

Unique ID: 158050

Wethersfield

Card No: 1 of 1

Location:	96 FAIRVIEW DR				Map/Lot:	158 050		Zone:	A	Date Printed:	02-03-23	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	01-06-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MAINETTI JOSHUA T & VICTORIA L					2155 /1077	01-03-23	Warranty Surviv		YES	400,000		
96 FAIRVIEW DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
RODRIGUEZ ALICIA					2153 /1185	10-28-22	Quit Claim		NO	0		
XHANIA LORENC & RODRIGUEZ ALICIA					2153 /1181	10-28-22	Name Change Cer		NO	0		
XHANIA ALICIA & LORENC					2092 /345	08-06-19	Warranty Surviv		NO	249,900		
AJAX E MASTER TRUST I GREGORY FUNDING LLC					2061 /107	10-17-18	Foreclosure		NO	0		
TANGUAY MARIO & SUZANNE B					0804 /0243	08-01-00			YES	147,000		
Permit Number	Date	Cost	Assessor Status	Building Permit								
ROW-21-0085	04-06-21	0	0	Remove and replace driveway								
PP07028	04-09-07	1,500	100	Repl backwater valve								
BP04426	07-20-04	500	100	12X12 shed								
BP02132	04-03-02	1,500	100	Vinyl siding								
State Item Codes												
Census/Tract	4922	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot	EPTS	11- Res Land	0.34	65,750						Total Land Value	93,930
Date	01/06/2023		13- Res Bldg	1.00	111,420						Total Building Value	159,165
Inspector	SB		14- Res Outbldg	5.00	15,340						Total Outbuilding Value	21,918
Action	LISTING REVIEW										Total Market Value	275,013
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.34	0.00	93,000	1.01	0	93,930						
Total	0.34					93,930						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	65,750	65,750	65,750	65,750	65,750							
Building	111,420	91,550	91,550	91,550	91,550							
Outbuilding	15,340	12,160	12,160	12,160	12,160							
Total	192,510	169,460	169,460	169,460	169,460					Totals		
Comments												
2022GL: LISTING REVIEW - ADD OMITTED COMPOSITE DECK, OMITTED C/A, OMITTED PATIO, OMITTED 2ND SHED; FULLY REMODELED; CONDITION												

Unique ID: 158050

Wethersfield

Location:	96 FAIRVIEW DR	Unit	
911 Address:			
Map/Block/Lot	158 050		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,536	137,779
Unit		Basement	720	10,800
Overall Condition	Very Good	Central Air	1,536	2,304
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	161,383
Year Built	1955	Depr/Adjust Amount	0	12,911
Percent Complete	100	Final Value (After Depr)	0	148,473

Finished Area	1,536	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	YES			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1955	Very Good	288	9,274
Fuel	Natural Gas		Paver Patio	1955	Very Good	110	788
Cooling Type	Central	100 %	Open Porch	1955	Very Good	60	635

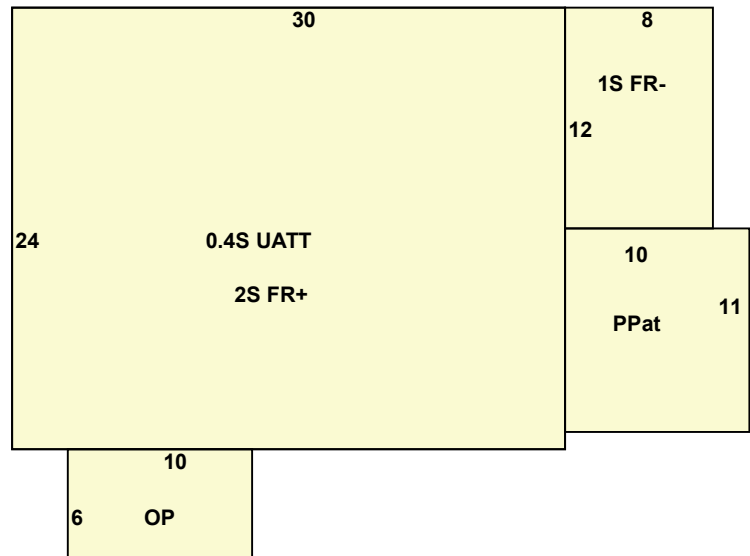
Interior		
Floors	Hardwood	
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 159,165

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Composite Deck	2022	Average	190	3,762					
Frame Garage	1957	Average	400	8,960					
Concrete Pool	1980	Average	448	6,944					
Frame Shed	2004	Average	144	1,472					
Frame Shed	2011	Average	64	780					

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



Unique ID: 0380030020

Wethersfield

Card No: 1 of 1

Location:	20 ORCHARD BROOK DR				Map/Lot:	038 003 0020		Zone:	SRD	Date Printed:	02-03-23	
911 Address:					Exempt			Nbhd:		Last Update:	01-06-23	
Owner Of Record						Volume/Page	Date	Sales Type			Valid	Sale Price
MCMENEMY DONALD						2155 / 1040	01-03-23	Warranty Deed			YES	250,000
20 ORCHARD BROOK DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MCSWEEGAN DONALD F & BRIDGET L						0879 / 0210	10-26-01				YES	165,000
POTETZ MICHAEL & MANGINI MARYBETH						0836 / 0314	04-04-01				NO	0
POTETZ FRANK J EST %MANGINI MARYBETH EXEC						0801 / 0161	06-30-00				NO	0
POTETZ FRANK J						0438 / 0158	02-01-89				NO	166,000
						/						
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
B-18-0293	12-12-19	2,000	No	Closed	100	06-18-19	REPL DECKING W/ TREX. NO FRAMING. NO RAILINGS.					
091168	12-16-09	80	No	Permit Issue	100		PIERS					
MP-0039	04-28-09	4,975	No	Permit Issue	100		REPLACE GAS FURNACE & A/C					
EP03108	06-02-03	800	No	Permit Issue	100		Wire rec rm-bsmnt					
BP03170	05-08-03	1,800	No	Permit Issue	100		17X24 rec rm-bsmnt					
State Item Codes												
Census/Tract 4925				Code	Quantity	Value	Code	Quantity	Value	Appraised Value		
Dev Map BLDG				15- Condominium	1.00	110,000				Total Land Value 0		
Date 05/17/2018 10/19/2018				17-Condo Option	1.00	8,690				Total Building Value 157,136		
Inspector EQ										Total Outbuilding Value 12,419		
Action DM Change										Total Market Value 169,555		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Total	0.00					0						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	110,000	109,810	109,810	109,810	109,810							
Outbuilding	8,690	8,690	8,690	8,690	8,690							
Total	118,690	118,500	118,500	118,500	118,500							
Totals												
Comments												
2022GL: DECK IS COMPOSITE GARAGE LOCATED IN END BAY												

LOCATION:	20 ORCHARD BROOK DR
911 ADDRESS:	
MAP/BLOCK/LOT:	038 003 0020

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Orchard Brook Model Style D Style Condominium	Base Rate	1,258	159,766
	Average Quality Baseme	504	7,560
	Basement	629	9,435
	Central Air	1,258	1,887
	Fireplace	1	3,000
	Full Baths	1	5,000
	Half Baths	1	2,500
	Value Before Depr.	0	189,148
	Depr/Adjust Amount	0	34,047
	Final Value (After Dep	0	155,101

Building Use	Residential
Condition	Average
Class	C
Stories	2.00
Construction	
Year Built	1984
Percent Complete	100

FOUNDATION	
Basement Area	629
Basement Finished Area	504
Room Style	Average
Access	Walkout
Garage Bays	0
Sump Pump	NO

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

INTERIOR	
Floors	Carpet
Fireplaces	1
Wood Stoves	0

EXTERIOR

Exterior Walls	
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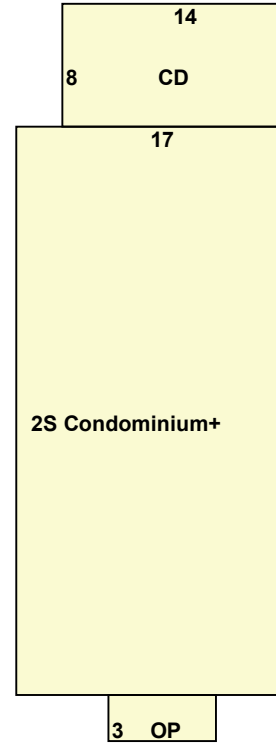
SPECIAL FEATURES

ATTACHED OUTBUILDING/COMPONENTS		
Description	Area/Qty	Value
Composite Deck	112	1,837
Open Porch	21	198

Unit 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
1,258	5	2	1	1	1



Description	Year Blt	Area/Qty	Value
Frame Garage	1984	252	12,419

LOCATION:	1310-20 BERLIN TPK 2524
911 ADDRESS:	
MAP/BLOCK/LOT:	068 002 2524

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Park Ridge Model Style D 650 sf Style Condominium	Base Rate	650	74,750
	Central Air	650	975
	Full Baths	1	5,000
	Value Before Depr.	0	80,725
	Depr/Adjust Amount	0	20,989
	Final Value (After Dep)	0	59,737

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1968
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 %	26
FUNCTIONAL DEPR %	0

HVAC		
Heating Type	Hot Water	100 %
Fuel Type	Natural Gas	
Cooling Type	Central	100 %

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	

INTERIOR		
Floors	Carpet	Vinyl
Fireplaces	0	
Wood Stoves	0	

EXTERIOR

Exterior Walls	
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Unit Features

SPECIAL FEATURES

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



Description	Year Blt	Area/Qty	Value
Open Porch	1968	72	613

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
650	3	1	1	1	0

Unique ID: 036005008D

Wethersfield

Card No: 1 of 1

Location:	8D BARRINGTON DR					Map/Lot:	036 005 008D		Zone:	SRD	Date Printed:	02-03-23
911 Address:						Exempt			Nbhd:		Last Update:	01-09-23
Owner Of Record						Volume/Page	Date	Sales Type		Valid	Sale Price	
DODGE STEPHEN						2155 / 1175	01-04-23	Trustees Deed		YES	270,000	
8D BARRINGTON DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ABBI MAE REVOCABLE TRUST THE						2089 / 284	06-26-19	Warranty Deed		YES	182,000	
PELTON PAIGE M						0694 / 0083	04-07-98			YES	115,500	
						/						
						/						
						/						
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
M-15-178	08-28-15	7,438	No	Permit Issue	100		REPL EXISTING FURNACE & A/C SYSTEM					
BP02722	11-05-02	2,300	No	Permit Issue	100		Replacement windows					
BP01366	06-27-01	1,200	No	Permit Issue	100		Strip & reroof					
State Item Codes												
Census/Tract	4925	Code		Quantity	Value	Code		Quantity	Value	Appraised Value		
Dev Map	Dev Lot	15-	Condominium	1.00	125,140					Total Land Value	0	
Date	05/07/2018									Total Building Value	178,768	
Inspector	EQ									Total Outbuilding Value	0	
Action	DM Change									Total Market Value	178,768	
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Total	0.00					0						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value	
Land	0	0	0	0	0							
Building	125,140	125,140	125,140	125,140	125,140							
Outbuilding	0	0	0	0	0							
Total	125,140	125,140	125,140	125,140	125,140				Totals			
Comments												

LOCATION:		8D BARRINGTON DR			
911 ADDRESS:					
MAP/BLOCK/LOT:		036 005 008D			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Brandywine Vlg	Base Rate	1,540	200,200	
Model	Townhouse B	Central Air	1,540	2,310	
Style	Condominium	Fireplace	1	3,000	
		Full Baths	2	10,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	218,010	
		Depr/Adjust Amount	0	39,242	
		Final Value (After Dep)	0	178,768	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	2.00				
Construction					
Year Built	1984				
Percent Complete	100				
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	18		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas				
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet	Laminate			
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls		Unit Features			
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
1,540	5	2	1	2	1

20
12 1S Condominium-
20
32 2S Condominium-



Description	Year Blt	Area/Qty	Value

Unique ID: 126017

Wethersfield

Card No: 1 of 1

Location: 148 WELLS FARM DR		Map/Lot: 126 017		Zone: A		Date Printed: 02-03-23					
911 Address:		Exempt		Route 6		Nbhd: 120		Last Update: 01-09-23			
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price
REILLY MICHAEL				2156 /28		01-05-23		Warranty Deed		YES	264,000
148 WELLS FARM DR WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
FIERRO RAFAELE & ANTHONY				2156 /27		01-05-23		Affidavit		NO	0
FIERRO RAFAEL & ANTHONY				1821 /0118		01-22-14				NO	0
FIERRO FRANCO & SALLY				0585 /0239		02-01-95				YES	150,000
				/							
				/							
Permit Number		Date	Cost	Assessor Status	Building Permit						
				State Item Codes				Appraised Value			
Census/Tract 4924		Code	Quantity	Value	Code	Quantity	Value	Total Land Value		120,000	
Dev Map		Dev Lot 118A	11- Res Land	0.29	84,000			Total Building Value		99,771	
Date 03/20/2008			13- Res Bldg	1.00	69,840			Total Outbuilding Value		1,568	
Inspector JG			14- Res Outbldg	1.00	1,100			Total Market Value		221,339	
Action Measured & List											
Acres						Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.29	0.00	120,000	1.00	0	120,000					
Total	0.29					120,000					
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value
Land	84,000	84,000	84,000	84,000	84,000						
Building	69,840	69,840	69,840	69,840	69,840						
Outbuilding	1,100	1,100	1,100	1,100	1,100						
Total	154,940	154,940	154,940	154,940	154,940						
										Totals	
Comments											
GARAGE DOOR LEFT ON/FINISHED AREA											

Unique ID: 126017

Wethersfield

Location:	148 WELLS FARM DR	Unit	
911 Address:			
Map/Block/Lot	126 017		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,188	94,517
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Avg/Good	Basement	984	14,760
Class	C	Central Air	1,188	1,782
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	130,059
Year Built	1952	Depr/Adjust Amount	0	33,815
Percent Complete	100	Final Value (After Depr)	0	96,244

Finished Area	1,188
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	984
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	26
Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	1952	Average/Good	48	604
Fuel	Natural Gas		1952	Average/Good	280	2,388
Cooling Type	Central	100 %	1952	Average/Good	72	540

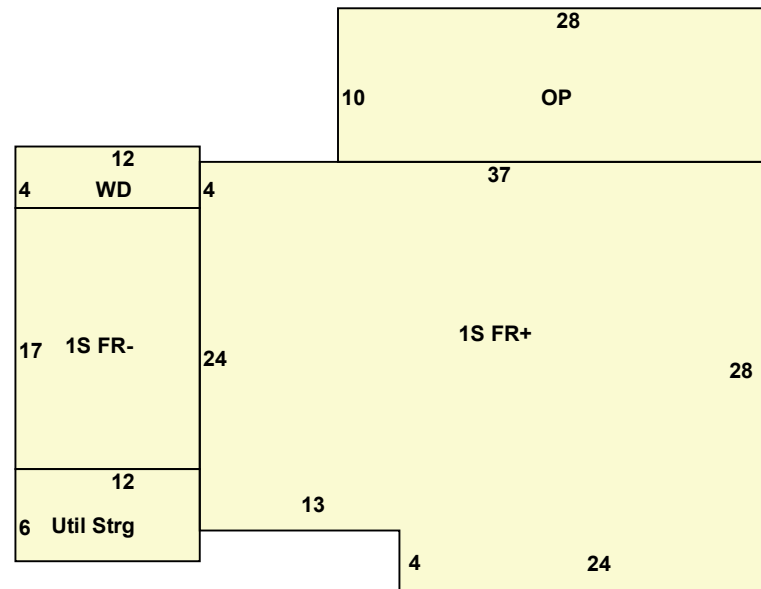
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 99,771

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1988	Good	128	1,568					

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



Unique ID: 250023

Wethersfield

Card No: 1 of 1

Location:	28 STATE ST				Map/Lot:	250 023		Zone:	A	Date Printed:	02-03-23	
911 Address:					Exempt		Route	7	Nbhd:	106	Last Update:	01-09-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
GRENIER AMY L					2156 /51	01-05-23	Warranty Deed		YES	401,000		
28 STATE ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
STAUGAARD CAROL R					1981 /0163	02-24-17			YES	270,000		
RED OAK INVESTMENTS LLC					1952 /0235	08-24-16			NO	140,000		
NETTLETON LEONA A EST					1952 /0234	08-24-16			NO	0		
NETTLETON LEONA A EST KMIEC LINDA EXEC					1937 /0015	05-18-16			NO	0		
NETTLETON LEONA A					1781 /0189	04-29-13			NO	0		
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-20-0254	10-22-20	10,217	100	Replace gas furnace and a/c system.								
E-17-20	01-25-17	420	100	INSTALL GFCI RECEPTACLES WHERE NECESSARY & REPL BAD GFCI IN GARAGE. INSTALL EMERGENCY SHUT OFF SW								
P-16-277	12-22-16	1,000	100	RUN GAS PIPE TO STOVE, CORRECT PLUMBING & INSTALL TOILET, FAUCETS, DISHWASHER & ICE MAKER								
E-16-471	12-07-16	1,400	100	ADD RECEPTACLES TO BEDROOMS USING WIREMOLD. INSTALL NEW MICROWAVE & REFRIGERATOR CIRCUITS. ADD C								
P-16-210	09-28-16	1,200	100	INSTALL NEW TUB & SHOWER VALVE 2ND FLR. TOILET & SINK 1ST F LR AND INSTALL NEW KITCHEN SINK								
E-16-374	09-23-16	4,500	100	SERVICE TO KITCHEN APPLIANCE CIRCUITS. 1 BATH GFCI, REPL SWITCHES & RECEPTACLES, REPL/INSTALL NEW								
				State Item Codes				Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		107,060		
Dev Map	Dev Lot 42	11- Res Land	0.40	74,940				Total Building Value		150,664		
Date	01/09/2023	13- Res Bldg	1.00	105,460				Total Outbuilding Value		12,728		
Inspector	SB	14- Res Outbldg	2.00	8,920				Total Market Value		270,452		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.40	0.00	106,000	1.01	0	107,060						
Total	0.40					107,060						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	74,940	74,940	74,940	74,940	74,940							
Building	105,460	105,460	105,460	105,460	105,460							
Outbuilding	8,920	8,010	8,010	8,010	8,010							
Total	189,320	188,410	188,410	188,410	188,410					Totals		
Comments												
2022GL: PATIO PER LISTING, VERIFIED W/ PICTOMETRY BATHS LISTING, PICTOMETRY 2017GL-INTERIOR RENOVATED, 1 FULL/2HALF												

Unique ID: 250023

Wethersfield

Location:	28 STATE ST	Unit	
911 Address:			
Map/Block/Lot	250 023		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,521	152,876
Unit		Basement	843	14,542
Overall Condition	Very Good	Central Air	1,521	2,624
Class	B-	Full Baths	1	5,750
Stories	1.90	Half Baths	1	2,875
Design (Style)	Conventional	Value Before Depr.	0	178,666
Construction	Wood Frame	Depr/Adjust Amount	0	30,373
Year Built	1905	Final Value (After Depr)	0	148,293
Percent Complete	100			

Finished Area	1,521
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	843
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 %	Enclosed Porch	1905	Very Good	36	619
Fuel	Natural Gas		Enclosed Porch	1905	Very Good	102	1,752
Cooling Type	Central	100 %					

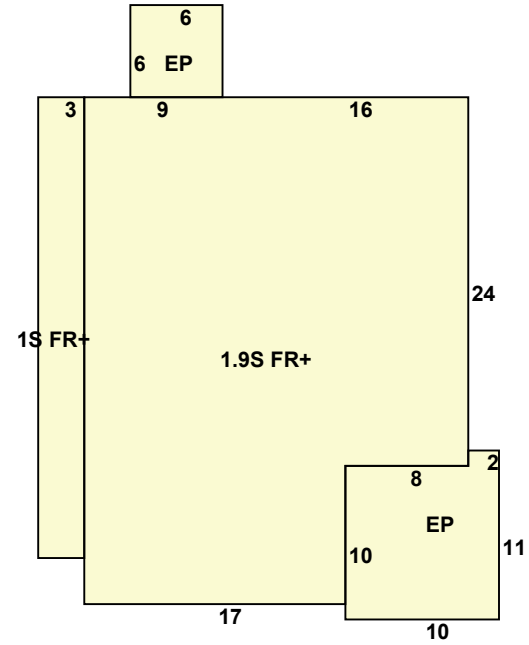
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Wood Shingle	
Roof Cover	Rubber	
Roof Type	Mansard	

Total Building Value 150,664

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1905	Good	440	11,440					
Paver Patio	2020	Average	140	1,288					

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



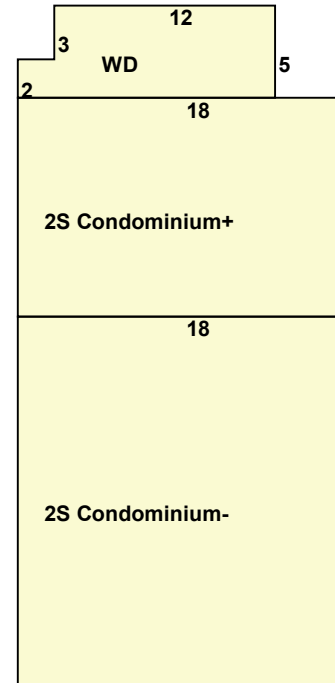
Unique ID: 2250090038

Wethersfield

Card No: 1 of 1

Location:		38 SPRING ST				Map/Lot:		225 009 0038		Zone:		SRD	Date Printed:		02-03-23		
911 Address:						Exempt				Nbhd:		153	Last Update:		01-12-23		
Owner Of Record								Volume/Page		Date		Sales Type			Valid	Sale Price	
DALENTA LESLIE								2156 / 107		01-06-23		Warranty Deed			YES	175,000	
38 SPRING ST WETHERSFIELD , CT 06109																	
Additional Owners:																	
Prior Owner History																	
KEMP DAVID								2121 / 1084		03-03-21		Warranty Deed			YES	142,500	
KARIMIAN REZA								0855 / 0094		06-28-01					YES	90,000	
HAFNER MARK R								0334 / 0736		06-15-83					NO	64,500	
								/									
								/									
Permit Number		Date		Cost		New Hous	Status		% Comp	Est Completion		Building Permit					
MP01159		09-19-01		3,500		No	Permit Issue		100			Repl boiler					
							State Item Codes					Appraised Value					
Census/Tract		4921					Code	Quantity	Value		Code	Quantity	Value				
Dev Map		Dev Lot PT 3					15- Condominium	1.00	94,950						Total Land Value 0		
Date		05/08/2018													Total Building Value 135,649		
Inspector		EQ													Total Outbuilding Value 0		
Action		DM No Change													Total Market Value 135,649		
							Acres					Influence Factors					
Land Type		Acres	490	Rate	Adj	Influence	Total Value		Land Type	Influence	Reason		Comment				
Total		0.00					0										
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals									
		Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value					
Land		0	0	0	0	0											
Building		94,950	94,950	94,950	94,950	94,950											
Outbuilding		0	0	0	0	0											
Total		94,950	94,950	94,950	94,950	94,950											
											Totals						
Comments																	
ATTIC SCUTTLE ACCESS																	

LOCATION:		38 SPRING ST			
911 ADDRESS:					
MAP/BLOCK/LOT:		225 009 0038			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	39 Spring Pl.	Base Rate	1,152	150,912	
Model	Standard	Basement	216	3,240	
Style	Condominium	Central Air	1,152	1,728	
		Fireplace	1	3,000	
		Full Baths	1	5,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	166,380	
		Depr/Adjust Amount	0	31,612	
		Final Value (After Dep)	0	134,768	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	2.00				
Construction					
Year Built	1982				
Percent Complete	100				
FOUNDATION					
Basement Area	216				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	19		
		FUNCTIONAL DEPR %	0		
HVAC			ATTACHED OUTBUILDING/COMPONENTS		
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Wood Deck	64	881
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet	Vinyl			
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
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
1,152	5	2	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID: 171038

Wethersfield

Card No: 1 of 1

Location:		63 HILLCREST AVE				Map/Lot:		171 038		Zone:		A	Date Printed:		02-03-23			
911 Address:						Exempt				Route		6	Nbhd:		93	Last Update:		01-17-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price				
TAVERAS JOSE BRITO & GONZALEZ NOEMI						2156 / 194		01-12-23		Warranty Surviv			YES	375,000				
63 HILLCREST AVE WETHERSFIELD , CT 06109																		
Additional Owners:																		
Prior Owner History																		
LOVERA BELKIS						1296 / 0296		11-18-05					YES	285,000				
LAPENNA DOMENICK M & KAREN D						0595 / 0600		09-27-95					NO	0				
						/												
						/												
						/												
Permit Number		Date		Cost		Assessor Status		Building Permit										
BP-0159		06-11-08		6,600		100		Reroof										
						State Item Codes						Appraised Value						
Census/Tract		4922				Code	Quantity	Value		Code	Quantity	Value		Total Land Value			92,070	
Dev Map		Dev Lot 19				11- Res Land	0.20	64,450						Total Building Value			127,154	
Date		03/14/2008				13- Res Bldg	1.00	89,010						Total Outbuilding Value			22,248	
Inspector		RS				14- Res Outbldg	2.00	15,570						Total Market Value			241,472	
Action		Refusal																
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	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value						
Land		64,450	64,450	64,450	64,450	64,450												
Building		89,010	89,010	89,010	89,010	89,010												
Outbuilding		15,570	15,570	15,570	15,570	15,570												
Total		169,030	169,030	169,030	169,030	169,030												
													Totals					
Comments																		

Unique ID: 171038

Wethersfield

Location:	63 HILLCREST AVE	Unit
911 Address:		
Map/Block/Lot	171 038	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,614	144,776
Unit		Basement	729	10,935
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	166,211
Construction	Wood Frame	Depr/Adjust Amount	0	48,201
Year Built	1936	Final Value (After Depr)	0	118,010
Percent Complete	100			

Finished Area	1,614
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	729
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Type	Yr Built	Condition	Value
Grade Factor	0	Physical Depreciation %	29
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value	
Heating Type	Hot Water	100 %	Unfinished Attic	1936	Good	292	7,256
Fuel	Oil		Wood Deck	1936	Good	85	1,026
Cooling Type	None	0 %	Patio	1936	Good	85	519
			Open Porch	1936	Good	42	348

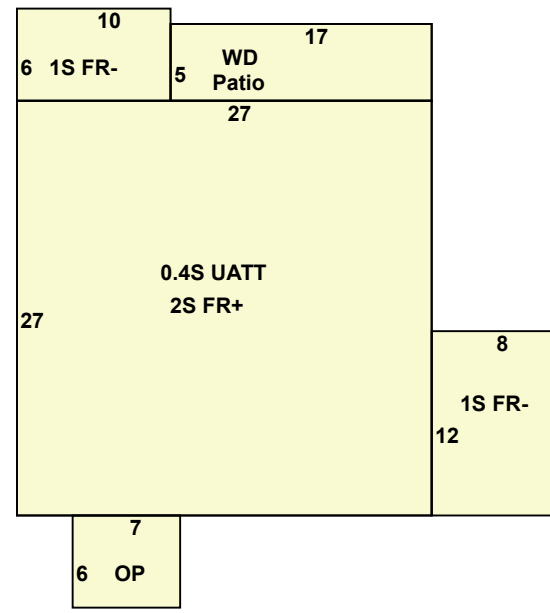
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 127,154

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1960	Average	400	9,088					
Vinyl Pool	1986	Average	800	13,160					

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



Unique ID: 231015

Wethersfield

Card No: 1 of 1

Location:		20 HEWITT ST			Map/Lot:		231 015		Zone:		A	Date Printed:		02-03-23			
911 Address:					Exempt			Route		4	Nbhd:		96		Last Update:		01-17-23
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price				
GRAND EASTERN TRADING INC					2156 /214		01-13-23		Warranty Deed			YES	380,000				
81 NASSAU ST ISLIP TERRACE , NY 11752																	
Additional Owners:																	
Prior Owner History																	
BORISEVICH GALINA A					1543 /0151		07-24-09					NO	0				
BORISEVICH IGOR & GALINA					0747 /0182		04-07-99					YES	140,000				
					/												
					/												
					/												
Permit Number				Date		Cost		Assessor Status		Building Permit							
M-17-288				11-13-18		3,741		100		REPL BOILER & HOT WATER HEATER							
M-17-288				11-13-17		3,741		0		REPLACE BOILER AND HOT WATER HEATER. INSTALL NEW IBC WALL HUNG BOILER.							
					State Item Codes					Appraised Value							
Census/Tract		4926			Code	Quantity	Value		Code	Quantity	Value		Total Land Value			96,000	
Dev Map		Dev Lot 4			11- Res Land	0.27	67,200						Total Building Value			125,133	
Date		07/14/2008			13- Res Bldg	1.00	87,590						Total Outbuilding Value			0	
Inspector		DB											Total Market Value			221,133	
Action		Measured & List															
Acres							Influence Factors										
Land Type		Acres	490	Rate	Adj	Influence	Total Value		Land Type	Influence	Reason		Comment				
House Lot		0.27	0.00	96,000	1.00	0	96,000										
Total		0.27					96,000										
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals									
Current		2021		2020		2019		2018		Type	Acres	Value	Type	Acres	Value		
Land		67,200		67,200		67,200		67,200									
Building		87,590		87,590		87,590		87,590									
Outbuilding		0		0		0		0									
Total		154,790		154,790		154,790		154,790									
Totals																	
Comments																	

Unique ID: 231015

Wethersfield

Location:	20 HEWITT ST	Unit	
911 Address:			
Map/Block/Lot	231 015		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,132	85,919
Unit		Basement	1,056	15,840
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,132	1,698
Stories	1.00	Finished Lower Level	500	17,500
Design (Style)	Raised Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	134,957
Year Built	1983	Depr/Adjust Amount	0	13,496
Percent Complete	100	Final Value (After Depr)	0	121,461

Finished Area	1,132	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,056			
Basement Finish	500			
Bsmt Room Style	Finish LL			
Basement Walls				
Outside Entry				
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1983	Good	240	3,672
Fuel	Natural Gas						
Cooling Type	Central	100 %					

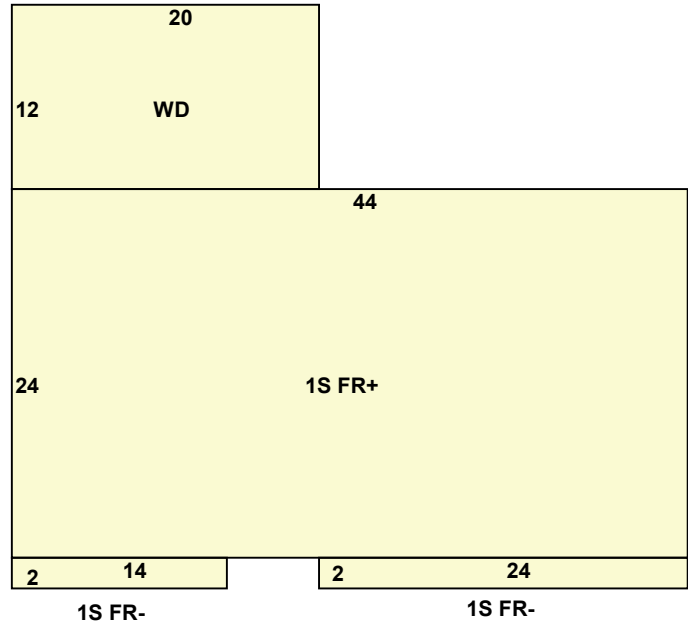
Interior		
Floors	Carpet	
Attic Access		
Walls	Drywall	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 125,133

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

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



Unique ID: 120006

Wethersfield

Card No: 1 of 1

Location:	94 BROOKSIDE CIR				Map/Lot:	120 006		Zone:	B	Date Printed:	02-03-23	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	01-17-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
HOANG HIEN & TRAN ANA					2156 /216	01-13-23	Warranty Surviv		YES	245,000		
94 BROOKSIDE CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HOUSESOLD REAL ESTATE LLC					2155 /130	12-07-22	Foreclosure		NO	171,000		
SANTORO ARLENE					1262 /0100	07-07-05			NO	0		
SANTORO JOSEPH SR & ARLENE F					0780 /0127	12-07-99			NO	0		
SANTORO JOSEPH SR					0715 /0168	08-28-98			YES	97,500		
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
18-27	02-28-18	6,800	100	REPLACE FURNACE AND A/C								
BP-0418	09-10-09	5,000	100	Remove 2 layers & replace roof								
EP06223	08-11-06	0	100	Wire pool								
BP06077	04-10-06	400	100	10X10 shed								
EP06060	04-03-06	850	100	Wire above grnd pool								
BP06004	01-10-06	2,900	100	15X24 pool								
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 40	11- Res Land	0.24	58,100				Total Land Value 83,000				
Date	05/07/2018	13- Res Bldg	1.00	55,550				Total Building Value 79,352				
Inspector	EQ	14- Res Outbldg	1.00	570				Total Outbuilding Value 818				
Action	DM No Change							Total Market Value 163,170				
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	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	58,100	58,100	58,100	58,100	58,100							
Building	55,550	55,550	55,550	55,550	55,550							
Outbuilding	570	570	570	570	570							
Total	114,220	114,220	114,220	114,220	114,220					Totals		
Comments												
2018GL-PICTOMETRY 2009 REROOF NVI												

Unique ID: 120006

Wethersfield

Location:	94 BROOKSIDE CIR	Unit	
911 Address:			
Map/Block/Lot	120 006		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	888	74,272
Unit		Basement	888	13,320
Overall Condition	Average	Central Air	888	1,332
Class	C	Full Baths	1	5,000
Stories	1.00	Good Quality Basement Finis	253	5,060
Design (Style)	Ranch	Value Before Depr.	0	98,984
Construction	Wood Frame	Depr/Adjust Amount	0	29,695
Year Built	1954	Final Value (After Depr)	0	69,289
Percent Complete	100			

Finished Area 888
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	888
Basement Finish	253
Bsmt Room Style	Good
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1954	Average	168	1,999
Fuel	Natural Gas		Frame Garage	1954	Average	360	8,064
Cooling Type	Central	100 %					

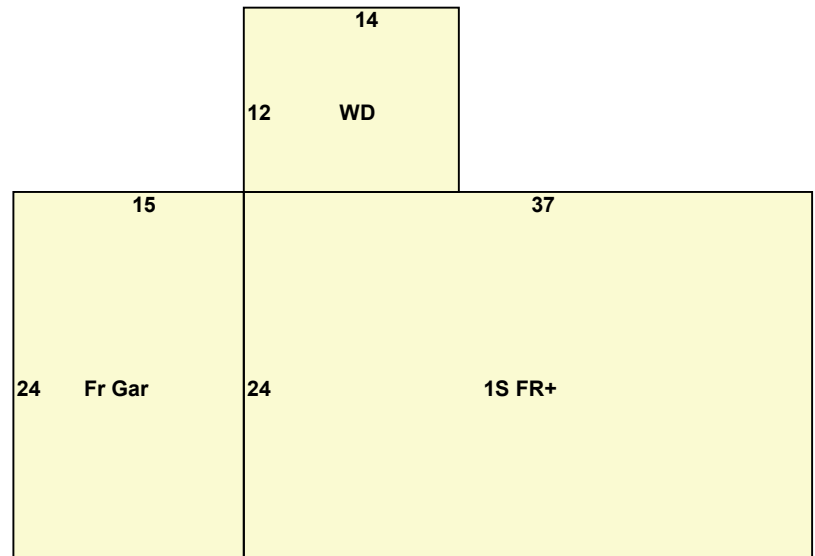
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 79,352

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2006	Average	80	818					

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



Unique ID: 219007

Wethersfield

Card No: 1 of 1

Location:	261 HARTFORD AVE				Map/Lot:	219 007		Zone:	B	Date Printed:	02-03-23	
911 Address:					Exempt		Route	7	Nbhd:	106	Last Update:	01-23-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BIRKEFELD BEATE & EVANKOVICH MARK T					2156 /269	01-17-23	Warranty Surviv			YES	480,000	
261 HARTFORD AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DINOLA CONSTRUCTION & DESIGN LLC					2150 /534	08-04-22	Conser Deed			NO	135,000	
HUNTLEY SONIA L					2143 /455	02-23-22	Trustees Deed			NO	0	
HUNTLEY RICHARD G EST TRUSTEE & HUNTLEY SONIA L					1893 /0211	07-06-15				NO	0	
HUNTLEY RICHARD G TRUSTEE & SONIA L					1829 /0347	04-08-14				NO	0	
HUNTLEY RICHARD G & SONIA L					1765 /0293	02-07-13				NO	0	
Permit Number	Date	Cost	Assessor Status	Building Permit								
ROW-22-0669	10-18-22	0	0	Remove and replace driveway.								
E-22-0416	09-03-22	1,500	100	ADD NEW CIRCUIT, OUTLETS, EXHAUST FAN AND LIGHTING IN PRIMARY BATHROOM. INSTALL RECESSED LIGHTING								
P-22-0195	08-23-22	3,000	100	REPL MISSING FITTINGS/PIPES IN BASEMENT. MOVE LAUNDRY HOOKUPS TO 2ND FLOOR CLOSET. REPL OLD CAST								
B-22-0609	08-23-22	2,500	100	REPL MAIN BEAM IN BASEMENT W/ LVL BEAM. DIG 3 NEW FOOTINGS. INSTALL 3 PERMANENT LALLY COLUMNS.								
M-22-0131	05-28-22	17,000	100	REPL EXISTING SINGLE ZONE OIL BOILER W/ NEW 2 ZONE. INSTALL NEW HYDRONIC BASEBOARD & HEATING LOOP								
P-22-0064	03-23-22	10,000	100	REPAIR VARIOUS BURST PIPES, DRAINAGE AND HEATING PIPING DUE TO FREEZING CONDITIONS. REPL EXISTING								
				State Item Codes				Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		106,000		
Dev Map	Dev Lot 36	11- Res Land	0.18	74,200				Total Building Value		169,052		
Date	12/09/2022 05/03/2004	13- Res Bldg	1.00	118,330				Total Outbuilding Value		5,555		
Inspector	SB	14- Res Outbldg	1.00	3,890				Total Market Value		280,607		
Action	LISTING REVIEW BAA Hearing-NC											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	106,000	1.00	0	106,000						
Total	0.18					106,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	74,200	74,200	74,200							
Building	118,330	92,500	92,500	92,500	92,500							
Outbuilding	3,890	3,890	3,890	3,890	3,890							
Total	196,420	170,590	170,590	170,590	170,590					Totals		
Comments												
2022GL: FULLY REMODELED PER LISTING - NOW 3 BEDROOMS, 2 FULL AND 1 HALF BATHS; REAR EP NOW OP												
2019GL-PICTOMETRY												
WALK UP ATTIC ACCESS												

Unique ID: 219007

Wethersfield

Location:	261 HARTFORD AVE	Unit	
911 Address:			
Map/Block/Lot	219 007		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,652	151,604
Unit		Basement	836	13,167
Overall Condition	Very Good	Extra Fixtures	1	315
Class	C+	Fireplace	1	3,150
Stories	2.00	Full Baths	2	10,500
Design (Style)	Conventional	Half Baths	1	2,625
Construction	Wood Frame	Value Before Depr.	0	181,361
Year Built	1923	Depr/Adjust Amount	0	25,391
Percent Complete	100	Final Value (After Depr)	0	155,970

Finished Area	1,652	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	836			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Unfinished Attic	1923	Very Good	326	10,303
Fuel	Oil			Enclosed Porch	1923	Very Good	96	1,560
Cooling Type	None	0 %		Open Porch	2022	Very Good	102	1,219

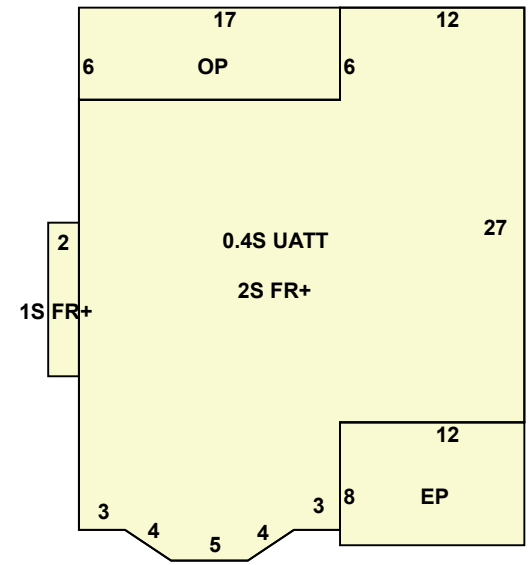
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	HIP

Total Building Value 169,052

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1				Frame Garage	1923	Average	280	5,555

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



Unique ID: 054033

Wethersfield

Card No: 1 of 1

Location:	26 BITTERSWEET HL				Map/Lot:	054 033		Zone:	AA	Date Printed:	02-03-23	
911 Address:					Exempt		Route	6	Nbhd:	126	Last Update:	01-23-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MCELROY KEVIN M & KATHRIN A					2156 /319	01-18-23		Warranty Surviv		YES	780,000	
26 BITTERSWEET HL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MAY EDWIN H III & DEBORAH W					0343 /0380	03-31-83				NO	200,000	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
EP02267	08-19-02	2,000	100	Wire gar. addn;add sub-panel								
BP02336	06-11-02	15,000	100	Garage addn								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 12	11- Res Land	0.02	81,150				Total Land Value		140,789		
Date	05/23/2018	12- Res Excess	2.51	17,410				Total Building Value		310,135		
Inspector	EQ	13- Res Bldg	1.00	217,090				Total Outbuilding Value		91,344		
Action	DM Change	14- Res Outbldg	4.00	63,940				Total Market Value		542,268		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.02	0.00	126,000	0.92	0	115,920						
Excess	2.51	0.00	10,000	0.99	0	24,869						
Total	2.53					140,789						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	98,560	114,360	114,360	114,360	114,360							
Building	217,090	217,090	217,090	217,090	217,090							
Outbuilding	63,940	63,940	63,940	63,940	63,940							
Total	379,590	395,390	395,390	395,390	395,390					Totals		
Comments												
SUBDIVIDE FR/ MYLARS FILED 8/19/22 3091 - 3095 ATTACHED FILE												
ADDRESS CHANGE FILED 8/17/2022 - 802 PROSPECT TO 26 BITTERSWEET HL												
9/16/2021 - STREET NUMBER ASSIGNED FOR SUBDIVISION WHICH HAS NOT BEEN FILED IN LAND RECORDS AS OF 12/29/2021 8/19/22: MYLARS 3091-3095 FI												
GARAGES + SHEDS ARE												
10/08 PULL DOWN ATTIC STAIRS												
INTEGRATED INTO 1 BLDG												

Unique ID: 054033

Wethersfield

Location:	26 BITTERSWEET HL	Unit
911 Address:		
Map/Block/Lot	054 033	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	4,012	301,181
Unit		Average Quality Basement Fi	812	14,007
Overall Condition	Good/VG	Basement	2,910	50,198
Class	B-	Central Air	4,012	6,921
Stories	1.40	Extra Fixtures	1	345
Design (Style)	Ranch	Fireplace	1	3,450
Construction	Wood Frame	Full Baths	3	17,250
Year Built	1941	Value Before Depr.	0	393,351
Percent Complete	100	Depr/Adjust Amount	0	86,537
		Final Value (After Depr)	0	306,814

Finished Area 4,012
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	2,910
Basement Finish	812
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
Sump Pump	YES
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	22
Functional Depreciation %	0

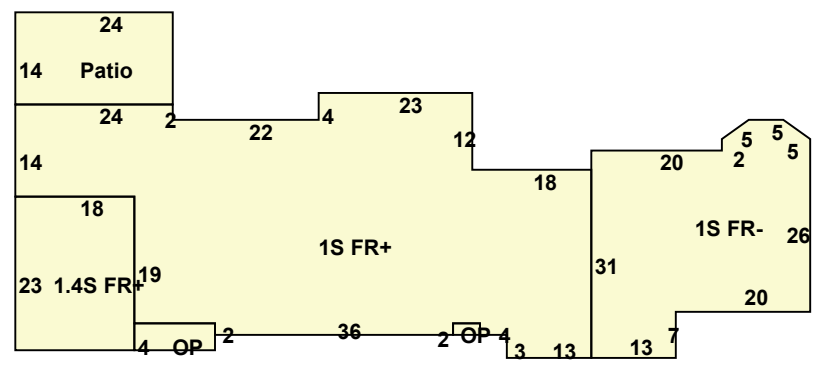
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Patio	1941	Good/Very Good	336	2,748
Fuel	Natural Gas		Open Porch	1941	Good/Very Good	8	88
Cooling Type	Central	100 %	Open Porch	1941	Good/Very Good	48	495

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

Exterior		
Exterior	Wood Shingle	Stone
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
310,135		

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				2 Story Gar	2002	Good	1,075	52,096
Extra Fixtures	1				Frame Garage	1999	Good	300	10,709
					Det Masonry Patio	2003	Average	546	8,759
					Concrete Pool	1999	Average	800	19,780

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	3	0



Unique ID: 100007

Wethersfield

Card No: 1 of 1

Location:	42 COLLIER RD			Map/Lot:	100 007		Zone:	A1	Date Printed:	02-03-23		
911 Address:				Exempt		Route	2		Nbhd:	118		
Owner Of Record				Volume/Page	Date		Sales Type			Valid	Sale Price	
MUSCARELLA KENNETH & SHARON				2156 /417	01-20-23		Warranty Surviv			YES	400,000	
149 CLEARFIELD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
WHETTEN NATHAN L & CYNTHIA H				1900 /0311	08-20-15					YES	347,900	
CICCALONE THOMAS J JR TRUSTEE				1882 /0283	04-27-15					NO	0	
CICCALONE THOMAS J				1858 /0116	10-27-14					NO	0	
CICCALONE THOMAS J & MICKLUS DONNA J				1603 /0162	08-04-10					NO	0	
MICKLUS DONNA J				0961 /0200	10-17-02					NO	0	
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-18-0127	10-03-19	15,088	100	INSTALL 4 REPLACEMENT PATIO DOORS								
B-18-0127	10-03-18	15,088	0	Install (4) replacement patio doors. No structural changes.								
B-17-172	04-19-17	12,838	0	INSTALL (7) REPLACEMENT WINDOWS. NO STRUCTURAL CHANGES.								
B-17-172	04-19-17	12,838	100	INSTALL 7 REPLACEMENT WINDOWS								
B-16-131	03-30-16	34,000	0	INSTALL VINYL CEDAR IMPRESSIONS SIDING.								
TB-16-131	03-30-16	34,000	100	VINYL CEDAR SIDING								
				State Item Codes				Appraised Value				
Census/Tract	4926			Code	Quantity	Value	Code	Quantity	Value	Total Land Value 126,378		
Dev Map	Dev Lot A			11- Res Land	0.62	88,460				Total Building Value 169,546		
Date	02/02/2023		03/05/2009	13- Res Bldg	1.00	118,680				Total Outbuilding Value 625		
Inspector	SB			14- Res Outbldg	1.00	440				Total Market Value 296,549		
Action	LISTING REVIEW BAA Hearing-NC											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.62	0.00	118,000	1.02	5	126,378	House Lot	5	Location			
Total	0.62					126,378						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	88,460	88,460	88,460	88,460	88,460							
Building	118,680	115,790	115,790	115,790	115,790							
Outbuilding	440	440	440	440	470							
Total	207,580	204,690	204,690	204,690	204,720					Totals		
Comments												
2022GL: LISTING REVIEW - 2 FPs, 3 BDRMS, DECK 19GL-CHNG SHED TYPE 2009-SHED 2015 BEDRM CNT & KIT REMODEL PER MLS 2016GL-VINYL SIDING												

Unique ID: 100007

Wethersfield

Location:	42 COLLIER RD	Unit	
911 Address:			
Map/Block/Lot	100 007		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,701	116,825
Unit		Basement	870	13,050
Overall Condition	Very Good	Better Quality Basement Fin	400	12,000
Class	C	Central Air	1,701	2,552
Stories	1.00	Fireplace	2	6,000
Design (Style)	Ranch	Full Baths	3	15,000
Construction	Wood Frame	Value Before Depr.	0	165,426
Year Built	1950	Depr/Adjust Amount	0	14,888
Percent Complete	100	Final Value (After Depr)	0	150,538

Finished Area	1,701
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	870
Basement Finish	400
Bsmt Room Style	Better
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	9
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1950	Very Good	91	1,408
Fuel	Natural Gas		Frame Garage	1950	Good	458	10,992
Cooling Type	Central	100 %	Patio	1950	Good	168	1,125
			Enclosed Porch	1950	Good	180	2,430
			Enclosed Porch	1950	Good	44	594
			Enclosed Porch	1950	Good	168	2,268
			Open Porch	1950	Good	22	190

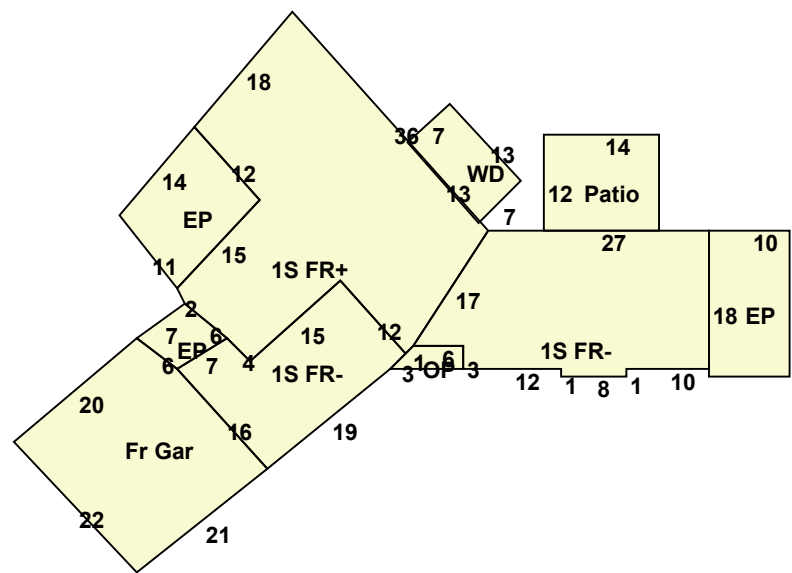
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 169,546

Special Features					Detached Component Computations				
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2009	Good	48	625					

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



Unique ID: 143017

Wethersfield

Card No: 1 of 1

Location:	211 FOX HILL RD			Map/Lot:	143 017		Zone:	AAOS	Date Printed:	02-03-23		
911 Address:				Exempt		Route	3	Nbhd:	128	Last Update:	02-02-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
FRANCO CATRINA & CAMILO				2156 /422	01-23-23	Warranty Surviv			YES	400,000		
211 FOX HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GIARRATANA SALVATORE & PASQUALINA				2148 /515	06-22-22	Quit Claim			NO	0		
GIARRATANA SALVATORE & PASQUALINA L				2137 /282	10-25-21	Quit Claim			NO	0		
GIARRATANA SALVATORE & PASQUALINA				0595 /0274	09-20-95				NO	0		
				/								
				/								
Permit Number	Date	Cost	Assessor Status	Building Permit								
P-17-247	11-02-17	1,400	0	REPLACE 50 GALLON WATER HEATER.								
BP-0127	03-24-10	8,500	100	Remove old and rebuild 12'x40' rear deck w/ rail								
B-2010-0127	03-18-10	8,500	0	TEAR DOWN AND REBUILD A 12' X 40' REAR DECK AND RAIL USING EXISTING PIERS.								
PP07004	01-17-07	850	100	S. P. CONSTRUCTION, 30								
BP06730	12-01-06	6,833	100	Reroof over existing roof								
MP03112	07-28-03	8,855	100	Repl gas furnace & cntrl A/C								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 37	11- Res Land	0.35	86,920				Total Land Value		124,160		
Date	05/23/2018	13- Res Bldg	1.00	169,840				Total Building Value		242,634		
Inspector	EQ							Total Outbuilding Value		0		
Action	DM No Change							Total Market Value		366,794		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	128,000	0.97	0	124,160						
Total	0.35					124,160						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	86,920	86,920	86,920	86,920	86,920							
Building	169,840	169,840	169,840	169,840	169,840							
Outbuilding	0	0	0	0	0							
Total	256,760	256,760	256,760	256,760	256,760					Totals		
Comments												
WDK												

Location:	28 CRICKET KNL	Unit
911 Address:		
Map/Block/Lot	089 008	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,590	202,020
Unit		Basement	1,295	19,425
Overall Condition	Good	Central Air	2,590	3,885
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	243,830
Year Built	1968	Depr/Adjust Amount	0	39,013
Percent Complete	100	Final Value (After Depr)	0	204,817

Finished Area	2,590
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,295
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Elec Baseboard	100 %	Wood Deck	1987	Good	328	5,386
Fuel	Electric		Frame Garage	1968	Average	528	12,500
Cooling Type	Central	100 %	Screened Porch	1968	Average	168	1,989
			Three Season Porch	1987	Good	104	2,009

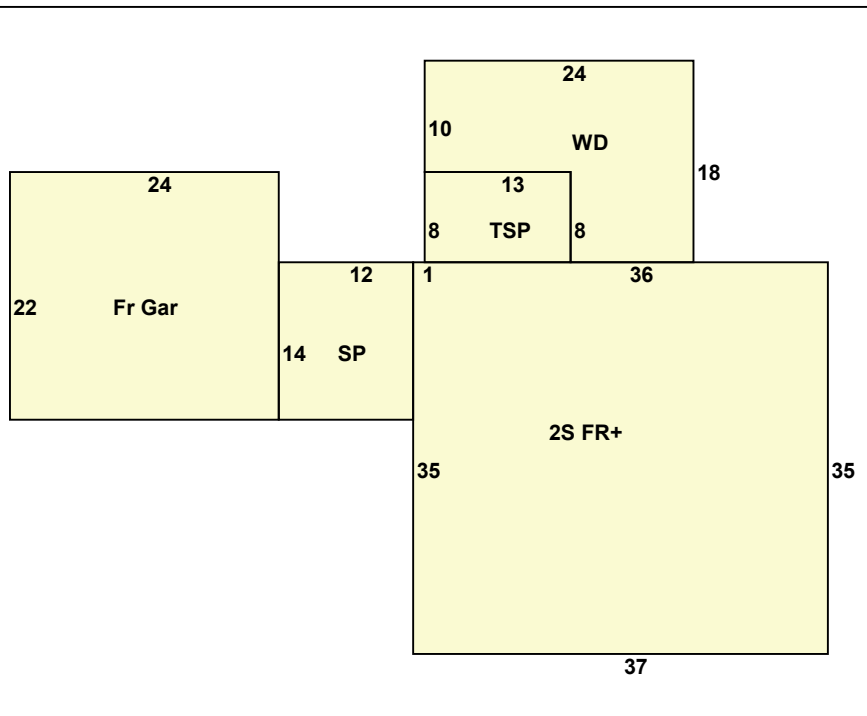
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Special Features			Attached Component Computations				
-------------------------	--	--	--	--	--	--	--

Type	Yr Bilt	Condition	Area/Qty	Value
Total Building Value				
226,704				

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



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

Location:	34 WILMONT ST			Map/Lot:	123 016		Zone:	A	Date Printed:	02-03-23		
911 Address:				Exempt		Route	8	Nbhd:	103	Last Update:	02-02-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
SMITH EMILIE LISE				2156 /439	01-23-23	Warranty Deed			YES	255,000		
34 WILMONT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MCCORMICK MARY C				1799 /0067	08-06-13				YES	163,000		
HAUSER STEVEN M				1618 /0190	11-01-10				YES	201,500		
MICHAUD DANIEL J & DEBRA J				0986 /0021	12-31-02				NO	0		
MICHAUD DANIEL J				0842 /0010	05-01-01				YES	156,250		
DZIKIEWICZ GIZELLE				0804 /0231	08-01-00				NO	0		
Permit Number	Date	Cost	Assessor Status	Building Permit								
P-21-0230	10-28-21	1,000	100	REPL WATER HEATER W/ NEW 50 GAL MEDIUM ELECTRIC 6 YEAR								
M-21-0403	10-25-21	10,000	100	REPL OIL BOILER - EMERGENCY								
E-15-10	01-20-15	20,586	100	INSTALL SOLAR PANELS								
B-15-10	01-15-15	1,549	100	INSTALL 26 ROOF MOUNTED PANELS								
BP-0396	08-20-09	7,200	100	Remove 2 layers of roof & replace								
EP-287	09-30-08	3,000	100	Wire kitchen & laundry to correct fire damage								
				State Item Codes				Appraised Value				
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 75-7	11- Res Land	0.32	72,830				Total Land Value 104,030				
Date	05/07/2018	13- Res Bldg	1.00	79,030				Total Building Value 112,907				
Inspector	EQ	14- Res Outbldg	1.00	680				Total Outbuilding Value 974				
Action	DM Change							Total Market Value 217,911				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.32	0.00	103,000	1.01	0	104,030						
Total	0.32					104,030						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	72,830	72,830	72,830	72,830	72,830							
Building	79,030	79,030	79,030	79,030	79,030							
Outbuilding	680	680	680	680	680							
Total	152,540	152,540	152,540	152,540	152,540					Totals		
Comments												
2009 REROOF SCUTTLE ATTIC ACCESS 2015 SOLAR PANELS 2012 SHD1/KIT TO MOD/REMOVE FBM/ SUMP PUMP												

Unique ID: 123016

Wethersfield

Location:	34 WILMONT ST	Unit	
911 Address:			
Map/Block/Lot	123 016		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,400	101,864
Unit		Basement	1,400	21,000
Overall Condition	Good	Central Air	1,400	2,100
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	132,964
Construction	Wood Frame	Depr/Adjust Amount	0	29,252
Year Built	1957	Final Value (After Depr)	0	103,712
Percent Complete	100			

Finished Area 1,400
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,400
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Garage
Basement Garage Bays	0
Sump Pump	YES
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	22
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Carport	1957	Good	200	1,560
Fuel	Oil		Frame Garage	1957	Good	280	6,989
Cooling Type	Central	100 %	Open Porch	1957	Good	32	287
			Open Porch	1957	Good	40	359

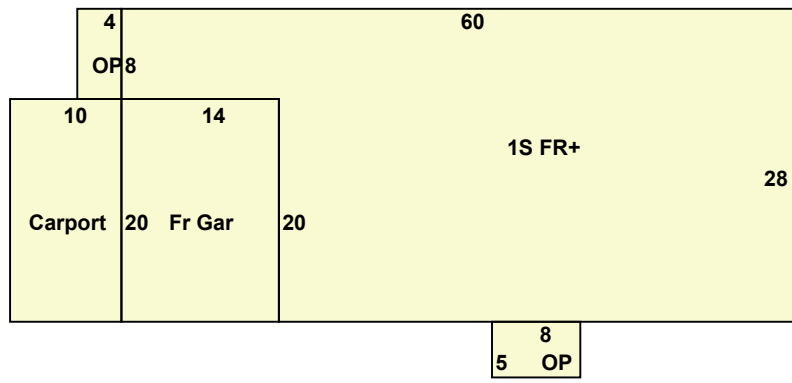
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 112,907

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	26								
					Frame Shed	2012	Average	80	974

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



Location:	28 POTTER XING					Map/Lot:	016 085		Zone:	SRD	Date Printed:	02-03-23
911 Address:						Exempt			Nbhd:	010-	Last Update:	02-02-23
Owner Of Record							Volume/Page	Date	Sales Type		Valid	Sale Price
SEVERNS ERIN K							2156 /559	01-25-23	Warranty Deed		YES	242,500
28 POTTER CR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CISZ FRANCIS H							2148 /711	06-27-22	Warranty Surviv		YES	240,000
BEATTIE JAMES D & CAROL T							1585 /0009	04-08-10			YES	200,000
BEAZLEY KIM M							1585 /0006	04-08-10			NO	0
PARISI KIM M							1123 /0256	12-12-03			YES	158,888
COLE HARRY T JR							0567 /0276	02-24-94			YES	96,500
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
E-22-0252	06-20-22	1,000	No	Closed	100	10-01-22	WIRE FOR FINISHED BASEMENT					
M-22-0193	06-20-22	2,000	No	Closed	100	10-01-22	ADD ZONE HEATING					
B-22-0408	06-17-22	10,000	No	Closed	100	10-01-22	FINISH BASEMENT. SHEETROCK 5 WALLS & BUILD CLOSET					
B-14-381	06-18-14	2,700	No	Permit Issue	100	10-01-14	STRIP & REPL ROOFING					
EP08037	02-05-08	1,000	No	Permit Issue	100		REPLACE UNDERGROUND METER SOCKET					
BP06212	05-16-06	2,585	No	Permit Issue	100		Repl 4 windows					
State Item Codes							Appraised Value					
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 102	15- Condominium	1.00	88,270				Total Land Value 0				
Date	07/29/2014							Total Building Value 126,093				
Inspector	CR							Total Outbuilding Value 0				
Action	49							Total Market Value 126,093				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Total	0.00					0						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value	
Land	0	0	0	0	0							
Building	88,270	88,270	88,270	88,270	88,270							
Outbuilding	0	0	0	0	0							
Total	88,270	88,270	88,270	88,270	88,270				Totals			
Comments												
PUD - .06 ACRES 2013 CORRECT FGR/FBM												

LOCATION:	28 POTTER XING
911 ADDRESS:	
MAP/BLOCK/LOT:	016 085

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Crossings	Base Rate	920	119,600
Model Standard 2	Average Quality Baseme	400	6,300
Style PUD	Basement	444	6,993
	Fireplace	1	3,150
	Full Baths	1	5,250
	Half Baths	1	2,625
	Value Before Depr.	0	143,918
	Depr/Adjust Amount	0	25,905
	Final Value (After Dep)	0	118,013

Building Use	Residential
Condition	Average
Class	C+
Stories	1.65
Construction	
Year Built	1984
Percent Complete	100

FOUNDATION	
Basement Area	444
Basement Finished Area	400
Room Style	Average
Access	
Garage Bays	0
Sump Pump	NO

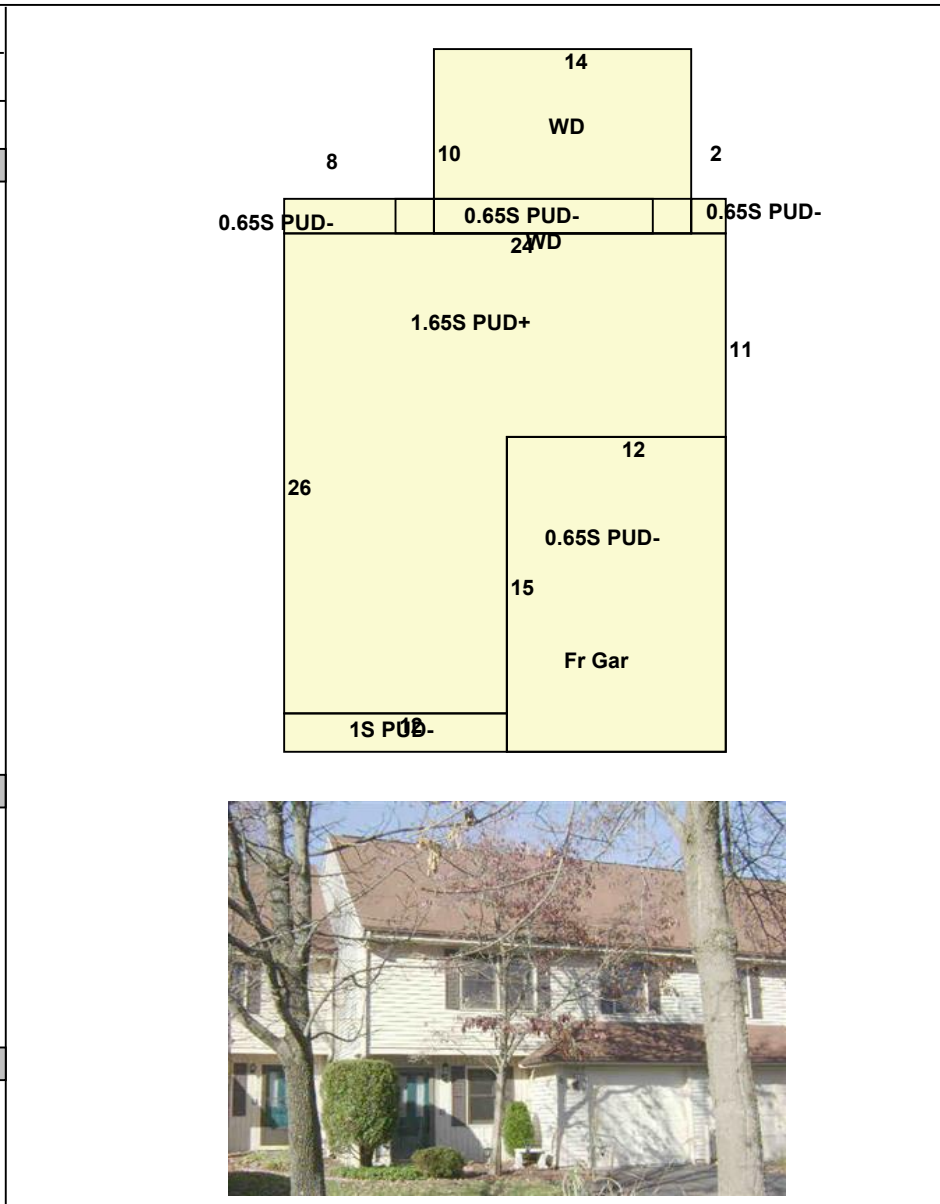
HVAC	
Heating Type	Hot Water 100 %
Fuel Type	Natural Gas
Cooling Type	None 0 %

INTERIOR	
Floors	Carpet
Fireplaces	1
Wood Stoves	0

EXTERIOR	
Exterior Walls	

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
920	4	2	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID: 1630790C19

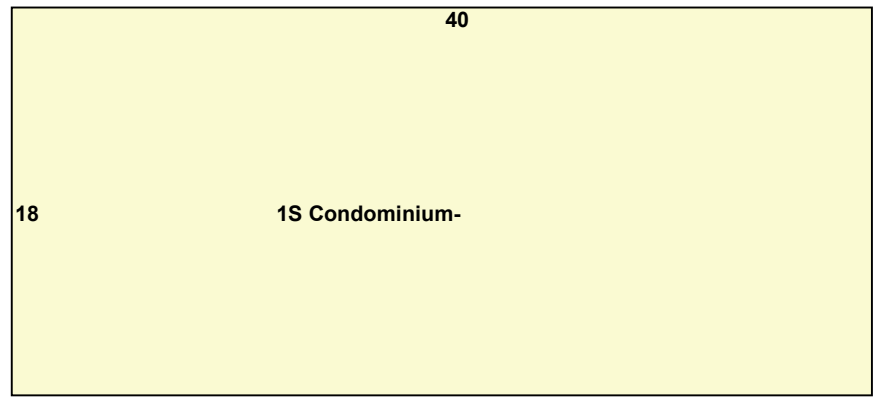
Wethersfield

Card No: 1 of 1

Location:	53 WOLCOTT HILL RD					Map/Lot:	163 079 0C19	Zone:	SRD	Date Printed:	02-03-23
911 Address:						Exempt		Nbhd:	010-	Last Update:	02-02-23
Owner Of Record						Volume/Page	Date	Sales Type		Valid	Sale Price
PIMENTEL LARISSA						2156 /603	01-27-23	Warranty Deed		YES	112,000
53 WOLCOTT HILL RD C19 WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
DURIC EDIN						2098 /586	12-30-19	Warranty Deed		YES	62,000
MUSTAFIC MIRRUS & MERSAD						2018 /0252	11-08-17			YES	49,000
ORTIZ PABLO G						1397 /0098	03-13-07			YES	75,000
SAMM INVESTMENT GROUP C/O DOT MASCOLO						0547 /0276	05-27-93			NO	0
						/					
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit				
				State Item Codes				Appraised Value			
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot C19	15- Condominium	1.00	34,630				Total Land Value 0			
Date	02/26/2013	01/22/2004						Total Building Value 49,478			
Inspector	SB							Total Outbuilding Value 0			
Action	Data Mailer Rec	Hearing-No Chng						Total Market Value 49,478			
Acres						Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
Total	0.00					0					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0						
Building	34,630	34,630	34,630	34,630	34,630						
Outbuilding	0	0	0	0	0						
Total	34,630	34,630	34,630	34,630	34,630						
										Totals	
Comments											
2018-SALES REVIEW											

LOCATION:	53 WOLCOTT HILL RD C19
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 0C19

GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex Wolcott Hill		Base Rate	720	62,640	
Model Third		Central Air	720	1,080	
Style Condominium		Full Baths	1	5,000	
		Value Before Depr.	0	68,720	
		Depr/Adjust Amount	0	19,242	
		Final Value (After Dep)	0	49,478	
Building Use Residential					
Condition Average					
Class C					
Stories 1.00					
Construction					
Year Built 1965					
Percent Complete 100					
FOUNDATION					
Basement Area 0					
Basement Finished Area 0					
Room Style					
Access		GRADE FACTOR	0		
Garage Bays 0		ECONOMIC DEPR %	0		
Sump Pump NO		PHYSICAL DEPR %	28		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type Forced Hot Air	100 %	Description	Area/Qty	Value	
Fuel Type Oil					
Cooling Type Central	100 %				
INTERIOR					
Floors Carpet	Vinyl				
Fireplaces 0					
Wood Stoves 0					
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
		Location			
		Floor/Unit Location			
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
720	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

Location:	45 STILLMAN WALK					Map/Lot:	209 009 014		Zone:	SRD	Date Printed:	02-03-23		
911 Address:						Exempt			Nbhd:		Last Update:	02-03-23		
Owner Of Record							Volume/Page	Date	Sales Type		Valid	Sale Price		
EMANUELE FRANK & ANGELINA							2156 /676	01-31-23	Warranty Surviv		YES	280,000		
45 STILLMAN WALK WETHERSFIELD , CT 06109														
Additional Owners:														
Prior Owner History														
COLLI JOHN R III							2156 /674	01-31-23	Quit Claim		NO	0		
COLLI RAMON J & SANDRA L/U							1849 /0222	08-22-14			NO	0		
COLLI RAMON J & SANDRA							1663 /0204	07-19-11			NO	255,390		
HOMETOWN DEVELOPERS							1342 /0275	06-20-06			NO	0		
							/							
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit							
TM11-67	05-16-11	10,000	No	Permit Issue	100		C/A							
TE-11-114	05-10-11	8,000	No	Permit Issue	100		COMPLETE INTERIOR WIRING OF RESIDENCE HOUSE. INSTALL 20 AMP UNDERGROUN							
P-10-111	12-23-10	9,800	No	Permit Issue	100		PLUMB FOR NEW SINGLE FAMILY							
B-10-297	09-29-10	130,000	No	Permit Issue	100		SING FAM DWL							
State Item Codes														
Census/Tract			Code				Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map			Dev Lot				15-	Condominium	1.00	158,300			Total Land Value	
Date													0	
Inspector													Total Building Value	
Action													226,144	
													Total Outbuilding Value	
													0	
													Total Market Value	
													226,144	
Acres							Influence Factors							
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment				
Total	0.00					0								
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals							
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value		
Land	0	0	0	0	0									
Building	158,300	158,300	158,300	158,300	158,300									
Outbuilding	0	0	0	0	0									
Total	158,300	158,300	158,300	158,300	158,300									
										Totals				
Comments														

LOCATION:	45 STILLMAN WALK
911 ADDRESS:	
MAP/BLOCK/LOT:	209 009 014

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Stillman Walk	Base Rate	1,332	159,840
Model A	Central Air	1,332	2,498
Style Condominium	Fireplace	1	3,750
	Full Baths	2	12,500
	Value Before Depr.	0	178,588
	Depr/Adjust Amount	0	-3,214
	Final Value (After Dep)	0	181,802

Building Use	Residential
Condition	Average
Class	B
Stories	1.00
Construction	
Year Built	2011
Percent Complete	100

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

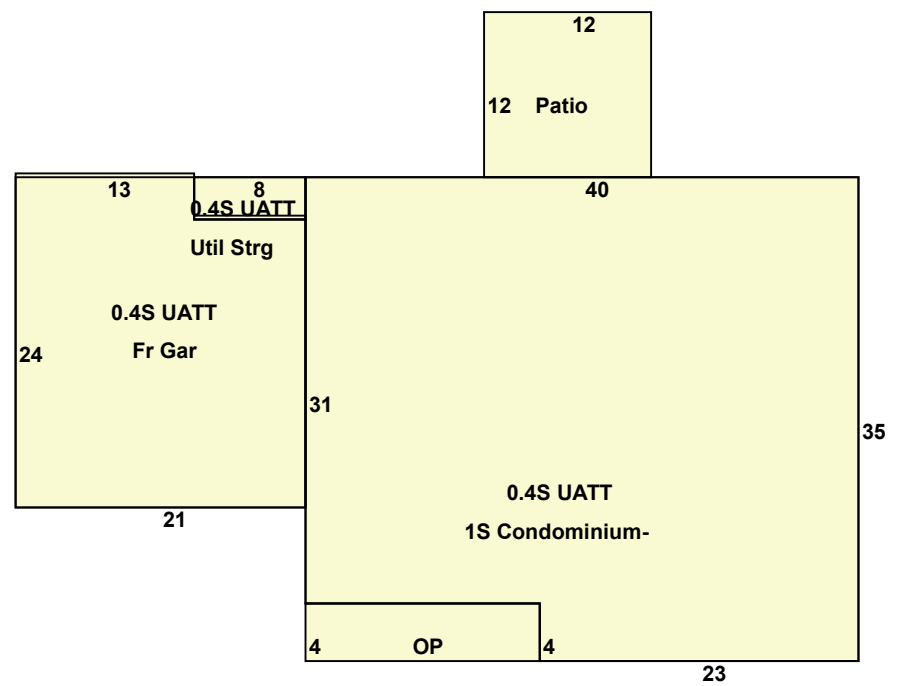
HVAC	
Heating Type	Forced Hot Air 100 %
Fuel Type	Natural Gas
Cooling Type	Central 100 %

INTERIOR	
Floors	Carpet
Fireplaces	1
Wood Stoves	0

EXTERIOR	
Exterior Walls	

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,332	4	2	1	2	0



Description	Year Blt	Area/Qty	Value