

Unique ID: 177084

Wethersfield

Card No: 1 of 1

Location:	626 WOLCOTT HILL RD				Map/Lot:	177 084		Zone:	A	Date Printed:	08-29-23	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	08-23-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MCKENZIE MATTHEW & CATHERINE					2160 /959	07-05-23		Warranty Deed		YES	630,000	
626 WOLCOTT HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
RENSTROM JAMES T & HALLADAY SAMANTHA A					2148 /270	06-16-22		Warranty Surviv		YES	560,000	
SHAFMAN MARTIN J & CAROL A					1678 /0267	11-01-11				NO	239,700	
FEDERAL NATIONAL MORTGAGE ASSOCIATI					1668 /0136	08-26-11				YES	244,487	
ZAHNKE WESLEY E & TULLY-ZAHNKE KERRY E					1354 /0311	08-16-06				NO	267,000	
GREER AUSTIN P					1137 /0087	02-12-04				NO	0	
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-22-0723	09-27-22	4,634	100	REPLACE ENTRY DOOR								
M-17-117	06-07-17	1,000	100	RUN CONDUIT FOR POOL HEATER								
E-17-188	06-05-17	2,000	100	INSTALL ELECTRICAL FOR INGROUND POOL. 2 LED COLOR POOL LIGHTS & 1 LED SPA LIGHT								
B-17-180	05-26-17	105,000	100	INSTALL INGROUND SWIMMING POOL								
P-17-72	04-06-17	2,200	100	REMOVING HOUSE TRAP IN BASEMENT FLOOR								
B-17-119	04-05-17	2,500	100	DEMOLISH EXISTING 20'x16' GARAGE AND ATTACHED 8'x16' SHED								
				State Item Codes					Appraised Value			
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		94,860		
Dev Map	Dev Lot	1ARE	11- Res Land	0.61	66,400			Total Building Value		211,168		
Date	08/22/2023		13- Res Bldg	1.00	147,820			Total Outbuilding Value		42,588		
Inspector	SB		14- Res Outbldg	3.00	29,810			Total Market Value		348,616		
Action	No Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.61	0.00	93,000	1.02	0	94,860						
Total	0.61					94,860						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	66,400	66,400	66,400	66,400	66,400							
Building	147,820	147,620	145,970	145,970	145,970							
Outbuilding	29,810	29,810	29,810	29,810	29,810							
Total	244,030	243,830	242,180	242,180	242,180					Totals		
Comments												
2022GL: 2.5 BATHS PER LISTING 2018GL-PATIO, IG GUNITE POOL, SPA, STORY HEIGHT 2017GL-DEMO GARAGE, CHG SKETCH PICTOMETRY 2012-INTERIOR & EXTERIOR RENOVATIONS 2012 FOP/TSP TO BAS												

Unique ID: 177084

Wethersfield

Location:	626 WOLCOTT HILL RD	Unit	
911 Address:			
Map/Block/Lot	177 084		

General Description	Description	Area/Qty	Value
Building Use Single Family	Base Rate	2,467	212,039
Unit	Basement	886	15,284
Overall Condition Very Good	Central Air	2,467	4,256
Class B-	Extra Fixtures	1	345
Stories 1.90	Fireplace	2	6,900
Design (Style) Dutch Colonial	Full Baths	2	11,500
Construction Wood Frame	Half Baths	1	2,875
Year Built 1900	Value Before Depr.	0	253,198
Percent Complete 100	Depr/Adjust Amount	0	45,576
	Final Value (After Depr)	0	207,622

Finished Area 2,467
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	886
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	18
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Open Porch	1900	Very Good	327	3,546
Fuel	Natural Gas							
Cooling Type	Central	100 %						

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

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gambrel

Total Building Value 211,168

Special Features

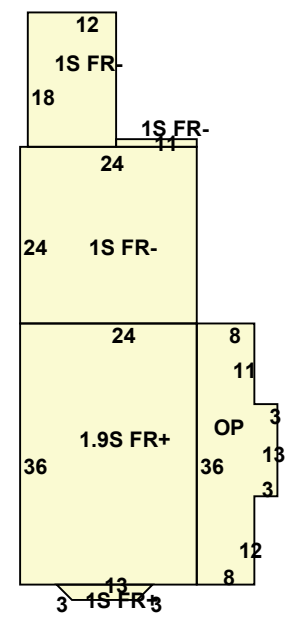
Extra Fixtures	1
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Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Stone Patio	2018	Average	400	10,395					
Gunite Pool	2017	Average	756	27,783					
Pool Spa	2017	Average	64	4,410					

Room Summary

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



Unique ID: 123028

Wethersfield

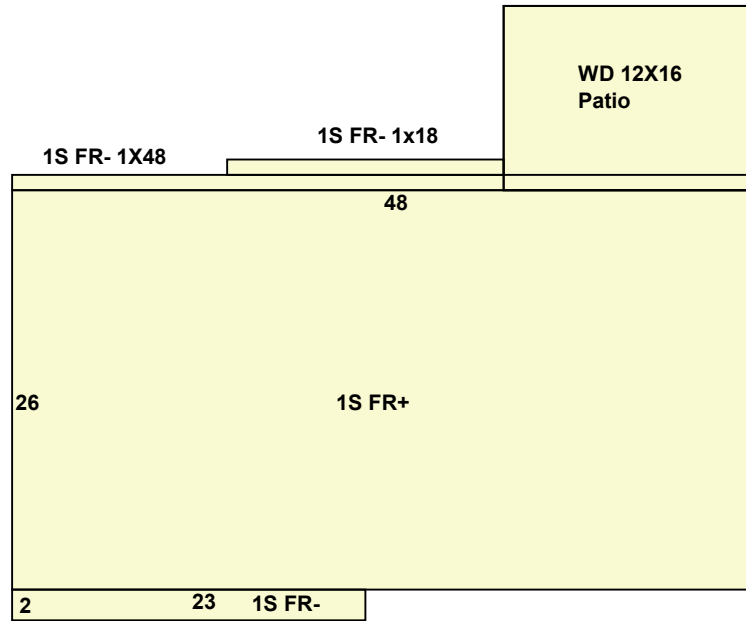
Card No: 1 of 1

Location:	28 AMHERST ST				Map/Lot:	123 028		Zone:	A	Date Printed:	08-29-23	
911 Address:					Exempt		Route	8	Nbhd:	103	Last Update:	07-13-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
LIU ZILIN & ZHENG MEITING					2160 / 1123	07-06-23		Warranty Surviv		YES	399,900	
28 AMHERST ST WETHERSFIELD, CT 06109												
Additional Owners:												
Prior Owner History												
TINE JOHN P					1313 / 0325	02-07-06				NO	0	
PORTER CARMELA					1182 / 0312	08-02-04				NO	0	
TINE JOHN P					0751 / 0105	05-04-99				NO	40,000	
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
MP000110	06-22-00	6,500	100	Central A/C								
PP000106	05-25-00	6,000	100	1wtrhtr.1wshmach-bsmnt:1sink.2baths.2clo								
EP000070	03-22-00	0	100	Complete new wiring								
BP-99-0535	10-06-99	100,000	100	SF W/ 2 CAR GAR								
				State Item Codes				Appraised Value				
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		103,000		
Dev Map	Dev Lot 156P	11- Res Land	0.25	72,100				Total Building Value		165,827		
Date	07/13/2023	13- Res Bldg	1.00	116,080				Total Outbuilding Value		5,875		
Inspector	SB	14- Res Outbldg	1.00	4,110				Total Market Value		274,702		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.25	0.00	103,000	1.00	0	103,000						
Total	0.25					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	116,080	114,650	114,650	114,650	114,650							
Outbuilding	4,110	4,110	4,110	4,110	4,110							
Total	192,290	190,860	190,860	190,860	190,860					Totals		
Comments												
2023GL: EXTRA KITCHEN & PATIO PER LISTING MEASURE EST - 3-17-08												

Unique ID: 123028

Wethersfield

Location:		28 AMHERST ST		Unit								
911 Address:												
Map/Block/Lot		123 028										
General Description		Description	Area/Qty	Value								
Building Use	Single Family	Base Rate	1,360	100,409								
Unit		Basement	1,248	18,720								
Overall Condition	Average	Basement Garage Bays	2	4,000								
Class	C	Central Air	1,360	2,040								
Stories	1.00	Extra Fixtures	1	300								
Design (Style)	Raised Ranch	Finished Lower Level	780	27,300								
Construction	Wood Frame	Fireplace	2	6,000								
Year Built	2000	Full Baths	2	10,000								
Percent Complete	100	Half Baths	1	2,500								
Finished Area	1,360	Value Before Depr.	0	171,269								
Finished Area Does Not Include Finished Basement Area		Depr/Adjust Amount	0	10,276								
Foundation		Final Value (After Depr)	0	160,993								
Basement Area	1,248											
Basement Finish	780											
Bsmt Room Style	Finish LL											
Basement Walls												
Outside Entry												
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %	6							
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	2000	Average	192	3,068					
Fuel	Oil		Patio	2000	Average	192	1,765					
Cooling Type	Central	100 %										
Interior												
Floors	Tile	Carpet										
Attic Access												
Walls	Plaster											
Fireplaces	2											
Wood Stoves	0											
Exterior												
Exterior	Vinyl Siding	Brick Veneer										
Roof Cover	Asphalt											
Roof Type	Gable											
Total Building Value						165,827						
Special Features			Detached Component Computations									
Extra Fixtures	1		Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
			Frame Shed	2007	Excellent	192	5,875					
Room Summary												
Total	Bedroom	Kitchens	Full Bath	Half Bath								
6	3	1	2	1								



Unique ID: 080002

Wethersfield

Card No: 1 of 1

Location: 14 IVY LN		Map/Lot: 080 002		Zone: A1		Date Printed: 08-29-23						
911 Address:		Exempt		Route 9		Nbhd: 106		Last Update: 07-21-23				
Owner Of Record					Volume/Page		Date		Sales Type		Valid	Sale Price
FREEMAN DANIEL & BAILEY VICTORIA					2160 / 1105		07-06-23		Warranty Surviv		YES	455,000
14 IVY LA WETHERSFIELD, CT 06109												
Additional Owners:												
Prior Owner History												
QUINN DONNA L					2155 / 867		12-27-22		Probate		NO	0
QUINN THOMAS W & DONNA L					0278 / 0126		09-01-71				NO	0
					/							
					/							
					/							
Permit Number				Date	Cost	Assessor Status	Building Permit					
B-15-829				10-27-15	5,000	0	STRIP AND REROOF.					
B-15-829				10-27-15	5,000	100	STRIP & REROOF					
EP000204				06-21-00	500	100	Upgrade ground (storm damage)					
State Item Codes												
Census/Tract 4924		Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map		Dev Lot 143	11- Res Land	0.28	73,460			Total Land Value 104,940				
Date 07/13/2023			13- Res Bldg	1.00	147,850			Total Building Value 211,218				
Inspector SB			14- Res Outbldg	1.00	470			Total Outbuilding Value 672				
Action LISTING REVIEW								Total Market Value 316,830				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.28	0.00	106,000	0.99	0	104,940						
Total	0.28					104,940						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	73,460	73,460	73,460	73,460	73,460							
Building	147,850	146,070	146,070	146,070	146,070							
Outbuilding	470	470	470	470	470							
Total	221,780	220,000	220,000	220,000	220,000							
											Totals	
Comments												
2023GL: COMPOSITE DECK & 2 XTRA FIXTURES PER LISTING												

Unique ID: 080002

Wethersfield

Location:	14 IVY LN	Unit	
911 Address:			
Map/Block/Lot	080 002		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,558	199,524
Unit		Basement	676	10,140
Overall Condition	Good	Central Air	2,558	3,837
Class	C	Extra Fixtures	2	600
Stories	2.00	Fireplace	1	3,000
Design (Style)	Colonial	Full Baths	3	15,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1963	Whirlpool	1	2,000
Percent Complete	100	Value Before Depr.	0	236,601
		Depr/Adjust Amount	0	42,588
		Final Value (After Depr)	0	194,013

Finished Area	2,558	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	676			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Garage			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

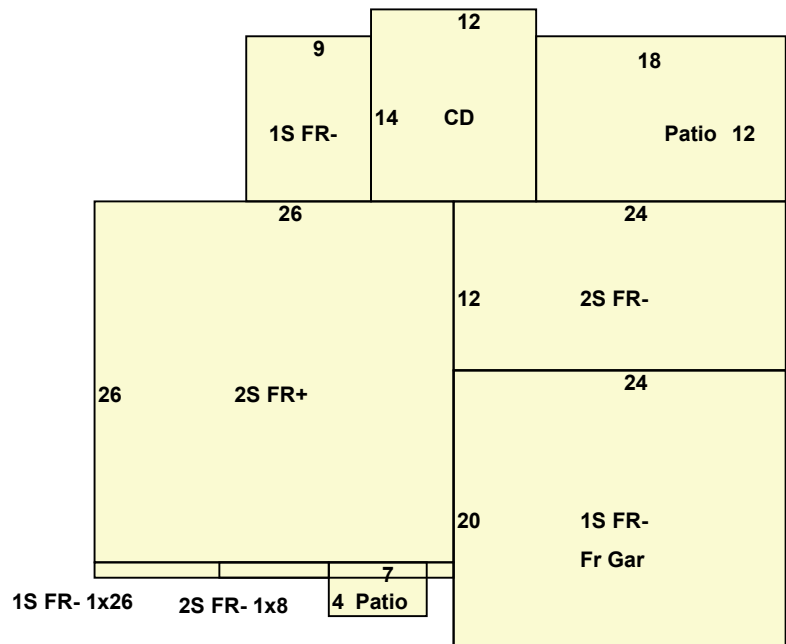
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Composite Deck	1963	Good	168	2,755
Fuel	Natural Gas			Frame Garage	1963	Good	480	12,595
Cooling Type	Central	100 %		Patio	1963	Good	28	213
				Patio	1963	Good	216	1,642

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	
211,218	

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Whirlpool	1								
Extra Fixtures	2				Frame Shed	1985	Average	96	672

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
9	5	1	3	1



Unique ID: 145050

Wethersfield

Card No: 1 of 1

Location:	180 COPPERMILL RD				Map/Lot:	145 050		Zone:	AA	Date Printed:	08-29-23		
911 Address:					Exempt		Route	3	Nbhd:	128	Last Update:	07-13-23	
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price	
PLATOSZ DEBRA J					2160 / 1088	07-06-23		Warranty Deed			YES	490,000	
180 COPPERMILL RD WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
WATERHOUSE KEITH B & APRIL M					1983 / 0238	03-15-17					NO	249,900	
LIBERA NANCY E EST					1983 / 0237	03-15-17					NO	0	
LIBERA NANCY E EST LIBERA RICHARD W EXEC					1983 / 0236	03-15-17					NO	0	
LIBERA NANCY					1979 / 0056	02-03-17					NO	0	
LIBERA BENJAMIN & NANCY					0538 / 0577	01-04-93					NO	0	
Permit Number	Date	Cost	Assessor Status	Building Permit									
B-20-0260	05-12-20	10,915	100	Remove aluminum siding and install vinyl siding . Color - charcoal , Certainteed . 18.5 sq									
B-17-287	06-05-17	8,113	100	STRIP & REROOF									
E-17-130	04-24-17	2,000	100	SVC UPGR									
Z-17-6	04-13-17	3,000	100	INSTALL PREBUILT 8'x12' KLOTER FARMS SHED									
				State Item Codes					Appraised Value				
Census/Tract	4926			Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 63			11- Res Land	0.47	89,600				Total Land Value 128,000			
Date	07/13/2023			13- Res Bldg	1.00	106,000				Total Building Value 151,429			
Inspector	SB			14- Res Outbldg	1.00	2,060				Total Outbuilding Value 2,937			
Action	LISTING REVIEW									Total Market Value 282,366			
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.47	0.00	128,000	1.00	0	128,000							
Total	0.47					128,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value	
Land	89,600	89,600	89,600	89,600	89,590								
Building	106,000	104,110	104,110	104,110	104,110								
Outbuilding	2,060	2,050	2,050	2,050	2,060								
Total	197,660	195,760	195,760	195,760	195,760					Totals			
Comments													
2023GL: PAVER PATIO & COMPOSITE DECK PER LISTING													
2020GL-VINYL SIDING													
2017GL-SHED													
2016 HARDWOOD FLRS PER MLS													

Unique ID: 145050

Wethersfield

Location:	180 COPPERMILL RD	Unit
911 Address:		
Map/Block/Lot	145 050	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,512	107,957
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Good	Basement	1,512	22,680
Class	C	Central Air	1,512	2,268
Stories	1.00	Fireplace	2	6,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	154,905
Year Built	1965	Depr/Adjust Amount	0	26,334
Percent Complete	100	Final Value (After Depr)	0	128,571

Finished Area	1,512
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,512
Basement Finish	400
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 %	Composite Deck	1965	Good	280	4,648
Fuel	Natural Gas		Frame Garage	1965	Good	552	14,661
Cooling Type	Central	100 %	Paver Patio	1965	Good	326	2,008
			Enclosed Porch	1965	Good	15	224
			Open Porch	1965	Good	138	1,317

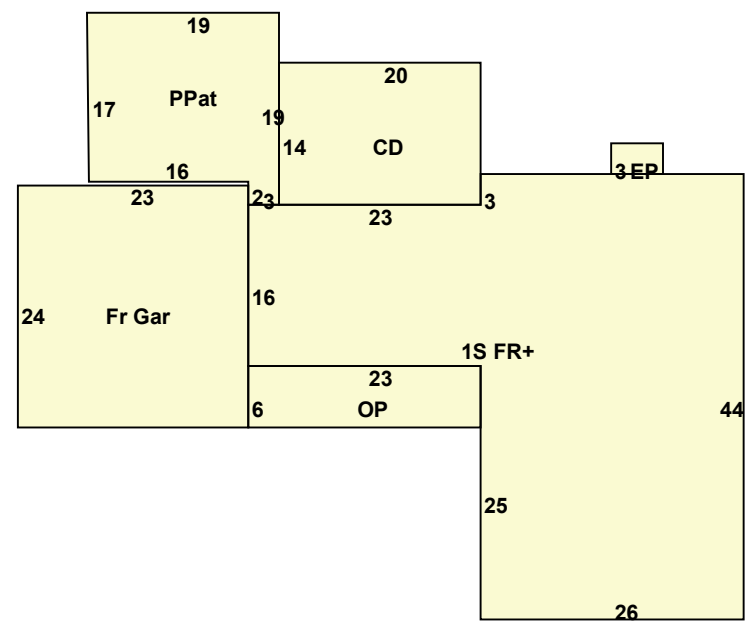
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value			151,429	
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Special Features					Detached Component Computations				
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2017	Excellent	96	2,937					

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



Unique ID: 090003

Wethersfield

Card No: 1 of 1

Location:	45 TWO ROD HWY				Map/Lot:	090 003		Zone:	AA	Date Printed:	08-29-23	
911 Address:					Exempt		Route	1	Nbhd:	117	Last Update:	07-13-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
RANDAZZO WILLIAM					2160 / 1080	07-06-23	Exec Deed			YES	480,000	
45 TWO ROD HWY WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MANGIAFICO MARY ELAINE SCHIVIO EST					2156 / 68	01-05-23	Probate			NO	0	
MANGIAFICO ELAINE S					2106 / 683	07-06-20	Quit Claim			NO	0	
MANGIAFICO JOHN R & ELAINE S					2104 / 211	05-26-20	Probate			NO	0	
MANGIAFICO JOHN R & ELAINE S					0305 / 0810	05-16-77				NO	21,000	
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-21-0854	11-18-21	8,000	100	BUILD 16'X14' PRESSURE TREATED DECK								
M-21-0358	09-20-21	8,100	100	Replace gas boiler and indirect tank.								
B-21-0502	07-12-21	18,400	100	Strip and reroof 40 sq. Ice and water.								
M-19-0181	08-01-19	6,000	100	Remove existing equipment and install Trane air conditioning.								
8775	11-09-98	1,400	100									
				State Item Codes					Appraised Value			
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot EP25	11- Res Land	0.51	81,900	13- Res Bldg	1.00	135,100	Total Land Value 117,000				
Date	07/13/2023							Total Building Value 192,993				
Inspector	SB							Total Outbuilding Value 0				
Action	LISTING REVIEW							Total Market Value 309,993				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.51	0.00	117,000	1.00	0	117,000						
Total	0.51					117,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	81,900	81,900	81,900	81,900	81,900							
Building	135,100	134,910	134,620	134,620	134,620							
Outbuilding	0	0	0	0	0							
Total	217,000	216,810	216,520	216,520	216,520					Totals		
Comments												
2023GL: 1 XTRA FIXTURE PER LISTING REVIEW												
2022GL: REPL & ENLARGE DECK												

Location:	147 RANDY LN			Map/Lot:	182 014		Zone:	A1	Date Printed:	08-29-23		
911 Address:				Exempt		Route	4	Nbhd:	113	Last Update:	07-13-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
RIGGOTT ERIC J & ERIN E				2160 / 1047	07-06-23	Warranty Surviv			YES	510,000		
147 RANDY LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
EDWARDS WENDELL DONNELL & MEKIO ALBERTINE				2121 / 36	02-22-21	Warranty Surviv			YES	419,000		
EVEN PATRICK M & CHRISTINE M				2121 / 35	02-22-21	Name Change			NO	0		
EVEN PATRICK M & LESTER CHRISTINE M				2003 / 0135	07-24-17				YES	375,000		
JACHYM EVELYN H				0731 / 0154	12-18-98				NO	0		
				/								
Permit Number	Date	Cost	Assessor Status	Building Permit								
E-21-0384	08-06-21	24,327	100	Wire a 34 panel roof top rail less PV solar system . 12.92kw								
B-21-0574	08-05-21	10,426	100	Install a 34 panel roof tp rail less PV solar system. 12.92kw								
M-15-203	10-01-15	5,000	0	REPLACE EXISTING 3.5 TON A/C CONDENSER AND AIR HANDLER.								
M-15-203	10-01-15	5,000	100	REPL EXISTING A/C								
PP0327	02-24-03	500	100	Gas wtr htr								
BP02023	01-14-02	4,210	100	Reroof-2nd layer								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 112	11- Res Land	0.31	79,100				Total Land Value 113,000				
Date	05/19/2018	13- Res Bldg	1.00	179,910				Total Building Value 257,015				
Inspector	EQ	14- Res Outbldg	1.00	390				Total Outbuilding Value 560				
Action	DM No Change							Total Market Value 370,575				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.31	0.00	113,000	1.00	0	113,000						
Total	0.31					113,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	79,100	79,100	79,100	79,100	79,100							
Building	179,910	179,910	179,910	179,910	179,910							
Outbuilding	390	390	390	390	390							
Total	259,400	259,400	259,400	259,400	259,400					Totals		
Comments												
2021GL-SOLAR PANELS 2018GL-FEP IS BSM, ADD WD, SALES REVIEW, FBA, KITCHEN UPDATED												

Unique ID: 182014

Wethersfield

Location:	147 RANDY LN	Unit	
911 Address:			
Map/Block/Lot	182 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,366	188,239
Unit		Average Quality Basement Fi	825	12,375
Overall Condition	Good/VG	Basement	1,064	15,960
Class	C	Central Air	2,366	3,549
Stories	2.40	Fireplace	1	3,000
Design (Style)	Colonial	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1978	Value Before Depr.	0	235,623
Percent Complete	100	Depr/Adjust Amount	0	18,850
		Final Value (After Depr)	0	216,773

Finished Area 2,366
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,064
Basement Finish	825
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Grade Factor	0	Physical Depreciation %	8
Economic Depreciation %	0	Functional Depreciation %	0

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

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

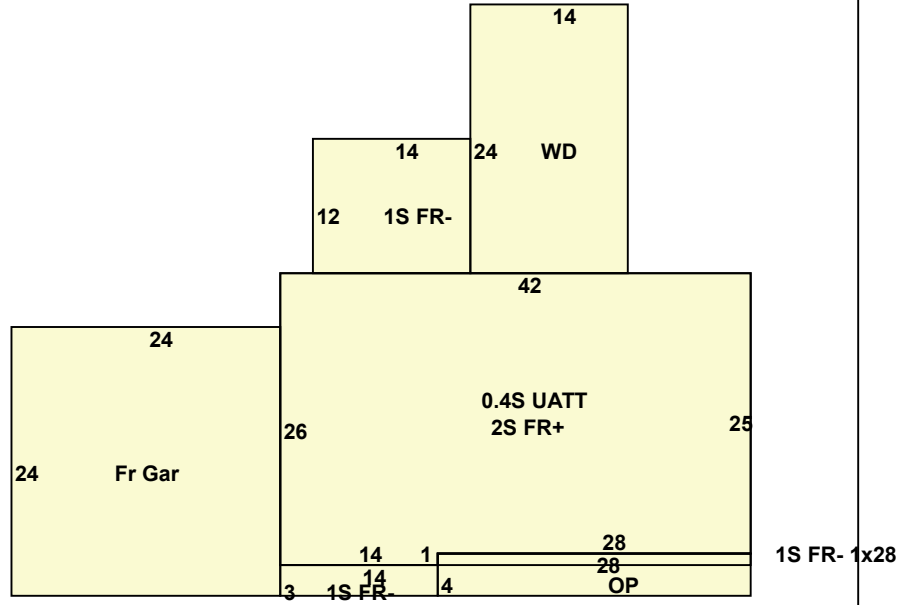
Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1978	Good/Very Good	426	13,717
Wood Deck	1978	Good/Very Good	336	5,255
Wood Deck	1978	Good/Very Good	200	3,125
Frame Garage	1978	Good/Very Good	576	16,957
Open Porch	1978	Good/Very Good	112	1,185

Total Building Value			257,015
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Special Features	
Solar Panels	34

Detached Component Computations									
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1985	Average	80	560					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
9	4	1	2	1



Unique ID: 145038

Wethersfield

Card No: 1 of 1

Location:	104 MORGAN CIR				Map/Lot:	145 038		Zone:	AA	Date Printed:	08-29-23	
911 Address:					Exempt		Route	3	Nbhd:	118	Last Update:	07-13-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
PETHIGAL JEFFREY & LISA					2160 / 1083	07-06-23		Warranty Surviv		YES	655,000	
104 MORGAN CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
LUIZ ROBERT J & TAMMY A					0817 / 0341	11-28-00				YES	215,000	
CALABRESE THOMAS					0378 / 0425	11-18-86				NO	195,000	
					/							
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-22-0179	03-29-22	17,000	100	STRIP & REROOF								
BP07615	11-07-07	10,000	100	18X36 ingrnd pool								
EP07036	01-25-07	500	100	Repl service wire								
BP06753	12-06-06	18,000	100	14X25 garage addn								
CK2003	01-28-03	0	100	WDK NOW BAS								
				State Item Codes				Appraised Value				
Census/Tract	4926			Code	Quantity	Value	Code	Quantity	Value			
Dev Map		Dev Lot	J	11- Res Land	0.82	85,090				Total Land Value	121,540	
Date	02/26/2013	02/20/2015		13- Res Bldg	1.00	141,880				Total Building Value	202,692	
Inspector	MF			14- Res Outbldg	2.00	9,440				Total Outbuilding Value	13,491	
Action	Data Mailer Rec	BAA-Assr Req								Total Market Value	337,723	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.82	0.00	118,000	1.03	0	121,540						
Total	0.82					121,540						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	85,090	85,090	85,090	85,090	85,090							
Building	141,880	141,880	141,880	141,880	141,880							
Outbuilding	9,440	9,440	9,440	9,440	9,440							
Total	236,410	236,410	236,410	236,410	236,410					Totals		
Comments												
FUNC = NO ACCESS TO HOUSE FROM GARAGE 2014-ROW =MDC ADJ GRADE												

Unique ID: 145038

Wethersfield

Location:	104 MORGAN CIR	Unit
911 Address:		
Map/Block/Lot	145 038	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,130	143,392
Unit		Average Quality Basement Fi	1,300	19,500
Overall Condition	Average	Basement	1,378	20,670
Class	C	Central Air	2,130	3,195
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1975	Value Before Depr.	0	202,257
Percent Complete	100	Depr/Adjust Amount	0	44,496
		Final Value (After Depr)	0	157,760

Finished Area	2,130
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,378
Basement Finish	1,300
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Grade Factor	0	Physical Depreciation %	22
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1975	Average	400	10,920
Fuel	Natural Gas		Wood Deck	1975	Average	24	318
Cooling Type	Central	100 %	Frame Garage	1975	Average	1,000	24,960
			Patio	1975	Average	400	2,840
			Open Porch	1975	Average	54	484
			Utility Storage	1975	Average	392	3,298
			Utility Storage	1975	Average	252	2,117

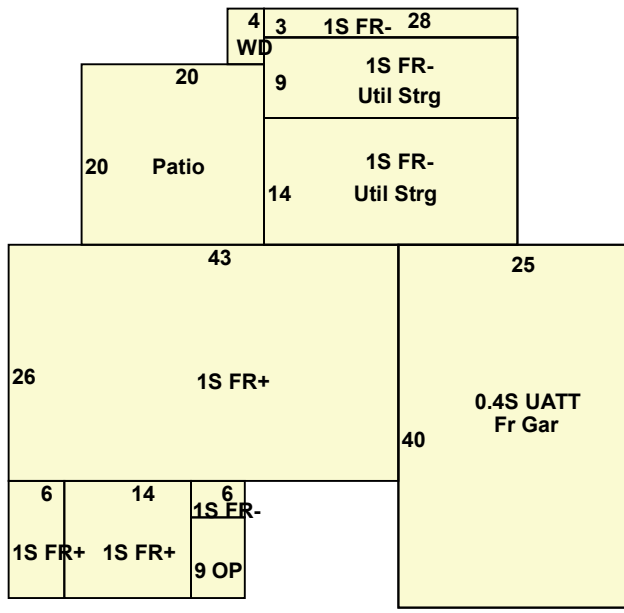
Interior		
Floors	Carpet	Tile
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value			202,692	
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Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Bath House Wtih Dressi	1975	Average	200	3,550					
Vinyl Pool	2008	Average	450	9,941					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
8	3	1	2	1



Unique ID: 076009

Wethersfield

Card No: 1 of 1

Location:		79 WESTLOOK RD				Map/Lot:		076 009		Zone:		A		Date Printed:		08-29-23							
911 Address:						Exempt				Route		9		Nbhd:		106		Last Update:		07-13-23			
Owner Of Record										Volume/Page		Date		Sales Type			Valid	Sale Price					
GANONO 3 LLC										2161 /41		07-11-23		Exec Deed			YES	260,000					
80 WELLSWOOD RD UNIT 7 HEBRON , CT 06231																							
Additional Owners:																							
Prior Owner History																							
KRAMAR PAUL EST					KRAMAR ANDREW EXECUTOR					2161 /40		07-11-23		Probate			NO	0					
KRAMAR PAUL EST					KRAMAR ANDREW EXECUTOR					2159 /734		05-19-23		Probate			NO	0					
KRAMAR PAUL										2041 /86		05-14-18		Probate			NO	0					
KRAMAR PAUL										0514 /0078		02-18-92					NO	0					
										/													
Permit Number		Date		Cost		Assessor Status		Building Permit															
E-18-265		07-16-18		1,875		100		CHNG SVC															
						State Item Codes						Appraised Value											
Census/Tract		4924				Code		Quantity		Value		Code		Quantity		Value							
Dev Map		Dev Lot 28				11- Res Land		0.29		74,200								Total Land Value 106,000					
Date		07/13/2023				13- Res Bldg		1.00		67,710								Total Building Value 96,732					
Inspector		SB				14- Res Outbldg		1.00		2,390								Total Outbuilding Value 3,415					
Action		LISTING REVIEW																Total Market Value 206,147					
Acres										Influence Factors													
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.29		0.00		106,000		1.00		0		106,000											
Total		0.29										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		67,710		66,400		66,400		66,400		66,400													
Outbuilding		2,390		2,390		2,390		2,390		2,390													
Total		144,300		142,990		142,990		142,990		142,990													
										Totals													
Comments																							
2023GL: 2 FULL BATHS PER LISTING																							

Location:	79 WESTLOOK RD	Unit
911 Address:		
Map/Block/Lot	076 009	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,038	83,995
Unit		Basement	1,038	15,570
Overall Condition	Avg/Good	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	1.00	Low Quality Basement Finish	428	2,996
Design (Style)	Ranch	Value Before Depr.	0	115,561
Construction	Wood Frame	Depr/Adjust Amount	0	28,890
Year Built	1956	Final Value (After Depr)	0	86,671
Percent Complete	100			

Finished Area	1,038
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,038
Basement Finish	428
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1956	Average/Good	288	6,912
Fuel	Natural Gas		Enclosed Porch	1956	Average/Good	193	2,606
Cooling Type	None	0 %	Open Porch	1956	Average/Good	21	181
			Open Porch	1956	Average/Good	42	362

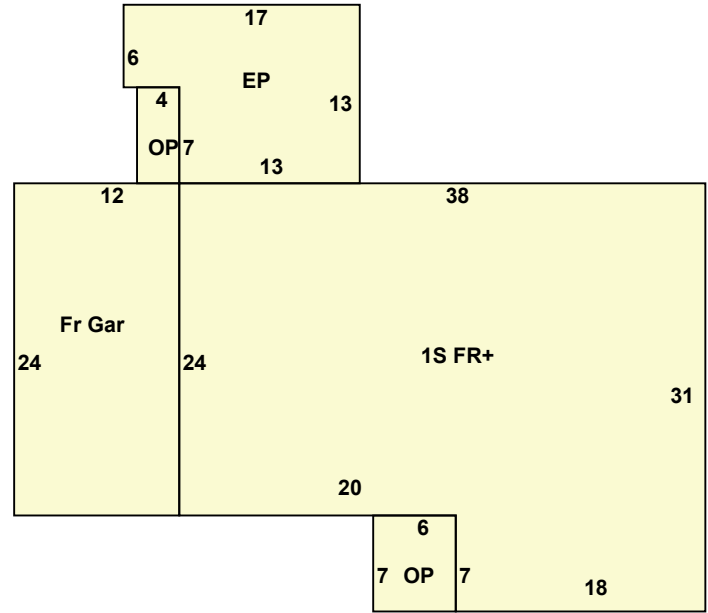
Interior		
Floors	Carpet	Vinyl
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 96,732

Special Features					Detached Component Computations				
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Fair	288	3,415					

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



Unique ID: 179043

Wethersfield

Card No: 1 of 1

Location:	46 BUNCE RD				Map/Lot:	179 043		Zone:	B	Date Printed:	08-29-23	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	07-13-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MARDER HARRISON M & GILBERT ALISON M					2161 / 101	07-12-23	Trustee Deed		YES	310,000		
46 BUNCE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MARGARET MAGISTRI REV TRUST INDENTU LEPAK ELIZABETH TRUSTEE					2161 / 96	07-12-23	Affidavit		NO	0		
MARGARET MAGISTRI REV TRUST INDENTU MAGISTRI MARGARET EST TRUSTEE					2161 / 95	07-12-23	Probate		NO	0		
MARGARET MAGISTRI REV TRUST INDENTU MAGISTRI MARGARET TRUSTEE					2146 / 295	05-02-22	Quit Claim		NO	0		
MAGISTRI MARGARET F					0585 / 0429	02-08-95			NO	0		
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-18-194	05-15-18	8,374	0	Strip existing roof down to plywood, install 6' ice and water barrier, use rhino synthetic underla								
B-18-194	05-15-18	8,374	100	STRIP & REROOF								
M-12-126	07-25-12	4,500	0	REPLACE OIL FURNACE WITH A GAS FURNACE. INSTALL GAS PIPING.								
M-12-126	07-25-12	4,500	100	REPL OIL FURNACE W/ GAS FURNACE. INSTALL GAS PIPING								
State Item Codes												
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 12		11- Res Land	0.25	65,100				Total Land Value 93,000			
Date	05/16/2018	01/20/2004	13- Res Bldg	1.00	80,560				Total Building Value 115,079			
Inspector	EQ								Total Outbuilding Value 0			
Action	DM Change	Hearing-Change							Total Market Value 208,079			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.25	0.00	93,000	1.00	0	93,000						
Total	0.25					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	80,560	80,560	80,560	80,560	80,560							
Outbuilding	0	0	0	0	0							
Total	145,660	145,660	145,660	145,660	145,660					Totals		
Comments												
2012 HEAT TYPE 8 FT REAR DORMER												

Unique ID: 179043

Wethersfield

Location:	46 BUNCE RD	Unit	
911 Address:			
Map/Block/Lot	179 043		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,436	119,188
Unit		Basement	870	13,050
Overall Condition	Avg/Good	Central Air	1,436	2,154
Class	C	Fireplace	1	3,000
Stories	1.65	Full Baths	2	10,000
Design (Style)	Cape	Value Before Depr.	0	147,392
Construction	Wood Frame	Depr/Adjust Amount	0	38,322
Year Built	1952	Final Value (After Depr)	0	109,070
Percent Complete	100			

Finished Area	1,436
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	870
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 %	Frame Garage	1952	Average/Good	220	5,210
Fuel	Natural Gas		Enclosed Porch	1952	Average/Good	60	799
Cooling Type	Central	100 %					

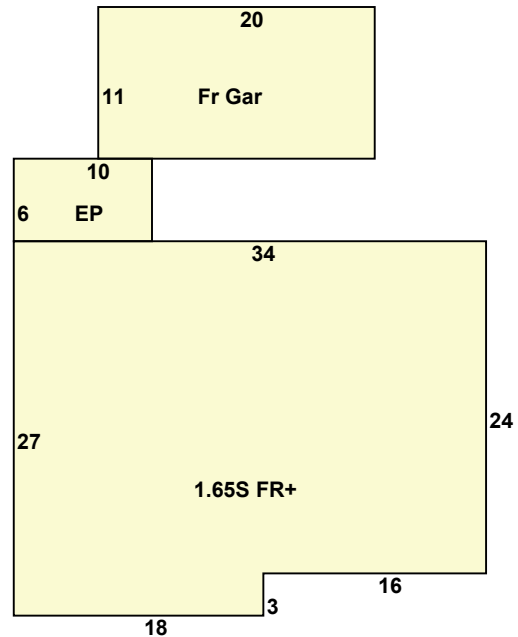
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 115,079

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: 158036

Wethersfield

Card No: 1 of 1

Location:		71 FAIRVIEW DR				Map/Lot:		158 036		Zone:		A	Date Printed:		08-29-23				
911 Address:						Exempt				Route		6	Nbhd:		93	Last Update:		08-14-23	
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price					
IRWIN ROBERT & SHELBY						2161 / 162		07-14-23		Warranty Surviv			YES	370,000					
206 WEST TODD ST HAMDEN , CT 06518																			
Additional Owners:																			
Prior Owner History																			
ADAMOWICZ ROBERT S						2159 / 735		05-19-23		Quit Claim			NO	0					
ADAMOWICZ ROBERT S & SHELLY A						0949 / 0026		09-03-02					YES	192,400					
CORTESE THOMAS & HINKLE DONNA						0702 / 0177		06-05-98					YES	132,000					
						/													
						/													
Permit Number				Date		Cost		Assessor Status		Building Permit									
EP04252				08-09-04		750		100		Wire detached garage									
BP04227				05-13-04		18,000		100		Demo & rebuld 24X24 gar. change deck.									
BP-99-0280				06-17-99		700		100											
State Item Codes																			
Census/Tract				4922		Code		Quantity		Value		Code		Quantity		Value			
Dev Map				WPT1		11- Res Land		0.21		64,450						Total Land Value		92,070	
Date				05/19/2018		13- Res Bldg		1.00		80,940						Total Building Value		115,630	
Inspector				EQ		14- Res Outbldg		2.00		16,260						Total Outbuilding Value		23,230	
Action				DM Change												Total Market Value		230,930	
Acres																			
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason	Comment
House Lot		0.21		0.00		93,000		0.99		0		92,070							
Total		0.21										92,070							
Assessment History (Prior Years as of Oct 1)																			
Current		2022		2021		2020		2019		Type		Acres		Value		Type		Acres	Value
Land		64,450		64,450		64,450		64,450											
Building		80,940		80,940		80,940		80,940											
Outbuilding		16,260		16,260		16,260		16,260											
Total		161,650		161,650		161,650		161,650											
490 Appraised Totals																			
Totals																			
Comments																			
OUTDOOR FIREPLACE + WET BAR																			

Unique ID: 158036

Wethersfield

Location:	71 FAIRVIEW DR	Unit	
911 Address:			
Map/Block/Lot	158 036		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,455	132,783
Unit		Basement	700	10,500
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	153,783
Construction	Wood Frame	Depr/Adjust Amount	0	47,673
Year Built	1924	Final Value (After Depr)	0	106,110
Percent Complete	100			

Finished Area	1,455	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	700			
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	1924	Good	643	7,542
Fuel	Natural Gas		Enclosed Porch	1924	Good	144	1,788
Cooling Type	None	0 %	Open Porch	1924	Good	24	190

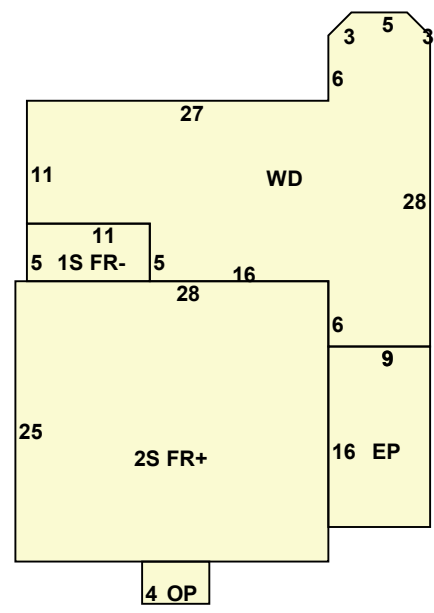
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 115,630

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	2004	Good	720	22,810					
Frame Shed	1992	Average	60	420					

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



Unique ID: 152089

Wethersfield

Card No: 1 of 1

Location:	346 BRIMFIELD RD				Map/Lot:	152 089		Zone:	A	Date Printed:	08-29-23	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	07-25-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
BESLITY JUSTIN					2161 /270	07-17-23		Warranty Deed		YES	335,000	
346 BRIMFIELD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MOTTA MARGARET A & VERONICA A					1792 /0020	07-01-13				NO	0	
MOTTA MARGARET A ET AL					1707 /0335	04-23-12				NO	113,000	
SECRETARY OF HOUSING & URBAN DEVELO MICHAELSON CONNER & BOUL					1697 /0131	02-22-12				NO	10	
WELLS FARGO BANK NA WELLS FARGO HOME MORTGAGE					1666 /0263	08-11-11				NO	0	
HEIMER SCOTT M & LADONNA K					1112 /0190	11-03-03				YES	179,900	
Permit Number	Date	Cost	Assessor Status	Building Permit								
E-12-318	09-11-12	800	100	ELECTRICAL OUTLETS & CANS								
M-12-145	08-03-12	8,500	0	INSTALL AIR CONDITIONING AND CONVERT FURNACE TO NATURAL GAS. CONDENSER TO BE INSTALLED BEHIND HOUS								
M-12-145	08-03-12	8,500	100	INSTALL AIR CONDITIONING & CONVERT FURNACE TO NATURAL GAS. CONDENSER RO BE INSTALLED BEHIND HOUSE								
State Item Codes												
Census/Tract	4925	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 262	11- Res Land	0.21	72,770	13- Res Bldg	1.00	58,410			Total Land Value		103,950
Date	07/25/2023								Total Building Value		83,444	
Inspector	SB								Total Outbuilding Value		0	
Action	Letter Sent								Total Market Value		187,394	
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	72,770							
Building	58,410	58,410	58,410	58,410	58,410							
Outbuilding	0	0	0	0	0							
Total	131,180	131,180	131,180	131,180	131,180					Totals		
Comments												
2012 C/A												

Unique ID: 152089

Wethersfield

Location:	346 BRIMFIELD RD	Unit	
911 Address:			
Map/Block/Lot	152 089		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	932	76,685
Unit		Basement	932	13,980
Overall Condition	Good	Central Air	932	1,398
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	100,063
Construction	Wood Frame	Depr/Adjust Amount	0	24,015
Year Built	1952	Final Value (After Depr)	0	76,048
Percent Complete	100			

Finished Area	932	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	932			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Interior			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 24
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

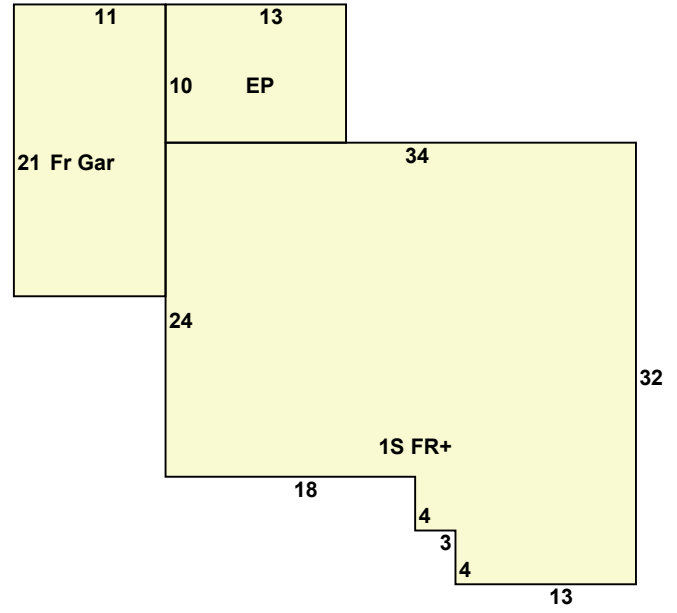
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Frame Garage	1952	Good	231	5,618
Fuel	Natural Gas		Enclosed Porch	1952	Good	130	1,778
Cooling Type	Central	100 %					

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 83,444		

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

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



Unique ID: 073003

Wethersfield

Card No: 1 of 1

Location:	231 RIDGE RD				Map/Lot:	073 003		Zone:	A1	Date Printed:	08-29-23		
911 Address:					Exempt		Route	6	Nbhd:	80	Last Update:	07-26-23	
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price		
VILLAMIZAR NICOLAS G					2161 /274	07-17-23		Exec Deed		YES	309,000		
231 RIDGE RD WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
LORANGER JUDALINE S EST					LEFOLL TAMMY L EXECUTRIX		2160 /149	06-08-23	Probate		NO	0	
LORANGER JUDALINE S EST					LEFOLL TAMMY L EXECUTRIX		2157 /626	03-06-23	Probate		NO	0	
LORANGER JUDALINE S							0575 /0457	07-07-94			YES	168,000	
							/						
							/						
Permit Number	Date	Cost	Assessor Status	Building Permit									
M-21-0458	12-09-21	3,949	100	REPL 275 GAL OIL TANK IN BASEMENT									
B-17-492	08-30-17	9,900	100	STRIP & REROOF									
E-13-265	07-16-13	2,400	100	SVC PGR TO 200 AMP. 1 METER & IRE A/C UNIT OUTSIDE									
P-12-95	04-11-12	350	0	iINSTALL 4 INCH CLEANOUT IN BASEMENT.									
P-12-95	04-11-12	350	100	INSTALL 4-INCH CLEANOUT IN BASEMENT									
				State Item Codes					Appraised Value				
Census/Tract	4923			Code	Quantity	Value	Code	Quantity	Value	Total Land Value			78,400
Dev Map	Dev Lot 15			11- Res Land	0.24	54,880				Total Building Value			151,257
Date	11/26/2019	01/23/2004		13- Res Bldg	1.00	105,880				Total Outbuilding Value			3,802
Inspector				14- Res Outbldg	1.00	2,660				Total Market Value			233,459
Action	LISTING REVIEW Hearing-Change												
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.24	0.00	80,000	0.98	0	78,400							
Total	0.24					78,400							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value	
Land	54,880	54,880	54,880	54,880	54,880								
Building	105,880	105,880	105,880	105,880	105,880								
Outbuilding	2,660	2,660	2,660	2,660	2,660								
Total	163,420	163,420	163,420	163,420	163,420					Totals			
Comments													
2019GL-CONDITION 2013 C/A													

Location:	231 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	073 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,818	168,256
Unit		Basement	794	12,506
Overall Condition	Good	Fireplace	1	3,150
Class	C+	Full Baths	1	5,250
Stories	2.00	Half Baths	1	2,625
Design (Style)	Colonial	Value Before Depr.	0	191,786
Construction	Wood Frame	Depr/Adjust Amount	0	59,454
Year Built	1927	Final Value (After Depr)	0	132,333
Percent Complete	100			

Finished Area	1,818
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	794
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Garage
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1927	Good/Very Good	298	8,214
Fuel	Oil		Frame Garage	1927	Good/Very Good	425	10,710
Cooling Type	Partial	50 %					

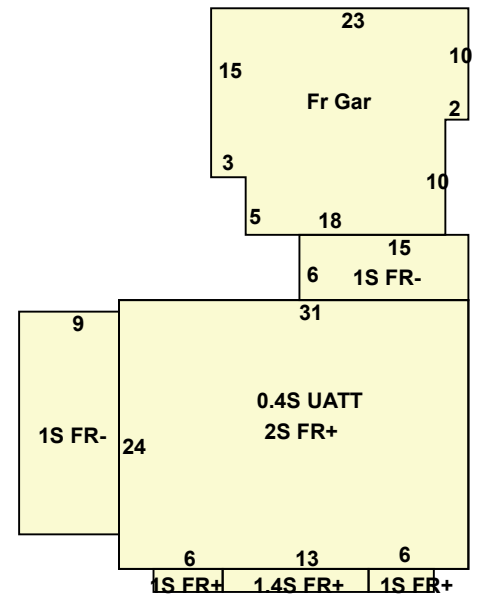
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 151,257

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
Det Masonry Patio	2008	Average	264	3,802							

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



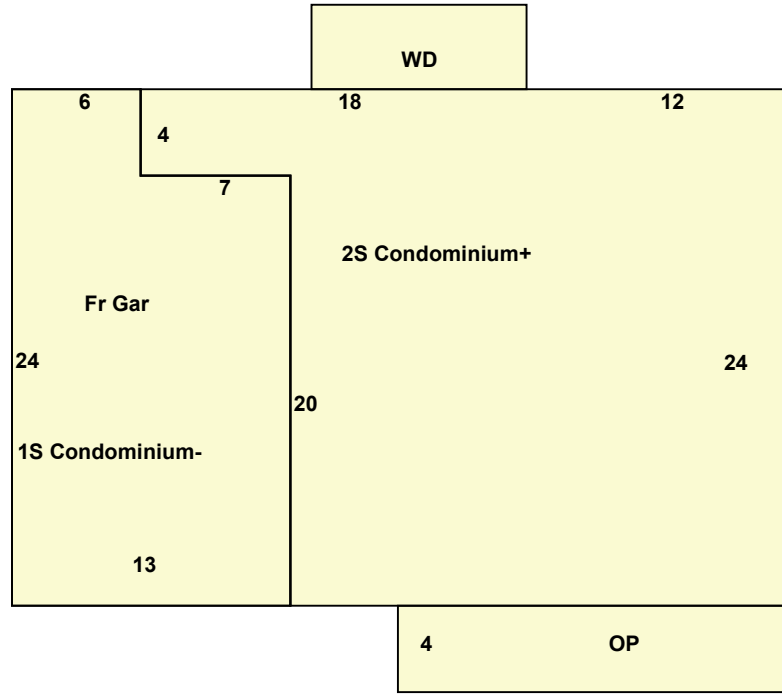
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Wethersfield

Card No: 1 of 1

Location:		20 TAYLOR LN					Map/Lot:		225 011 0004		Zone:	SRD	Date Printed:		08-29-23	
911 Address:							Exempt				Nbhd:	153	Last Update:		07-26-23	
Owner Of Record							Volume/Page		Date		Sales Type			Valid	Sale Price	
AHMED NASIR							2161 /317		07-17-23		Warranty Deed			YES	315,000	
20 TAYLOR LA WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
MCKEOUGH MARY T							0821 /0083		12-22-00					NO	121,500	
BANC ONE FINANCIAL SERVICES INC %MARY T MCKEOUGH							0798 /0278		06-09-00					NO	0	
TEXIDOR EUSEBIA & JOSE							0670 /0020		10-03-97					YES	129,900	
							/									
							/									
Permit Number		Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit								
EP05169		06-21-05	250	No	Permit Issue	100		Wire cntrl A/C								
MP05095		06-13-05	2,000	No	Permit Issue	100		Install condensor								
				State Item Codes								Appraised Value				
Census/Tract		4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			0			
Dev Map		Dev Lot 4		15- Condominium	1.00	141,710				Total Building Value			202,437			
Date		06/11/2008								Total Outbuilding Value			0			
Inspector		DB								Total Market Value			202,437			
Action		3rd Att to list														
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	141,710	141,710	141,710	141,710	141,710											
Outbuilding	0	0	0	0	0											
Total	141,710	141,710	141,710	141,710	141,710											
												Totals				
Comments																

LOCATION:		20 TAYLOR LN				
911 ADDRESS:						
MAP/BLOCK/LOT:		225 011 0004				
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE		
Complex	Taylor Lane	Base Rate	1,444	193,496		
Model	Standard B	Basement	580	8,700		
Style	Condominium	Central Air	1,444	2,166		
Building Use	Residential	Full Baths	2	10,000		
Condition	Average	Half Baths	1	2,500		
Class	C	Value Before Depr.	0	216,862		
Stories	2.00	Depr/Adjust Amount	0	23,855		
Construction		Final Value (After Dep)	0	193,007		
Year Built	1997					
Percent Complete	100					
FOUNDATION						
Basement Area	580					
Basement Finished Area	0					
Room Style						
Access		GRADE FACTOR	0			
Garage Bays	0	ECONOMIC DEPR %	0			
Sump Pump	YES	PHYSICAL DEPR %	11			
		FUNCTIONAL DEPR %	0			
HVAC		ATTACHED OUTBUILDING/COMPONENTS				
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value	
Fuel Type	Natural Gas		Wood Deck	40	605	
Cooling Type	Central	100 %	Frame Garage	284	8,088	
			Open Porch	72	737	
INTERIOR						
Floors	Hardwood	Vinyl				
Fireplaces	0					
Wood Stoves	0					
EXTERIOR						
Exterior Walls		Unit Features				
SPECIAL FEATURES						
		Location				
		Floor/Unit Location Corner				
		Amenities				
		Parking Type				
		Parking Spaces 0				
		Parking Distance 0				
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths	
1,444	5	3	1	2	1	



Description	Year Blt	Area/Qty	Value

Unique ID: 260006

Wethersfield

Card No: 1 of 1

Location:	340 MAIN ST			Map/Lot:	260 006		Zone:	B	Date Printed:	08-29-23		
911 Address:				Exempt		Route	7	Nbhd:	131	Last Update:	07-26-23	
Owner Of Record				Volume/Page	Date		Sales Type		Valid	Sale Price		
BROPHY DAVID W & MARY KAY				2161 /337	07-17-23		Warranty Surviv		YES	740,000		
340 MAIN ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GIULIANO WILLIAM J JR & MARY ANN				1711 /0347	05-11-12				NO	0		
GIULIANO WILLIAM J JR				0883 /0004	11-09-01				NO	0		
GIULIANO WILLIAM J JR & JULIE ANN				0575 /0391	07-01-94				YES	238,000		
				/								
				/								
Permit Number	Date	Cost	Assessor Status	Building Permit								
E-20-0318	08-10-20	500	100	Emergency work - Reattach wires from Eversource pole to weather head. No power yet. Must attach								
B-19-0895	11-05-19	8,000	100	Strip and reroof with Timberline GAF Weather Wood shingles 21 sq.								
te-16-43	02-03-16	600	100	WIRE 2ND FL BATH								
TP16-16	01-25-16	2,000	100	WATER LINES FROM BSM TO 2ND FL FOR BATH								
TB-16-19	01-19-16	8,500	100	RENI BATH								
P-14-135	06-20-14	900	100	INSTALL NEW WATER PIPE LINES TO 2ND FLR. NEW TOILET & TUB DRAIN TO 2ND FLR. CONNECT NEW KITCHEN SI								
			State Item Codes					Appraised Value				
Census/Tract	4921			Code	Quantity	Value	Code	Quantity	Value	Total Land Value 136,240		
Dev Map		Dev Lot	56	11- Res Land	0.77	95,370				Total Building Value 275,317		
Date	07/26/2023			13- Res Bldg	1.00	192,720				Total Outbuilding Value 17,088		
Inspector	SB			14- Res Outbldg	3.00	11,960				Total Market Value 428,645		
Action	Letter Sent											
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.77	0.00	131,000	1.04	0	136,240						
Total	0.77					136,240						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	95,370	95,370	95,370	95,370	95,370							
Building	192,720	192,720	192,720	192,720	192,720							
Outbuilding	11,960	11,960	11,960	11,960	11,960							
Total	300,050	300,050	300,050	300,050	300,050					Totals		
Comments												
2014 KIT REMODEL/DEP CODE 2 TANDEM BEDROOM = FUNC 2016GL-BATH REMODELED ON 2ND FLOOR 2010-CENT A/C CHG SKETCH PICTOMETRY												

Location:	340 MAIN ST	Unit	
911 Address:			
Map/Block/Lot	260 006		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	3,092	298,440
Unit		Basement	1,434	26,888
Overall Condition	Very Good	Central Air	3,092	5,798
Class	B	Fireplace	5	18,750
Stories	2.00	Full Baths	2	12,500
Design (Style)	Colonial	Half Baths	1	3,125
Construction	Wood Frame	Value Before Depr.	0	365,500
Year Built	1762	Depr/Adjust Amount	0	105,995
Percent Complete	100	Final Value (After Depr)	0	259,505

Finished Area	3,092
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,434
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	1762	Very Good	389	12,088
Fuel	Natural Gas		Patio	1762	Very Good	422	3,218
Cooling Type	Central	100 %	Enclosed Porch	1762	Very Good	32	511

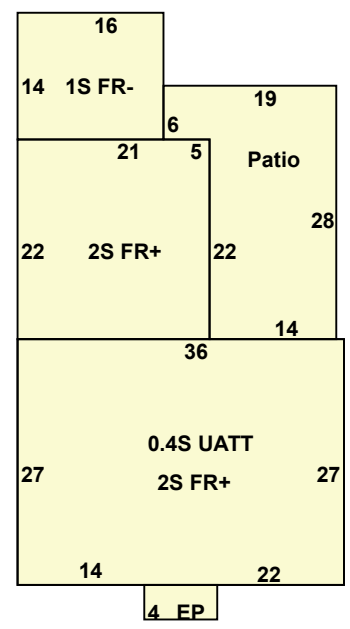
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	5
Wood Stoves	0

Exterior	
Exterior	Clapboards
Roof Cover	Wood
Roof Type	Gable

Total Building Value			275,317
-----------------------------	--	--	----------------

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
Frame Garage	1930	Average	400	8,320							
Vinyl Pool	1980	Average	512	7,460							
Frame Shed	1997	Good	128	1,308							

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
10	5	1	2	1



Unique ID: 175062

Wethersfield

Card No: 1 of 1

Location:	212 WELLS RD			Map/Lot:	175 062		Zone:	A	Date Printed:	08-29-23	
911 Address:				Exempt		Route	6	Nbhd:	93	Last Update:	08-22-23
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price	
CURYLO PAUL				2161 /237	07-17-23	Warranty Deed			YES	330,000	
212 WELLS RD WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
LACZEWSKI JOHN MARK				2151 /897	09-06-22	Warranty Deed			NO	196,000	
GINGER SNAPPED REALTY LLC				2100 /1076	03-05-20	Quit Claim			NO	0	
LACZEWSKI JOHN M				2100 /1073	03-05-20	Committee Deed			NO	110,400	
REDFIELD PETER C				2056 /221	09-04-18	Quit Claim			NO	0	
REDFIELD PETER C & KAREN LEE				0542 /0441	03-24-93				NO	112,000	
Permit Number	Date	Cost	Assessor Status	Building Permit							
E-23-0392	07-27-23	1,500	100	UPGRADE OVERHEAD SERVICE FROM 100 TO 200 AMP							
E-23-0355	07-20-23	350	100	WIRE 2 MINI-SPLIT UNITS. ONE 40 AMP HOMERUN TO MAIN PANEL AND ONE 50 AMP HOMERUN TO PANEL							
M-23-0177	06-26-23	12,000	100	INSTALL MINI SPLIT DUCTLESS COOLING/HEATING SYSTEM. 2 EXTERIOR CONDENSERS & 6 INTERIOR							
BP07350	07-09-07	8,000	100	Siding, windows, strip 3 layers & reroof							
MP05242	12-08-05	900	100	Repl bsmnt oil tank							
			State Item Codes					Appraised Value			
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 1	11- Res Land	0.29	65,090				Total Land Value 93,000			
Date	07/25/2023	13- Res Bldg	1.00	102,580				Total Building Value 146,541			
Inspector	SB	14- Res Outbldg	1.00	2,000				Total Outbuilding Value 2,851			
Action	LISTING REVIEW							Total Market Value 242,392			
Acres						Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.29	0.00	93,000	1.00	0	93,000					
Total	0.29					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	65,090	65,090	65,090	65,090	65,090						
Building	102,580	101,620	101,620	101,620	101,620						
Outbuilding	2,000	2,000	2,000	2,000	2,000						
Total	169,670	168,710	168,710	168,710	168,710				Totals		
Comments											
2023GL: A/C PER LISTING											

Unique ID: 175062

Wethersfield

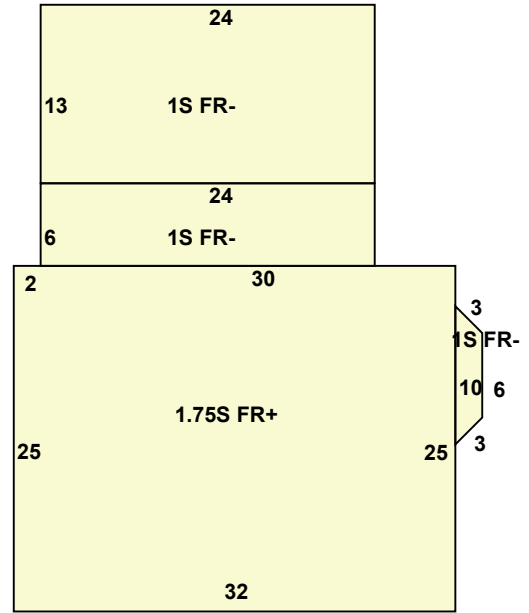
Location:	212 WELLS RD	Unit	
911 Address:			
Map/Block/Lot	175 062		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,872	173,254
Unit		Average Quality Basement Fi	300	4,725
Overall Condition	Good	Basement	800	12,600
Class	C+	Cooling - Mini Split	1,872	1,966
Stories	1.75	Fireplace	2	6,300
Design (Style)	Colonial	Full Baths	2	10,500
Construction	Wood Frame	Value Before Depr.	0	209,344
Year Built	1931	Depr/Adjust Amount	0	62,803
Percent Complete	100	Final Value (After Depr)	0	146,541

Finished Area	1,872	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	800			
Basement Finish	300			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %					
Fuel	Oil						
Cooling Type	Mini Split	100 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Plaster						
Fireplaces	2						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gambrel						
Total Building Value						146,541	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1935	Poor	297	2,851					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	2	0					



Unique ID: 123022

Wethersfield

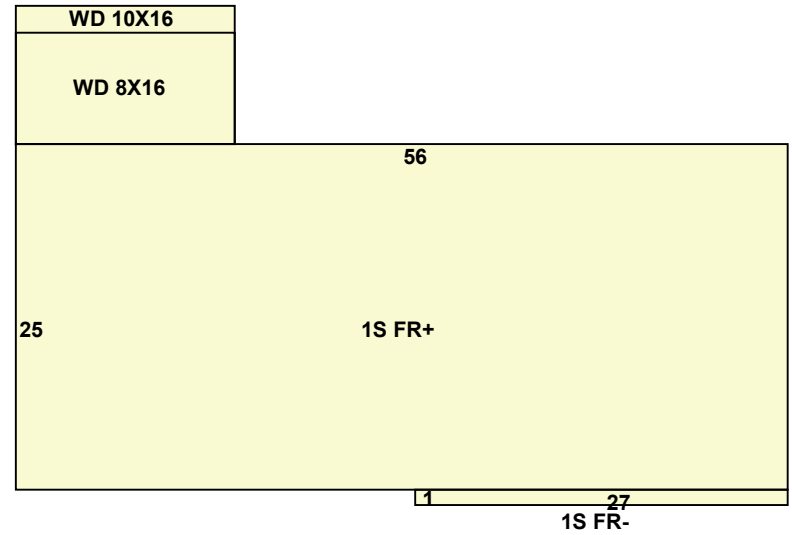
Card No: 1 of 1

Location:		31 AMHERST ST				Map/Lot:		123 022		Zone:	A	Date Printed:		08-29-23		
911 Address:						Exempt			Route		8	Nbhd:	103	Last Update:		07-26-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
EMOND CECILY A & HOWARD E						2161 /298		07-17-23		Trustees Deed			YES	380,000		
31 AMHERST ST WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
FARINA MICHAEL A & ALLAIRE HALLEY CO-TRUSTEES						2096 /393		11-05-19		Quit Claim			NO	0		
FARINA CONCETTA A						0683 /0058		01-13-98					NO	0		
						/										
						/										
						/										
Permit Number		Date	Cost	Assessor Status		Building Permit										
BP-0658		11-06-09	8,100	100		Remove 2 layers & reroof										
				State Item Codes						Appraised Value						
Census/Tract		4924		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			104,030			
Dev Map		Dev Lot 99-1		11- Res Land	0.32	72,820				Total Building Value			137,039			
Date		07/26/2023		13- Res Bldg	1.00	95,930				Total Outbuilding Value			589			
Inspector		SB		14- Res Outbldg	1.00	410				Total Market Value			241,658			
Action		LISTING REVIEW														
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	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value				
Land	72,820	72,820	72,820	72,820	72,830											
Building	95,930	95,750	95,750	95,750	95,750											
Outbuilding	410	420	420	420	410											
Total	169,160	168,990	168,990	168,990	168,990							Totals				
Comments																
2023GL: LISTING REVIEW - BSMT BDRM & 1 EXTRA FIXTURE PULL DOWN ATTIC STAIRS																

Unique ID: 123022

Wethersfield

Location:		31 AMHERST ST			Unit				
911 Address:									
Map/Block/Lot		123 022							
General Description		Description	Area/Qty	Value					
Building Use	Single Family	Base Rate	1,427	104,371					
Unit		Basement	1,400	21,000					
Overall Condition	Avg/Good	Basement Garage Bays	2	4,000					
Class	C	Central Air	1,427	2,141					
Stories	1.00	Extra Fixtures	1	300					
Design (Style)	Raised Ranch	Finished Lower Level	440	15,400					
Construction	Wood Frame	Fireplace	1	3,000					
Year Built	1971	Full Baths	2	10,000					
Percent Complete	100	Value Before Depr.	0	160,211					
		Depr/Adjust Amount	0	27,236					
		Final Value (After Depr)	0	132,975					
Finished Area	1,427								
Finished Area Does Not Include Finished Basement Area									
Foundation									
Basement Area	1,400								
Basement Finish	440								
Bsmt Room Style	Finish LL								
Basement Walls									
Outside Entry									
Basement Garage Bays	2								
Sump Pump	NO								
		Grade Factor	0	Physical Depreciation %	17				
		Economic Depreciation %	0	Functional Depreciation %	0				
Attached Component Computations									
HVAC			Type	Yr Built	Condition	Area/Qty Value			
Heating Type	Elec Baseboard	100 %	Wood Deck	1971	Average/Good	160 2,258			
Fuel	Electric		Wood Deck	1971	Average/Good	128 1,806			
Cooling Type	Central	100 %							
Interior									
Floors	Carpet								
Attic Access									
Walls	Drywall								
Fireplaces	1								
Wood Stoves	0								
Exterior									
Exterior	Aluminum								
Roof Cover	Asphalt								
Roof Type	Gable								
				Total Building Value					
				137,039					
Special Features									
Extra Fixtures	1								
Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1974	Fair	99	589					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	4	1	2	0					



Unique ID: 231007

Wethersfield

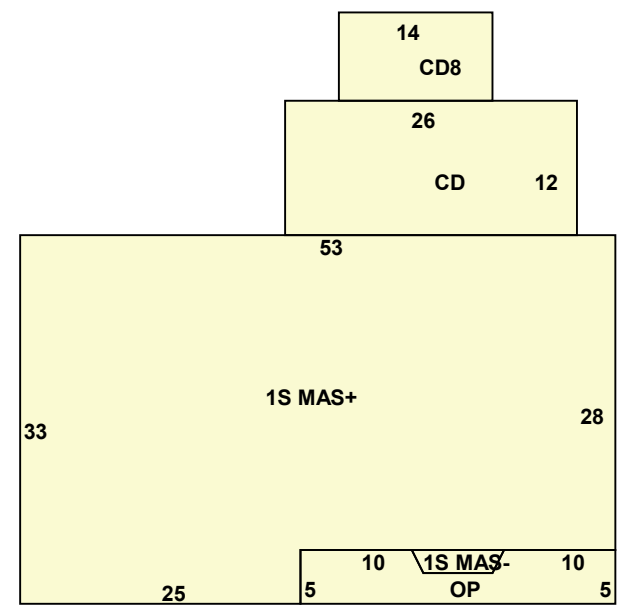
Card No: 1 of 1

Location:	297 MAPLE ST			Map/Lot:	231 007		Zone:	A1	Date Printed:	08-29-23		
911 Address:				Exempt		Route	3	Nbhd:	93	Last Update:	08-18-23	
Owner Of Record				Volume/Page	Date		Sales Type		Valid	Sale Price		
BOWERS JOHN N & LINDA R				2161 /419	07-19-23		Warranty Surviv		YES	430,000		
297 MAPLE ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
TYCZKOWSKI JOHN C				2116 /498	12-04-20		Warranty Deed		YES	302,000		
OHANIAN LINETTE J				1487 /0191	07-29-08				NO	0		
OHANIAN HARRY EST C/O BELLOBUNO MICHAEL C ESQ EXEC				1487 /0190	07-29-08				NO	0		
OHANIAN HARRY				0890 /0015	12-10-01				YES	227,500		
KUDYBA ZYGMUNT & ALEKSANDRA				0767 /0030	08-17-99				NO	150,500		
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-23-0077	03-28-23	12,500	100	REPL GAS BOILER								
B-21-0931	12-22-21	35,000	100	REMOVE & REPL EXISTING 26X12 DECK								
E-21-0398	08-18-21	12,695	100	Wire a 14 panel roof mounted PV solar system. 4.76kw								
B-21-0594	08-12-21	5,440	100	Install a 14 panel roof mounted PV solar system. 4.76kw								
M-21-0263	07-22-21	13,000	100	Remove and replace the existing air conditioning equipment with new Lennox brand condenser and air								
B-21-0468	06-24-21	12,590	100	Strip and reroof. Install 6 feet of ice and water, tape plywood seams and install synthetic und								
				State Item Codes				Appraised Value				
Census/Tract	4926			Code	Quantity	Value	Code	Quantity	Value			
Dev Map		Dev Lot	6	11- Res Land	0.66	67,050				Total Land Value 95,790		
Date	05/07/2018			13- Res Bldg	1.00	120,220				Total Building Value 171,736		
Inspector	EQ			14- Res Outbldg	1.00	1,020				Total Outbuilding Value 1,462		
Action	DM Change									Total Market Value 268,988		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.66	0.00	93,000	1.03	0	95,790						
Total	0.66					95,790						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	67,050	67,050	67,060	67,060	67,060							
Building	120,220	120,220	116,230	116,230	116,230							
Outbuilding	1,020	1,020	1,020	1,020	1,020							
Total	188,290	188,290	184,310	184,310	184,310					Totals		
Comments												
2022GL: DECK REPLACEMENT 2021GL-SOLAR PANELS 2017GL-1 SHED, KITCHEN UPDATED, LISTING, PICTOMETRY												

Unique ID: 231007

Wethersfield

Location:		297 MAPLE ST		Unit			
911 Address:							
Map/Block/Lot		231 007					
General Description		Description	Area/Qty	Value			
Building Use	Single Family	Base Rate	1,623	125,328			
Unit		Average Quality Basement Fi	456	7,182			
Overall Condition	Good	Basement	1,609	25,342			
Class	C+	Basement Garage Bays	2	4,200			
Stories	1.00	Central Air	1,623	2,556			
Design (Style)	Ranch	Extra Kitchen	1	7,875			
Construction	Masonry	Full Baths	3	15,750			
Year Built	1967	Prefab Fireplaces	2	4,200			
Percent Complete	100	Value Before Depr.	0	192,433			
		Depr/Adjust Amount	0	30,789			
		Final Value (After Depr)	0	161,644			
Finished Area	1,623	Finished Area Does Not Include Finished Basement Area					
Foundation							
Basement Area	1,609						
Basement Finish	456						
Bsmt Room Style	Average						
Basement Walls							
Outside Entry							
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %	16		
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 %	Composite Deck	2022	Average	312	6,486
Fuel	Natural Gas		Composite Deck	2022	Average	112	2,328
Cooling Type	Central	100 %	Open Porch	1967	Good	126	1,278
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Drywall						
Fireplaces	0						
Wood Stoves	1						
Exterior							
Exterior	Brick/Masonr						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value				171,736			
Special Features							
Solar Panels	14						
PreFab FP	2						
Extra Kitchen	1						
Room Summary							
Total	Bedroom	Kitchens	Full Bath	Half Bath			
5	3	1	3	0			



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2009	Average	120	1,462					

Unique ID: 095018

Wethersfield

Card No: 1 of 1

Location: 77 GOFF BROOK CIR		Map/Lot: 095 018		Zone: AAOS		Date Printed: 08-29-23						
911 Address:		Exempt		Route 3		Nbhd: 128		Last Update: 08-17-23				
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price	
COELHO ERIC & JESSICA				2161 /469		07-24-23		Warranty Surviv		YES	575,000	
77 GOFF BROOK CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BENOIT DAVID C & ROSEMARY E				0541 /0614		03-08-93				YES	260,250	
				/								
				/								
				/								
				/								
Permit Number				Date		Cost		Assessor Status		Building Permit		
M-20-0013				01-21-20		9,000		100		Replace gas boiler .		
P-18-0020				09-06-18		2,000		100		REPL WATER HEATER		
MP-0090				08-14-09		6,292		100		Install replacement a/c system		
BP05263				06-29-05		4,710		100		10X10 shed		
MP04177				09-22-04		1,850		100		Install rear vent gas fireplace & piping		
EP04294				09-14-04		1,500		100		Wire new sun room		
				State Item Codes				Appraised Value				
Census/Tract 4926		Code		Quantity	Value	Code		Quantity	Value		Total Land Value 125,440	
Dev Map		Dev Lot 181		11- Res Land	0.38	87,810					Total Building Value 285,596	
Date 07/27/2023				13- Res Bldg	1.00	199,920					Total Outbuilding Value 700	
Inspector SB				14- Res Outbldg	1.00	490					Total Market Value 411,736	
Action Letter Sent												
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.38	0.00	128,000	0.98	0	125,440						
Total	0.38					125,440						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	87,810	87,810	87,810	87,810	87,810							
Building	199,920	199,920	199,920	199,920	199,920							
Outbuilding	490	490	490	490	490							
Total	288,220	288,220	288,220	288,220	288,220							
											Totals	
Comments												

Unique ID: 095018

Wethersfield

Location:	77 GOFF BROOK CIR	Unit	
911 Address:			
Map/Block/Lot	095 018		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,700	210,600
Unit		Average Quality Basement Fi	1,080	16,200
Overall Condition	Very Good	Basement	1,350	20,250
Class	C	Central Air	2,700	4,050
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	1993	Value Before Depr.	0	266,600
Percent Complete	100	Depr/Adjust Amount	0	2,666
		Final Value (After Depr)	0	263,934

Finished Area	2,700
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,350
Basement Finish	1,080
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 %	Frame Garage	1993	Good	528	15,882
Fuel	Natural Gas		Patio	1993	Good	100	920
Cooling Type	Central	100 %	Open Porch	1993	Good	60	648
			Three Season Porch	1993	Good	224	4,211

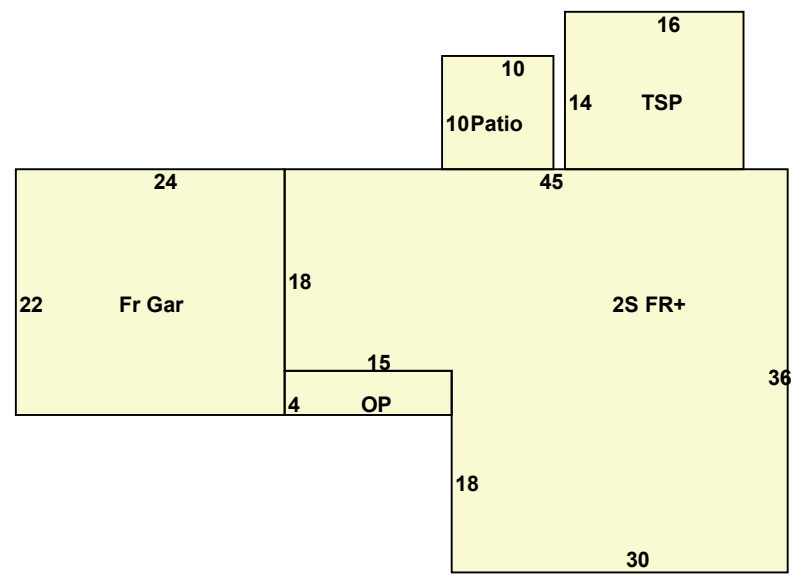
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gambrel	

Total Building Value 285,596

Special Features					Detached Component Computations				
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	1990	Average	100	700					

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



Unique ID: 185048

Wethersfield

Card No: 1 of 1

Location:	54 TWO BROOK RD				Map/Lot:	185 048		Zone:	A	Date Printed:	08-29-23	
911 Address:					Exempt		Route	4	Nbhd:	106	Last Update:	07-27-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
BERGSTROM BRITTANY ANN					2161 /526	07-25-23		Warranty Deed		YES	307,500	
54 TWO BROOK RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CYR JESSICA O & OQUENDO JACOB J					2141 /724	01-10-22		Warranty Surviv		YES	250,000	
DOMONKOS RICHARD E					1178 /0284	07-16-04				YES	196,000	
PARRY HELEN G					0291 /0237	02-07-74				NO	0	
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
BP-1025	12-04-09	6,769	100	Remove 1 layer & reroof								
B-2009-1025	10-30-09	6,769	0	REMOVE 1 LAYER OF ROOFING AND REPLACE WITH ICE and WATER SHIELD. FELT PAPER AND 30 YR O.C. SIERR								
MP04272	12-27-04	1,500	100	Lopi wood stove w/venting								
EP04382	11-10-04	1,500	100	200 amp service								
State Item Codes												
Census/Tract	4926	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 66	11- Res Land	0.40	74,940							Total Land Value	107,060
Date	08/21/2018	13- Res Bldg	1.00	63,990							Total Building Value	91,410
Inspector	EQ	14- Res Outbldg	1.00	140							Total Outbuilding Value	200
Action	DM Change										Total Market Value	198,670
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	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	74,940	74,940	74,940	74,940	74,940							
Building	63,990	63,990	63,990	63,990	63,990							
Outbuilding	140	140	140	140	140							
Total	139,070	139,070	139,070	139,070	139,070							
Totals												
Comments												

Unique ID: 185048

Wethersfield

Location:	54 TWO BROOK RD	Unit
911 Address:		
Map/Block/Lot	185 048	

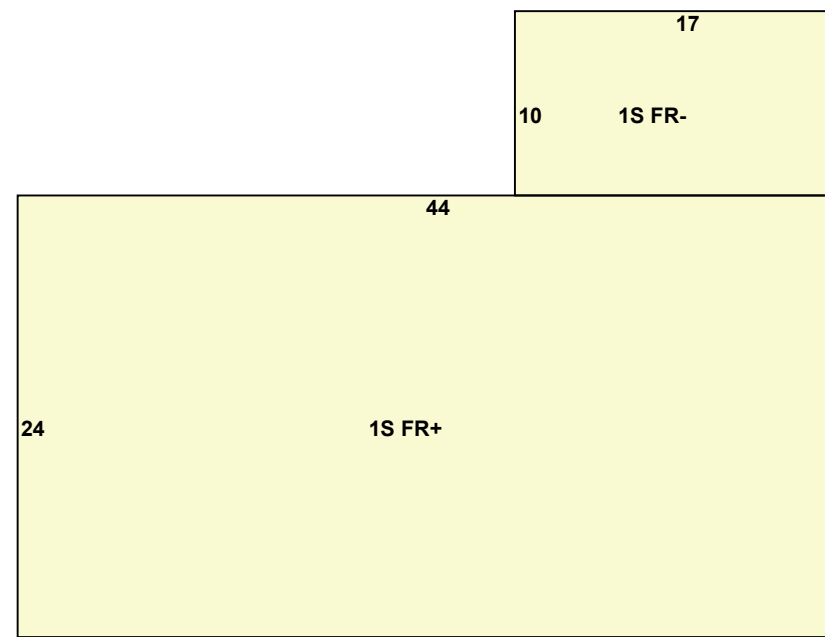
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,226	95,040
Unit		Basement	1,056	15,840
Overall Condition	Avg/Good	Fireplace	2	6,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	121,880
Design (Style)	Ranch	Depr/Adjust Amount	0	30,470
Construction	Wood Frame	Final Value (After Depr)	0	91,410
Year Built	1954			
Percent Complete	100			

Finished Area	1,226
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,056
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	25
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %					
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Plaster						
Fireplaces	2						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						

Special Features		Detached Component Computations									
Gas FP	1	Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
		Metal Shed	2008	Average	100	200					

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



Unique ID: 119008

Wethersfield

Card No: 1 of 1

Location:	132 BROOKSIDE CIR				Map/Lot:	119 008		Zone:	B	Date Printed:	08-29-23	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	08-02-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
CASTRO RICARDO JONATAN NAJARO & MART					2161 /583	07-27-23	Warranty Surviv		YES	300,000		
132 BROOKSIDE CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
KUMIEGA ANDRZEJ					1573 /0256	01-13-10			NO	135,000		
SECRETARY OF HOUSING & URBAN DEVELO C/O CITYSIDE MGMNT CORP					1556 /0132	10-07-09			NO	1		
CONNECTICUT HOUSING FINANCE AUTHORI					1548 /0082	08-20-09			NO	0		
MORIN BARBARA G					1407 /0211	05-01-07			NO	0		
MORIN WILLARD J & BARBARA G					0958 /0339	10-08-02			YES	131,800		
Permit Number	Date	Cost	Assessor Status	Building Permit								
P-11-9	01-12-11	1,000	0	REPLACE EXISTING BACKWATER VALVE.								
P-11-9	01-11-11	1,000	100	REPL BACKWATER VALVE								
BP-0202	05-13-10	6,000	100	Remove 2 layers & reroof/replace vinyl siding								
B-2010-0202	04-27-10	6,000	0	REMOVE 2 LAYERS OF ROOFING AND REPLACE WITH ICE and WATER SHIELD, FELT PAPER AND 30 YR SHINGLES.								
BP-0149	03-26-10	600	100	Build 5' x 8' deck with landing & 3 stairs								
EP-0045	03-15-10	500	100	Wire back porch								
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		82,170		
Dev Map	Dev Lot 33	11- Res Land	0.14	57,520				Total Building Value		77,268		
Date	08/02/2023	13- Res Bldg	1.00	54,090				Total Outbuilding Value		2,250		
Inspector	SB	14- Res Outbldg	1.00	1,570				Total Market Value		161,688		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.14	0.00	83,000	0.99	0	82,170						
Total	0.14					82,170						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	57,520	57,510	57,510	57,510	57,510							
Building	54,090	53,330	53,330	53,330	53,330							
Outbuilding	1,570	0	0	0	0							
Total	113,180	110,840	110,840	110,840	110,840					Totals		
Comments												
2023GL: LISTING REVIEW - CENTRAL A/C, COMPOSITE DECK, PATIO 2010-3 SEASON PORCH												

Unique ID: 119008

Wethersfield

Location:	132 BROOKSIDE CIR	Unit	
911 Address:			
Map/Block/Lot	119 008		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	888	74,272
Unit		Basement	888	13,320
Overall Condition	Avg/Good	Central Air	888	1,332
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Low Quality Basement Finish	300	2,100
Construction	Wood Frame	Value Before Depr.	0	99,024
Year Built	1954	Depr/Adjust Amount	0	24,756
Percent Complete	100	Final Value (After Depr)	0	74,268

Finished Area	888	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	888			
Basement Finish	300			
Bsmt Room Style	Low			
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
Grade Factor	0	Physical Depreciation %	25	
Economic Depreciation %	0	Functional Depreciation %	0	
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Composite Deck	1954	Average/Good	40	600
Fuel	Natural Gas		Three Season Porch	1954	Average/Good	160	2,400
Cooling Type	Central	0 %					

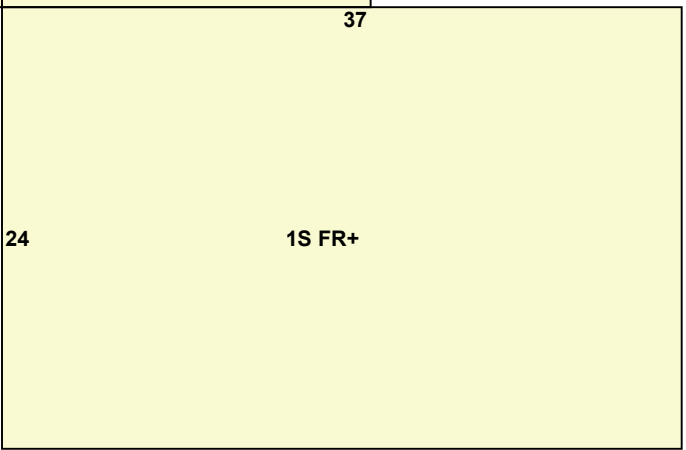
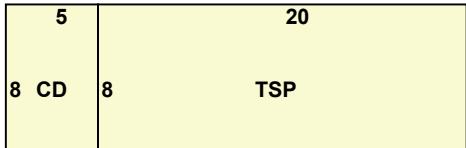
Interior	
Floors	Carpet
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 77,268

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Stone Patio	1954	Average	150	2,250					

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



Unique ID: 062077

Wethersfield

Card No: 1 of 1

Location:	74 CEDAR ST				Map/Lot:	062 077		Zone:	A	Date Printed:	08-29-23	
911 Address:					Exempt		Route	9	Nbhd:	96	Last Update:	08-17-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
COTE SAMANTHA R					2161 /646	07-31-23		Warranty Deed		YES	302,900	
74 CEDAR ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MYSLOWSKI SLAWOMIR & MYSLOWSKA ANNA					2158 /1126	04-26-23				NO	0	
SZARO THOMASZ T & MYSLOWSKI SLAWOMIR & ANNA					2129 /1161	07-06-21		Quit Claim		NO	0	
SZARO PAUL T TOMASZ & MALGORZATA					2034 /0196	03-26-18		Exec Deed		NO	135,599	
JUDSON VIRGINIA D EST					2034 /0195	03-26-18		Quit Claim		NO	0	
JUDSON VIRGINIA D EST ATTY PHYLLIS M DICARA EXEC					2020 /0265	11-27-17				NO	0	
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-23-0326	05-04-23	9,100	100	REPL EXISTING ROOF. REPL SIDING. REPL 12 EXISTING WINDOWS								
Z-18-0007	10-05-18	1,000	100	INSTALL 9'X10' SHED IN REAR YARD								
M-14-40	04-17-14	3,000	100	INSTALL WATER HEATER								
State Item Codes												
Census/Tract	4924	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 13	11- Res Land	0.28	67,200							Total Land Value	96,000
Date	08/02/2023	13- Res Bldg	1.00	58,120							Total Building Value	83,030
Inspector	SB	14- Res Outbldg	1.00	820							Total Outbuilding Value	1,172
Action	LISTING REVIEW											
Acres												
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.28	0.00	96,000	1.00	0	96,000						
Total	0.28					96,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	67,200	67,200	67,200	67,200	67,200							
Building	58,120	47,050	47,050	47,050	47,050							
Outbuilding	820	820	820	820	820							
Total	126,140	115,070	115,070	115,070	115,070					Totals		
Comments												
2023GL: LISTING REVIEW - PATIO, UPDATED KITCHEN & BATHS 2023GL: EP TO LIVING AREA 2019GL-SHED, DELETE PATIO 2014 SOLAR ROOF PANELS CRAWL												

Unique ID: 062077

Wethersfield

Location:	74 CEDAR ST	Unit
911 Address:		
Map/Block/Lot	062 077	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,112	88,471
Unit		Fireplace	1	3,000
Overall Condition	Good	Full Baths	1	5,000
Class	C	Value Before Depr.	0	96,471
Stories	1.00	Depr/Adjust Amount	0	24,118
Design (Style)	Ranch	Final Value (After Depr)	0	72,353
Construction	Wood Frame			
Year Built	1951			
Percent Complete	100			

Finished Area	1,112
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	0
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 %	25
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			
Type	Yr Built	Condition	Value
Heating Type Hot Water	100 %		
Fuel Oil			
Cooling Type None	0 %		

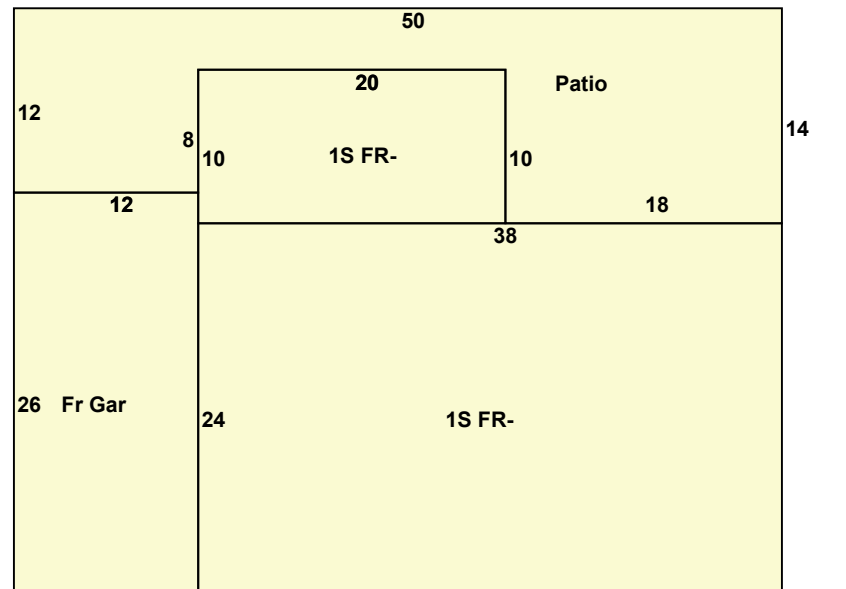
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Asbestos Asbestos
Roof Cover	Asphalt
Roof Type	HIP

Total Building Value 83,030

Special Features				
Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2018	Average	90	1,172

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



Detached Component Computations									
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2018	Average	90	1,172					

Location:	157 GRISWOLD RD				Map/Lot:	181 021		Zone:	A1	Date Printed:	08-29-23	
911 Address:					Exempt		Route	6	Nbhd:	99	Last Update:	08-02-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
USCILLA LOURDES					2161 /623	07-31-23		Warranty Deed		YES	530,681	
157 GRISWOLD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
JB CONSTRUCTION SOLUTIONS LLC					2156 /414	01-20-23		Quit Claim		NO	0	
VC2 VENTURES LLLP					2140 /125	12-06-21		Trustees Deed		NO	220,000	
BALDWIN HOWARD G TRUSTEE					1206 /0065	11-09-04				NO	0	
BALDWIN HOWARD					0343 /0427	04-19-84				NO	0	
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
E-23-0116	03-24-23	17,500	0	INSTALL NEW 200 AMP OVERHEAD SVC FOR NEW 1800 SF HOUSE, 40 CIRCUIT, 200 AMP MAIN BREAKER PANEL, NE								
P-23-0044	03-21-23	10,900	0	PLUMBING FOR NEW HOUSE - 2 BATHROOMS & KITCHEN. GAS PIPE FOR FIREPLACE, FURNACE & ON-DEMAND WATER								
M-23-0045	03-13-23	17,000	0	INSTALL WARM AIR HEATING & COOLING SYSTEM FOR NEW HOUSE								
B-22-0837	12-20-22	225,000	0	CONSTRUCT 1,750 SF NEW SINGLE FAMILY DWELLING, RANCH STYLE W/ UNDERNEATH 2-CAR GARAGE AND A GAS FU								
State Item Codes												
Census/Tract	4926			Code	Quantity	Value	Code	Quantity	Value	Appraised Value		
Dev Map	Dev Lot 10A			11- Res Land	0.33	69,300				Total Land Value 99,000		
Date	07/03/2008			13- Res Bldg	1.00	117,010				Total Building Value 167,154		
Inspector	KM									Total Outbuilding Value 0		
Action	Vacant									Total Market Value 266,154		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.33	0.00	99,000	1.00	0	99,000						
Total	0.33					99,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	69,300	69,300	69,300	69,300	69,300							
Building	117,010	0	0	0	0							
Outbuilding	0	0	0	0	0							
Total	186,310	69,300	69,300	69,300	69,300					Totals		
Comments												
2023GL: NEW SINGLE-FAMILY RANCH HOME w/ 3 BDRMS, 2 FULL BATHS, GAS FP												
2022GL: SPLIT INTO 2 PARCELS (181/021 - 157 GRISWOLD RD & 181/023 - 42 FARMSTEAD RD) PER MAPS 3084-3088 FILED 11/10/2021 IN TOWN CLERKS OFFI												
PC-258 CERT OF RELEASE OF LIENS FOR HOWARD FILED 12/9/21 V.2140/P.129												
9/16/2021-STREET NUMBER ASSIGNED FOR PROPOSED SUBDIVISION; SUBDIVISION WAS NOT FILED AS OF OCTOBER 1, 2021; WILL GO INTO AFFECT FOR THE 2022												
2021GL-LOT LINE REVISION PER MAP 3063-3065 FILED IN TC 8/10/2021 - OTHER PARCEL IS 34 FARMSTEAD (0.73 ACRE)												

Unique ID: 181021

Wethersfield

Location:	157 GRISWOLD RD	Unit	
911 Address:			
Map/Block/Lot	181 021		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,500	107,100
Unit		Basement	1,500	22,500
Overall Condition	Average	Basement Garage Bays	2	4,000
Class	C	Central Air	1,500	2,250
Stories	1.00	Extra Fixtures	1	300
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	146,150
Year Built	2023	Depr/Adjust Amount	0	1,462
Percent Complete	100	Final Value (After Depr)	0	144,689

Finished Area	1,500
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,500
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	Forced Hot Air	100 %	Composite Deck	2023	Average	152	3,010
Fuel	Natural Gas		Open Porch	2023	Average	102	1,161
Cooling Type	Central	100 %	Unfinished Area	2023	Average	528	18,295

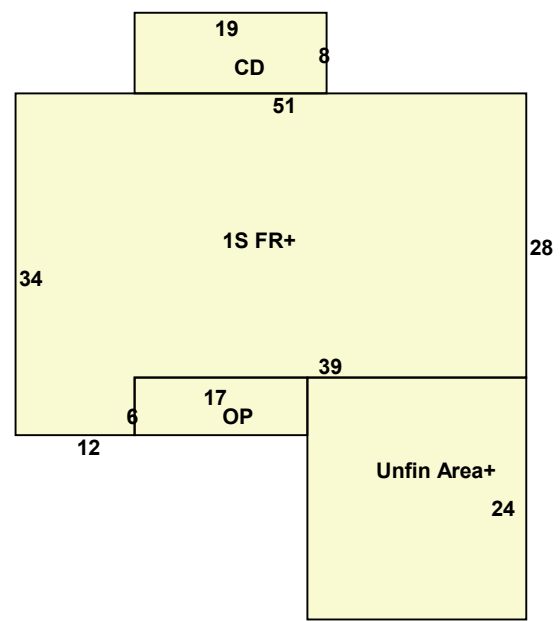
Interior	
Floors	
Attic Access	
Walls	
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value			167,155	
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Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gas FP	1								
Extra Fixtures	1								

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



Unique ID: 169030

Wethersfield

Card No: 1 of 1

Location:	31 CUMBERLAND AVE				Map/Lot:	169 030		Zone:	C	Date Printed:	08-29-23	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	08-02-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
VERGARAY JOSE L					2161 /668	07-31-23		Exec Deed		YES	265,000	
31 CUMBERLAND AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BROWN MARY M EST MCCUE PETER J & ELIZABETH A CO-EXEC					2149 /216	07-05-22		Probate		NO	0	
BROWN MARY M					1255 /0258	06-20-05				NO	0	
KULESA MARY					0848 /0179	05-31-01				YES	132,000	
BRESSION CHRISTY L					0560 /0666	11-24-93				NO	0	
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
BP-0701	11-06-09	10,528	100	Remove 3 layers & reroof								
MP-0234	11-25-08	4,200	100	Boiler conversion from oil to gas.Chimney lined or cleaned.								
				State Item Codes				Appraised Value				
Census/Tract	4923			Code	Quantity	Value	Code	Quantity	Value			
Dev Map		Dev Lot	98 9	11- Res Land	0.22	64,400				Total Land Value	92,000	
Date	06/20/2018			13- Res Bldg	1.00	84,730				Total Building Value	121,044	
Inspector	EQ									Total Outbuilding Value	0	
Action	DM No Change									Total Market Value	213,044	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.22	0.00	92,000	1.00	0	92,000						
Total	0.22					92,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	64,400	64,400	64,400	64,400	64,400							
Building	84,730	84,730	84,730	84,730	84,730							
Outbuilding	0	0	0	0	0							
Total	149,130	149,130	149,130	149,130	149,130					Totals		
Comments												
2009 CONVERTED TO GAS HEAT 18GL-ADD 14'x22' PER PICTOMETRY 2010-EXTERIOR RENOVATIONS												

Unique ID: 169030

Wethersfield

Location:	31 CUMBERLAND AVE	Unit	
911 Address:			
Map/Block/Lot	169 030		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,608	144,238
Unit		Basement	828	12,420
Overall Condition	Good	Full Baths	1	5,000
Class	C	Value Before Depr.	0	161,658
Stories	2.00	Depr/Adjust Amount	0	48,497
Design (Style)	Colonial	Final Value (After Depr)	0	113,160
Construction	Wood Frame			
Year Built	1930			
Percent Complete	100			

Finished Area 1,608
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	828
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	Hot Water	100 %	2012	Good	308	5,184
Fuel	Natural Gas		1930	Good	24	302
Cooling Type	None	0 %	1930	Good	176	2,213
			1930	Good	24	180

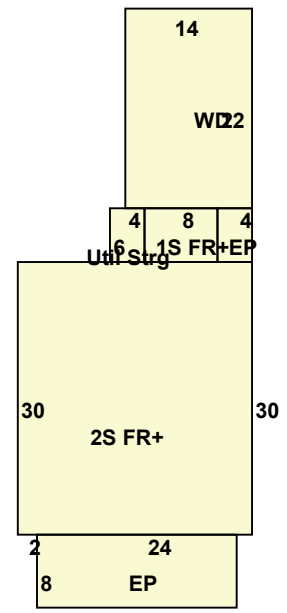
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Asbestos Asbestos
Roof Cover	Asphalt
Roof Type	HIP

Total Building Value 121,044

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	1	0



Unique ID: 073010

Wethersfield

Card No: 1 of 1

Location: 25 TOLL GATE RD		Map/Lot: 073 010		Zone: A1		Date Printed: 08-29-23						
911 Address:		Exempt		Route 10		Nbhd: 83		Last Update: 08-22-23				
Owner Of Record					Volume/Page		Date		Sales Type		Valid	Sale Price
JEFFERS WINETT & WILLIAMS JAQUAN					2161 /689		07-31-23		Warranty Surviv		YES	480,000
25 TOLL GATE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DINH KEVYN					1987 /0203		04-12-17				NO	177,000
HSBC BANK USA C/O WELLS FARGO BANK NA					1912 /0346		11-09-15				NO	0
TAYLOR LAWRENCE & NORDMAN-TAYLOR HEATHER					1384 /0217		01-03-07				YES	312,000
WLAZ ANDRZEJ & TERESA					0600 /0682		12-29-95				YES	150,000
					/							
Permit Number		Date	Cost	Assessor Status	Building Permit							
B-23-0219		04-11-23	10,000	100	STRIP & REROOF							
				State Item Codes					Appraised Value			
Census/Tract 4923				Code	Quantity	Value	Code	Quantity	Value			
Dev Map		Dev Lot 31&U		11- Res Land	0.43	58,680				Total Land Value 83,830		
Date 08/02/2023				13- Res Bldg	1.00	129,610				Total Building Value 185,164		
Inspector SB				14- Res Outbldg	2.00	1,460				Total Outbuilding Value 2,083		
Action LISTING REVIEW										Total Market Value 271,077		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.43	0.00	83,000	1.01	0	83,830						
Total	0.43					83,830						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	58,680	58,680	58,680	58,680	58,680							
Building	129,610	117,900	117,900	117,900	117,900							
Outbuilding	1,460	1,460	1,460	1,460	1,460							
Total	189,750	178,040	178,040	178,040	178,040							
										Totals		
Comments												
2023GL: LISTING REVIEW - UPDATED KITCHEN & DECK EXTENSION EXT=COMM INFL 2017GL-CHG SKETCH, LISTING, PICTOMETRY												

Unique ID: 073010

Wethersfield

Location:	25 TOLL GATE RD	Unit
911 Address:		
Map/Block/Lot	073 010	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,972	169,198
Unit		Average Quality Basement Fi	712	10,680
Overall Condition	Avg/Good	Basement	972	14,580
Class	C	Fireplace	1	3,000
Stories	2.00	Full Baths	3	15,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	214,958
Year Built	1962	Depr/Adjust Amount	0	47,291
Percent Complete	100	Final Value (After Depr)	0	167,667

Finished Area	1,972
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	972
Basement Finish	712
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
Sump Pump	NO

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1962	Average/Good	240	3,182
Fuel	Natural Gas		1962	Average/Good	204	2,705
Cooling Type	None	0 %	1962	Average/Good	349	8,711
			1962	Average/Good	91	2,271
			1962	Average/Good	63	565
			1962	Average/Good	7	63

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 185,164

Special Features		Detached Component Computations							
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2008	Average	96	1,075					
Frame Shed	1997	Average	144	1,008					

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

