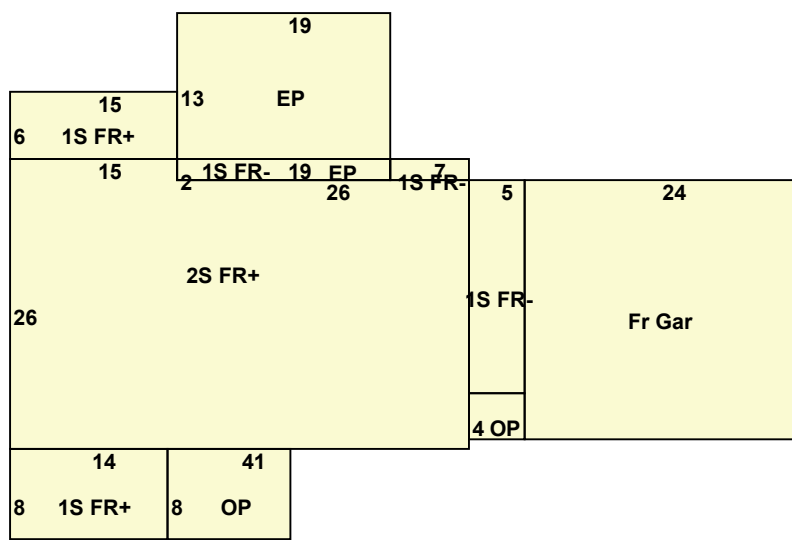
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 224,192

Special Features		Detached Component Computations									
Extra Fixtures	1	Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
		Frame Shed	2011	Average	80	974					

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



Location:	206 RIDGE RD				Map/Lot:	072 019		Zone:	A1	Date Printed:	07-25-23	
911 Address:					Exempt		Route	6	Nbhd:	78	Last Update:	06-30-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MOYANO LUIS A & SONE-MOYANO SINTHIA					2160 /1727	06-26-23		Warranty Surviv		YES	480,000	
206 RIDGE RD WETHERSFIELD , CT 063109												
Additional Owners:												
Prior Owner History												
NGUYEN CUONG & HOANG HAI					2099 /307	01-23-20		Admin Deed		NO	320,000	
SALVATORE JOSEPH F EST SULLO JOSEPH A ADM					1993 /0014	05-15-17				NO	0	
SALVATORE JOSEPH F EST SULLO JOSEPH A ADM					1974 /0106	12-29-16				NO	0	
SALVATORE JOSEPH F					1750 /0293	11-16-12				NO	0	
SALVATORE JOSEPH F & JOANNE					0260 /0009	07-12-68				NO	0	
Permit Number	Date	Cost	Assessor Status	Building Permit								
E-17-412	11-15-18	4,000	0	ADD 6 PLUGS TO KITCHEN. CHNG RECESSED LIGHTS. ADD 2 PENDANT LIGHTS. CHANGE PANEL, ALL PLUGS & L								
B-17-529	09-14-17	11,000	0	STRIP and REROOF WITH 30 YR GAF SHINGLES. 32 SQ. REPLACE WITH WATER AND ICE 36" OFF BASE OF ROO								
B-17-529	09-14-17	11,000	100	STRIP & REROOF								
State Item Codes												
Census/Tract	4923			Code	Quantity	Value	Code	Quantity	Value	Appraised Value		
Dev Map	Dev Lot 35			11- Res Land	0.46	55,150				Total Land Value 78,780		
Date	06/30/2023			13- Res Bldg	1.00	185,050				Total Building Value 264,363		
Inspector	SB			14- Res Outbldg	4.00	15,600				Total Outbuilding Value 22,291		
Action	LISTING REVIEW									Total Market Value 365,434		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.46	0.00	78,000	1.01	0	78,780						
Total	0.46					78,780						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	55,150	55,150	55,150	55,150	55,150							
Building	185,050	185,050	185,050	185,050	185,050							
Outbuilding	15,600	14,130	14,130	14,130	14,130							
Total	255,800	254,330	254,330	254,330	221,690					Totals		
Comments												
2023GL: GUNITE POOL PER LISTING 2020GL-INTERIOR & EXTERIOR UPDATES, CONDITION, SALES REVIEW 2018GL-KITCHEN REMOD												

Location:	206 RIDGE RD	Unit
911 Address:		
Map/Block/Lot	072 019	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,776	216,528
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Good/VG	Basement	1,656	24,840
Class	C	Central Air	2,776	4,164
Stories	2.00	Extra Fixtures	1	300
Design (Style)	Colonial	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1968	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	268,832
		Depr/Adjust Amount	0	29,572
		Final Value (After Depr)	0	239,260

Finished Area	2,776	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,656			
Basement Finish	500			
Bsmt Room Style	Average			
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 %		Wood Deck	1968	Good/Very Good	168	2,542
Fuel	Natural Gas			Frame Garage	1968	Good/Very Good	624	17,772
Cooling Type	Central	100 %		Enclosed Porch	1968	Good/Very Good	168	2,691
				Open Porch	1968	Good/Very Good	80	819
				Open Porch	1968	Good/Very Good	125	1,279

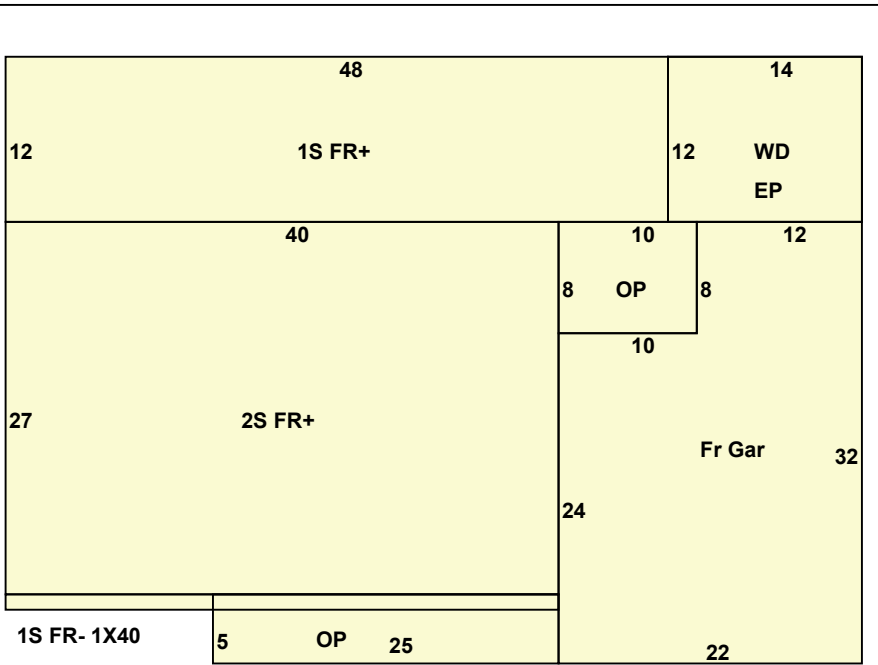
Interior			
Floors	Hardwood	Carpet	
Attic Access			
Walls	Drywall		
Fireplaces	1		
Wood Stoves	0		

Exterior			
Exterior	Vinyl Siding	Stone	
Roof Cover	Asphalt		
Roof Type	Gable		

Total Building Value 264,363

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1								
Bath House With Plumbi	1970	Average	144	2,894					
Det Masonry Patio	2008	Average	384	5,580					
Det Masonry Patio	2008	Average	288	4,147					
Gunite Pool	1970	Average	648	9,720					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
8	5	1	2	1



Unique ID: 240028

Wethersfield

Card No: 1 of 1

Location:		26-28 ALISON LN			Map/Lot:		240 028		Zone:	C	Date Printed:		07-25-23		
911 Address:					Exempt			Route		5	Nbhd:	93	Last Update:		07-21-23
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price		
STEINBERG ERIC S & ANA MARIA					2160 /712		06-26-23		Warranty Surviv			YES	435,000		
28 ALISON LN WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
KODIMELA MANOHAR					2081 /39		04-22-19		Warranty Deed			YES	305,000		
VALAD CLARA T & JAMES M					0573 /0564		06-07-94					NO	0		
					/										
					/										
					/										
Permit Number				Date	Cost	Assessor Status	Building Permit								
E-20-0070				02-24-20	2,961	100	Replace 2 gauge meter can upgrade grounding add slip sleeve to 100 amp main disconnect . CRS # 339								
M-17-182				08-03-17	2,149	100	REPL WATER HEATER & PIPE TO EXISTING BOILER (#26)								
BP03064				03-01-04	5,681	100	Reroof								
State Item Codes															
Census/Tract		4921			Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map		Dev Lot 5			11- Res Land	0.16	65,100				Total Land Value		93,000		
Date		07/17/2023			13- Res Bldg	1.00	136,720				Total Building Value		195,309		
Inspector		SB									Total Outbuilding Value		0		
Action		Interior									Total Market Value		288,309		
Acres							Influence Factors								
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment			
House Lot		0.16	0.00	93,000	1.00	0	93,000								
Total		0.16					93,000								
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
Current		2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value				
Land		65,100	65,100	65,100	65,100										
Building		136,720	138,590	138,590	138,590										
Outbuilding		0	0	0	0										
Total		201,820	203,690	203,690	203,690	203,690	203,690								
Totals															
Comments															
2023GL: NO FBA PER INSPECTION															

Unique ID: 240028

Wethersfield

Location:	26-28 ALISON LN	Unit
911 Address:		
Map/Block/Lot	240 028	

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	2,784	175,392
Unit		Basement	1,344	20,160
Overall Condition	Avg/Good	Basement Garage Bays	2	4,000
Class	C	Full Baths	2	10,000
Stories	2.00	Half Baths	2	5,000
Design (Style)	Duplex	Value Before Depr.	0	214,552
Construction	Wood Frame	Depr/Adjust Amount	0	23,601
Year Built	1987	Final Value (After Depr)	0	190,951
Percent Complete	100			

Finished Area	2,784
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,344
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1987	Average/Good	144	2,179
Fuel	Oil		Wood Deck	1987	Average/Good	144	2,179
Cooling Type	None	0 %					

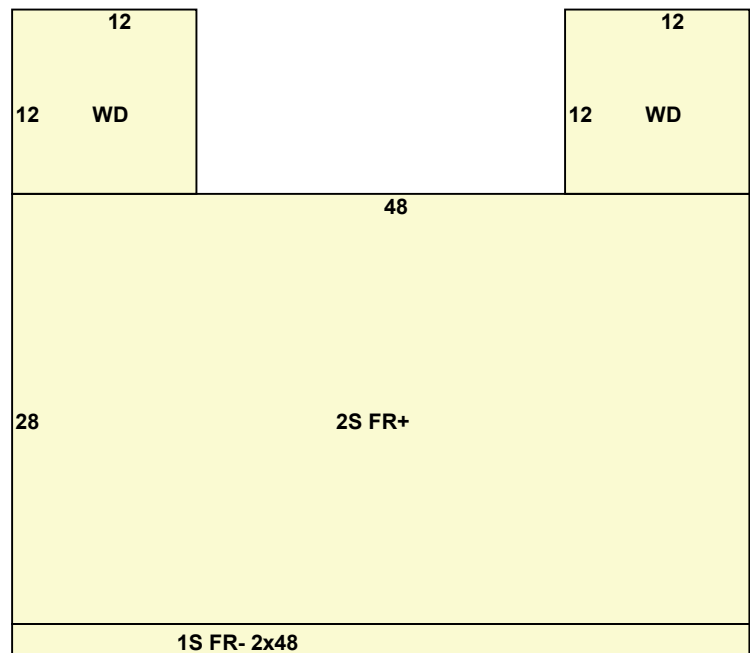
Interior	
Floors	Carpet
Attic Access	
Walls	Drywall
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value			195,309
-----------------------------	--	--	----------------

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
10	6	2	2	2



Unique ID: 226017

Wethersfield

Card No: 1 of 1

Location:	159 SPRING ST					Map/Lot:	226 017		Zone:	SRD	Date Printed:	07-25-23
911 Address:						Exempt			Nbhd:	153	Last Update:	06-30-23
Owner Of Record						Volume/Page	Date	Sales Type		Valid	Sale Price	
CATALDI MARLAINA HAIGH						2160 /779	06-27-23	Warranty Deed		YES	208,000	
159 SPRING ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CAMPANA CASEY						2160 /778	06-27-23	Name Change		NO	0	
LUIZ CASEY						2127 /1049	06-01-21	Warranty Deed		YES	158,500	
CHECKO KRISTEN S						2004 /0021	07-28-17			YES	144,300	
HMAILTON ANTONIO & AMY B						1749 /0022	11-07-12			NO	0	
HAMILTON ANTONIO & BLANCO AMY M						1474 /0154	05-19-08			YES	165,000	
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
				State Item Codes				Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 5	15- Condominium	0.04	0				Total Land Value 0				
Date	06/30/2023		1.00	99,060				Total Building Value 141,517				
Inspector	SB							Total Outbuilding Value 0				
Action	LISTING REVIEW							Total Market Value 141,517				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.04	0.00	0	0.00	0							
Total	0.04					0						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	99,060	97,860	97,860	97,860	97,860							
Outbuilding	0	0	0	0	0							
Total	99,060	97,860	97,860	97,860	97,860							
											Totals	
Comments												
2023GL: LISTING REVIEW - CENTRAL AIR & 1 XTRA FIXTURE .04 ACRES 2018GL-WOOD FLOORS, UPDATED KITCHEN, SALES REVIEW												

LOCATION:	159 SPRING ST
911 ADDRESS:	
MAP/BLOCK/LOT:	226 017

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Wthrsfld Twnhs	Base Rate	1,152	145,152
Model Standard	Basement	576	8,640
Style PUD	Central Air	1,152	1,728
	Extra Fixtures	1	300
	Full Baths	1	5,000
	Half Baths	1	2,500
	Low Quality Basement F	144	1,008
	Value Before Depr.	0	164,328
	Depr/Adjust Amount	0	24,649
	Final Value (After Dep)	0	139,679

Building Use	Residential
Condition	Good/VG
Class	C
Stories	2.00
Construction	
Year Built	1968
Percent Complete	100

FOUNDATION	
Basement Area	576
Basement Finished Area	144
Room Style	Low
Access	
Garage Bays	0
Sump Pump	NO

HVAC	
Heating Type	Heat Pump 100 %
Fuel Type	Electric
Cooling Type	Central 0 %

INTERIOR	
Floors	Hardwood
Fireplaces	0
Wood Stoves	0

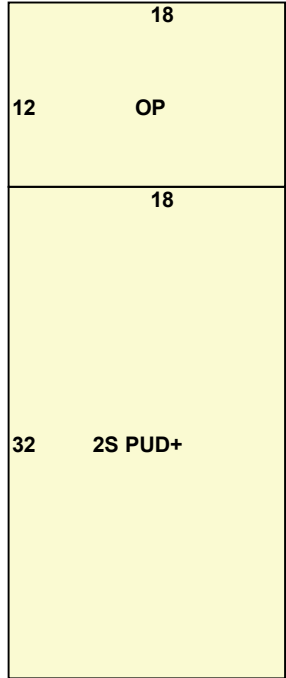
EXTERIOR	
Exterior Walls	

SPECIAL FEATURES	
Extra Fixtures	1

ATTACHED OUTBUILDING/COMPONENTS		
Description	Area/Qty	Value
Open Porch	216	1,838

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,152	5	2	1	1	1



Description	Year Blt	Area/Qty	Value

Location:	98 BRUSSELS AVE				Map/Lot:	112 027		Zone:	B	Date Printed:	07-25-23	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	06-30-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
STANTON LAURA & NICHOLAS					2160 /821	06-28-23	Warranty Deed		YES	345,000		
98 BRUSSELS AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
OSTROWSKI MAREK EST					2159 /618	05-17-23	Probate		NO	0		
OSTROWSKI MAREK					2031 /0215	02-26-18	Other		NO	200,000		
OSTROWSKI MICHAEL & KELLY					1848 /0336	08-19-14			YES	186,000		
GARCIA RAFAEL					1156 /0022	04-26-04			YES	198,000		
FESTA THOMAS E & ANA I					1109 /0279	10-27-03			NO	150,000		
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-21-0611	08-19-21	6,408	100	Installing a wood burning fireplace insert.								
B-18-0355	12-28-19	3,100	100	INSTALL 2 DOUBLE HUNG WINDOWS								
B-18-0355	12-28-18	3,100	0	Install 2 double hung windows, 2 - like slider and 1 picture window.								
M-16-167	08-31-16	3,800	0	REPLACE GAS FURNACE, A/C AND CHIMNEY VENT.								
M-16-167	08-31-16	3,800	100	REPL GAS FURNACE, A/C & CHIMNEY VENT								
P-14-286	10-28-14	1,500	0	NEW SUMP PUMP AND PIT TIE INTO NEW STORM LATERAL.								
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 3	11- Res Land	0.23	58,100				Total Land Value 83,000				
Date	04/29/2015	13- Res Bldg	1.00	73,960				Total Building Value 105,659				
Inspector	CR	14- Res Outbldg	1.00	5,760				Total Outbuilding Value 8,223				
Action	49							Total Market Value 196,882				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.23	0.00	83,000	1.00	0	83,000						
Total	0.23					83,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	58,100	58,100	58,100	58,100	58,100							
Building	73,960	73,960	73,960	73,960	73,960							
Outbuilding	5,760	5,760	5,760	5,760	5,760							
Total	137,820	137,820	137,820	137,820	137,820					Totals		
Comments												

Unique ID: 112027

Wethersfield

Location:	98 BRUSSELS AVE	Unit
911 Address:		
Map/Block/Lot	112 027	

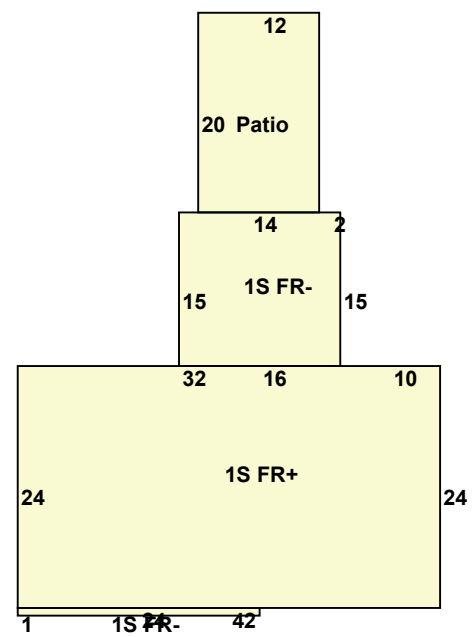
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,272	98,605
Unit		Average Quality Basement Fi	1,008	15,120
Overall Condition	Average	Basement	1,008	15,120
Class	C	Central Air	1,272	1,908
Stories	1.00	Fireplace	2	6,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	146,753
Year Built	1960	Depr/Adjust Amount	0	42,559
Percent Complete	100	Final Value (After Depr)	0	104,195

Finished Area	1,272	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,008			
Basement Finish	1,008			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 29
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 %	Patio	1960	Average	240	1,464
Fuel	Natural Gas						
Cooling Type	Central	100 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Drywall						
Fireplaces	2						
Wood Stoves	0						
Exterior							
Exterior	Aluminum						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						105,659	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1965	Average	352	8,223					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	3	1	2	0



Unique ID: 136001

Wethersfield

Card No: 1 of 1

Location:	98 HIGHCREST RD				Map/Lot:	136 001		Zone:	AA	Date Printed:	07-25-23	
911 Address:					Exempt		Route	3	Nbhd:	137	Last Update:	06-30-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
RICHARD ZANINI TRUST					2160 /846	06-28-23	Warranty Deed			YES	450,000	
98 HIGHCREST RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
WATSON ELIZABETH S					1883 /0225	04-30-15				NO	160,000	
FREDRICKSON ROBERT W EST & WATSON ELIZABETH S					1883 /0221	04-30-15				NO	160,000	
FREDRICKSON ROBERT W EST ETAL FREDRICKSON LINDA EXEC					1872 /0079	02-13-15				NO	0	
FREDRICKSON ROBERT W ET AL					1801 /0132	08-16-13				NO	0	
FREDRICKSON ROBERT W					1788 /0021	06-07-13				NO	0	
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-17-675	11-21-18	5,577	100	INSTALL 3 REPLACEMENT WINDOWS								
B-17-675	11-21-17	5,577	0	INSTALL (3) REPLACEMENT WINDOWS. NO STRUCTURAL CHANGES.								
B-17-363	07-06-17	3,180	0	INSTALL A STAINLESS STEEL CHIMNEY LINER TO VENT GAS FURNACE.								
B-17-363	07-06-17	3,180	100	INSTALL CHIMNEY LINER TO VENT FURNACE								
M-15-404	12-12-15	6,800	0	INSTALL GAS LINE FOR GAS GENERATOR.								
TM-15-404	12-12-15	6,800	100	GAS LINE FOR GAS GENERATOR								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot A	11- Res Land	0.92	109,710				Total Land Value 156,728				
Date	05/23/2018	13- Res Bldg	1.00	111,500				Total Building Value 159,281				
Inspector	EQ	14- Res Outbldg	1.00	390				Total Outbuilding Value 560				
Action	DM Change							Total Market Value 316,569				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.92	0.00	137,000	1.04	10	156,728	House Lot	10	Location			
Total	0.92					156,728						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	109,710	109,710	109,710	109,710	109,710							
Building	111,500	111,500	111,500	111,500	111,500							
Outbuilding	390	390	390	390	390							
Total	221,600	221,600	221,600	221,600	221,600					Totals		
Comments												
PTO= IRREGULAR SHAPE												

Unique ID: 136001

Wethersfield

Location:	98 HIGHCREST RD	Unit	
911 Address:			
Map/Block/Lot	136 001		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,800	123,624
Unit		Average Quality Basement Fi	750	11,250
Overall Condition	Good	Basement	1,800	27,000
Class	C	Central Air	1,800	2,700
Stories	1.00	Extra Fixtures	1	300
Design (Style)	Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1959	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	180,374
		Depr/Adjust Amount	0	37,879
		Final Value (After Depr)	0	142,495

Finished Area	1,800	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,800			
Basement Finish	750			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
				21
				0
Attached Component Computations				

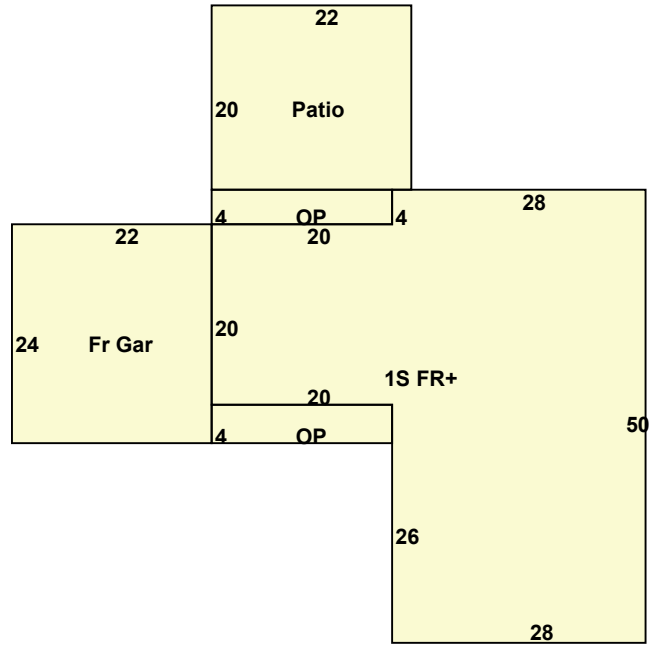
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1959	Average	528	12,596
Fuel	Natural Gas			Patio	1959	Average	440	2,813
Cooling Type	Central	100 %		Open Porch	1959	Average	80	685
				Open Porch	1959	Average	80	685

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	
159,281	

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1				Frame Shed	1965	Average	80	560

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



Unique ID: 210055

Wethersfield

Card No: 1 of 1

Location:		18 WILCOX ST			Map/Lot:		210 055		Zone:	B	Date Printed:		07-25-23	
911 Address:					Exempt			Route	7	Nbhd:	116	Last Update:		06-30-23
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price	
BROWN MATTHEW C & ILLENA M					2160 /850		06-29-23		Warranty Surviv			YES	375,000	
18 WILCOX ST WETHERSFIELD , CT 06109														
Additional Owners:														
Prior Owner History														
RILEY JESSE P & NICOLE					2091 /686		07-16-19		Affidavit			NO	0	
RILEY JESSIE P & NICOLE					1968 /0305		11-30-16					NO	190,000	
BUCKNAM ROSEANNE S					0605 /0304		03-01-96					YES	114,000	
					/									
					/									
Permit Number				Date	Cost	Assessor Status	Building Permit							
B-16-638				10-27-16	500	100	REMOVE FAILED PORCH FOOING & DIG LARGER 12" DIA FOOING TO 42" DEEP. POUR CONCRETE & RESUPPORT W/							
E-16-396				10-14-16	1,800	100	200 AMP SVC CHG W/ BREAKER IN METER							
BP02790				11-22-02	1,000	100	Strip & reroof							
State Item Codes														
Census/Tract				4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map				Dev Lot	12	11- Res Land	0.18	81,200				Total Land Value	116,000	
Date				06/30/2023	13- Res Bldg	1.00	107,770					Total Building Value	153,962	
Inspector				SB	14- Res Outbldg	1.00	630					Total Outbuilding Value	896	
Action				LISTING REVIEW								Total Market Value	270,858	
Acres							Influence Factors							
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot		0.18	0.00	116,000	1.00	0	116,000							
Total		0.18					116,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals							
Current		2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value			
Land		81,200	81,200	81,200	81,200			81,200						
Building		107,770	96,620	96,620	96,620			96,620						
Outbuilding		630	630	630	630			630						
Total		189,600	178,450	178,450	178,450	178,450	178,450							
Totals														
Comments														
2023GL: UPDATED PER LISTING 2017GL-PICTOMETRY														

Unique ID: 210055

Wethersfield

Location:	18 WILCOX ST	Unit	
911 Address:			
Map/Block/Lot	210 055		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,724	151,953
Unit		Basement	750	11,250
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	Value Before Depr.	0	173,703
Construction	Wood Frame	Depr/Adjust Amount	0	22,581
Year Built	1975	Final Value (After Depr)	0	151,122
Percent Complete	100			

Finished Area	1,724
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	750
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	13
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1975	Good	192	2,840
Fuel	Natural Gas						
Cooling Type	None	0 %					

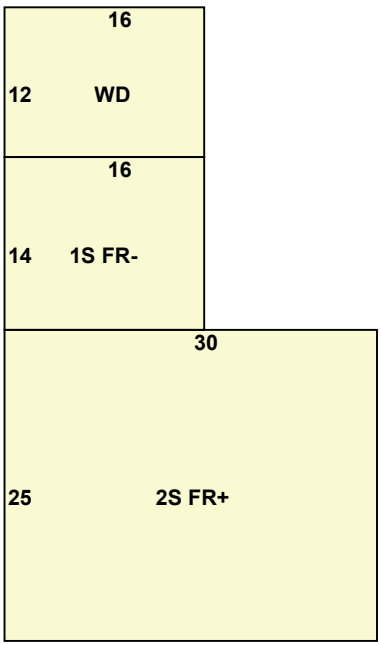
Interior	
Floors	Carpet
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 153,962

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Average	80	896					

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



Unique ID: 2340460077

Wethersfield

Card No: 1 of 1

Location: 77 MT LAUREL DR		Map/Lot: 234 046 0077		Zone: SRD		Date Printed: 07-25-23					
911 Address:		Exempt		Nbhd: 103		Last Update: 07-12-23					
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price		
MARTINEZ CARMEN MIRIAM & CHAVEZ LIZS				2160 /920	06-29-23	Warranty Deed		YES	110,000		
172 GEORGE ST HARTFORD , CT 06114											
Additional Owners:											
Prior Owner History											
WNUK DAVID A				1181 /0032	07-26-04			NO	31,000		
WNUK VALER & EILEEN				0636 /0082	12-09-96			NO	0		
				/							
				/							
				/							
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit				
			State Item Codes					Appraised Value			
Census/Tract 4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 0			
Dev Map		Dev Lot 77	15- Condominium	1.00	55,820			Total Building Value 79,744			
Date 02/22/2008								Total Outbuilding Value 0			
Inspector BS								Total Market Value 79,744			
Action Measured + 1Vis											
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	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0						
Building	55,820	55,820	55,820	55,820	55,820						
Outbuilding	0	0	0	0	0						
Total	55,820	55,820	55,820	55,820	55,820				Totals		
Comments											

LOCATION:	77 MT LAUREL DR
911 ADDRESS:	
MAP/BLOCK/LOT:	234 046 0077

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Ashwood Court Model 2 BED Style Condominium	Base Rate	845	107,315
	Full Baths	1	5,000
	Value Before Depr.	0	112,315
	Depr/Adjust Amount	0	32,571
	Final Value (After Dep)	0	79,744

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1960
Percent Complete	100

FOUNDATION	
Basement Area	0
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	29
FUNCTIONAL DEPR %	0

HVAC		
Heating Type	Hot Water	100 %
Fuel Type	Natural Gas	
Cooling Type	None	0 %

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	

INTERIOR	
Floors	Carpet
Fireplaces	0
Wood Stoves	0

EXTERIOR	
----------	--

Exterior Walls	
-----------------------	--

Unit Features	
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SPECIAL FEATURES	
------------------	--

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



Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
845	4	2	1	1	0

Description	Year Blt	Area/Qty	Value

Unique ID: 111044

Wethersfield

Card No: 1 of 1

Location:		82 HARDING ST				Map/Lot:		111 044		Zone:	B	Date Printed:		07-25-23		
911 Address:						Exempt			Route		8	Nbhd:	103	Last Update:		06-30-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
VO TIN T & PHAM THI YEN NHI						2160 /876		06-29-23		Warranty Surviv			YES	331,000		
82 HARDING ST WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
TABOR RYAN						2032 /0331		03-07-18		Warranty Deed			NO	171,700		
MORTENSEN GLORIA E L/U						2022 /0038		12-07-17					NO	0		
MORTENSEN GLORIA L/U						0505 /0217		10-01-91					NO	0		
						/										
						/										
Permit Number		Date		Cost		Assessor Status		Building Permit								
MP990074		06-10-99		2,550		100										
						State Item Codes						Appraised Value				
Census/Tract		4923				Code	Quantity	Value	Code	Quantity	Value	Total Land Value			103,000	
Dev Map		Dev Lot		24		11- Res Land	0.18	72,100				Total Building Value			98,764	
Date		06/30/2023		03/07/2014		13- Res Bldg	1.00	69,130				Total Outbuilding Value			0	
Inspector		SB										Total Market Value			201,764	
Action		LISTING REVIEW BAA Reduction														
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	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value				
Land		72,100	72,100	72,100	72,100	72,100										
Building		69,130	60,240	60,240	60,240	60,240										
Outbuilding		0	0	0	0	0										
Total		141,230	132,340	132,340	132,340	132,340						Totals				
Comments																
2023GL: LISTING REVIEW - KITCHEN & BATHS UPDATED, FBA NOT LOW QUALITY																
2018GL-SALES REVIEW																

Unique ID: 111044

Wethersfield

Location:	82 HARDING ST	Unit	
911 Address:			
Map/Block/Lot	111 044		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	987	81,210
Unit		Average Quality Basement Fi	651	9,765
Overall Condition	Good	Basement	978	14,670
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Value Before Depr.	0	118,645
Construction	Wood Frame	Depr/Adjust Amount	0	27,288
Year Built	1955	Final Value (After Depr)	0	91,357
Percent Complete	100			

Finished Area 987
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	978
Basement Finish	651
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	23
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1955	Good	166	4,090
Fuel	Natural Gas		Patio	1955	Good	320	2,208
Cooling Type	None	0 %	Enclosed Porch	1955	Good	80	1,109

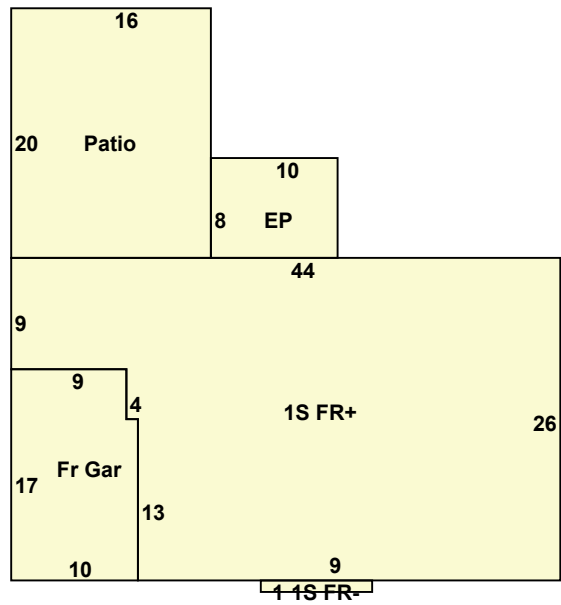
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 98,764

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	3	1	2	0



Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value

Location: 45 BAILEYS LN		Map/Lot: 102 002 B084		Zone: SRD		Date Printed: 07-25-23					
911 Address:		Exempt		Nbhd:		Last Update: 07-12-23					
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price		
ROWE DOUGLAS B & PAMELA L				2160 /895	06-29-23	Warranty Deed		YES	370,000		
45 BAILEYS LN WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
MANDOUR CECILE A				1988 /0283	04-21-17			YES	221,000		
BAKLAVAS CATHERINE				1363 /0100	09-25-06			YES	270,000		
LACOSTE DENISE A				0863 /0098	08-06-01			NO	0		
LELLOUCHE DENISE A				0707 /0267	07-09-98			YES	181,942		
				/							
Permit Number		Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit			
M-20-0023		02-07-20	10,327	No	Closed	100	10-01-20	Replace gas furnace and AC .			
M-20-0023		02-07-20	10,327	Yes	Imported Rec	0	01-01-01	Replace gas furnace and AC .			
MP06179		11-28-06	500	No	Permit Issue	100		Gas line-vented fire log set			
				State Item Codes				Appraised Value			
Census/Tract 4925		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot 84	15- Condominium	1.00	170,220			Total Land Value 0			
Date 05/16/2018		04/27/2004						Total Building Value 243,167			
Inspector EQ								Total Outbuilding Value 0			
Action DM Change		BAA Reduction						Total Market Value 243,167			
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	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0						
Building	170,220	170,220	170,220	170,220	170,220						
Outbuilding	0	0	0	0	0						
Total	170,220	170,220	170,220	170,220	170,220						
										Totals	
Comments											
2016GL-GAS FP											

LOCATION:	45 BAILEYS LN
911 ADDRESS:	
MAP/BLOCK/LOT:	102 002 B084

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Collier Farms	Base Rate	1,707	221,910
Model Style B	Basement	1,130	16,950
Style Condominium	Central Air	1,707	2,561
	Full Baths	2	10,000
	Half Baths	1	2,500
	Value Before Depr.	0	253,921
	Depr/Adjust Amount	0	25,392
	Final Value (After Dep)	0	228,528

Building Use	Residential
Condition	Average
Class	C
Stories	1.40
Construction	
Year Built	1998
Percent Complete	100

FOUNDATION	
Basement Area	1,130
Basement Finished Area	0
Room Style	
Access	Interior
Garage Bays	0
Sump Pump	NO

HVAC	
Heating Type	Forced Hot Air 100 %
Fuel Type	Natural Gas
Cooling Type	Central 100 %

INTERIOR

Floors	Carpet	Laminate
Fireplaces	0	
Wood Stoves	0	

EXTERIOR

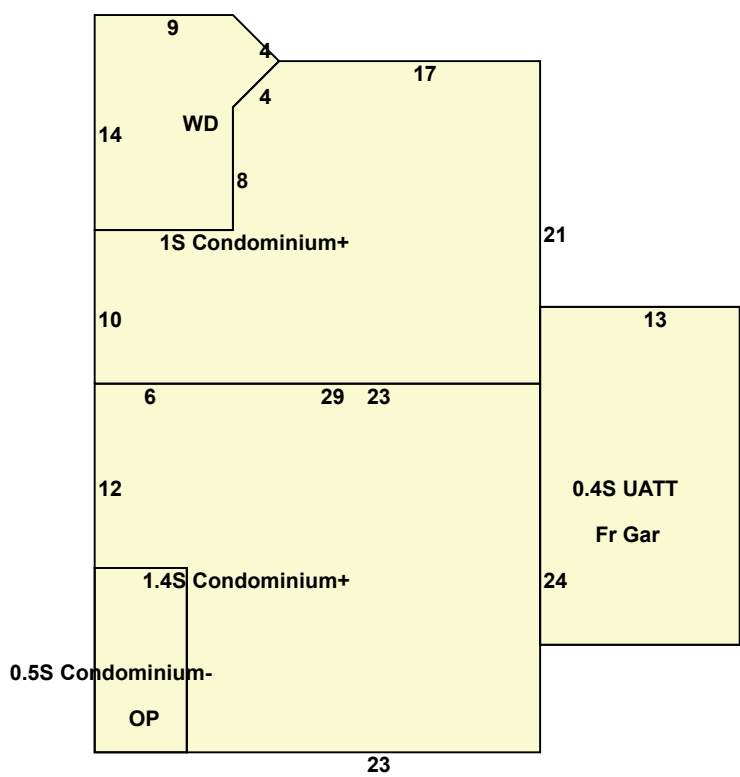
SPECIAL FEATURES

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	
Unfinished Attic	114	3,591	
Wood Deck	135	2,066	
Frame Garage	286	8,237	
Open Porch	72	745	

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
1,707	5	2	1	2	1



Description	Year Blt	Area/Qty	Value