

Unique ID: 0680022521

Wethersfield

Card No: 1 of 1

Location:	1310-20 BERLIN TPK				Map/Lot:	068 002 2521		Zone:	SRD	Date Printed:	11-07-23	
911 Address:					Exempt			Nbhd:	010-	Last Update:	10-16-23	
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
ONE MILL WAY LLC					2163 /619	10-02-23	Warranty Deed		YES	150,000		
2389 MAIN ST, STE 100 GLASTONBURY , CT 06033												
Additional Owners:												
Prior Owner History												
BUKOWSKI KEVIN S					2047 /215	06-26-18	Cert of Devise		NO	0		
ROGERS MICHAEL J EST BUKOWSKI KEVIN S EXEC					2022 /0291	12-15-17			NO	0		
ROGERS MICHAEL J					1892 /0241	06-30-15			NO	0		
BUKOWSKI ROBERT J					1859 /0213	10-31-14			NO	49,000		
PAOLETTI ANTONIO					1256 /0182	06-22-05			YES	105,000		
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value				0
Dev Map	Dev Lot 2-52	15- Condominium	1.00	54,760				Total Building Value				78,235
Date	05/19/2018	17-Condo Option	1.00	430				Total Outbuilding Value				613
Inspector	EQ							Total Market Value				78,848
Action	DM Change											
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Total	0.00					0						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	54,760	54,760	54,760	54,760	54,760							
Outbuilding	430	430	430	430	430							
Total	55,190	55,190	55,190	55,190	55,190							
										Totals		
Comments												
BUILDING 2 UNIT 521												

LOCATION:	1310-20 BERLIN TPK 2521
911 ADDRESS:	
MAP/BLOCK/LOT:	068 002 2521

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Park Ridge Model Style G 829 sf Style Condominium	Base Rate	829	99,480
	Central Air	829	1,244
	Full Baths	1	5,000
	Value Before Depr.	0	105,724
	Depr/Adjust Amount	0	27,488
	Final Value (After Dep)	0	78,235

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

ATTACHED OUTBUILDING/COMPONENTS

HVAC	ATTACHED OUTBUILDING/COMPONENTS		
Heating Type Hot Water	100 %	Description	Area/Qty
Fuel Type Natural Gas			Value
Cooling Type Central	100 %		

INTERIOR	
Floors	Laminate
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls	
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Unit Features

SPECIAL FEATURES

Location	
Floor/Unit Location	Middle
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
829	4	2	1	1	0

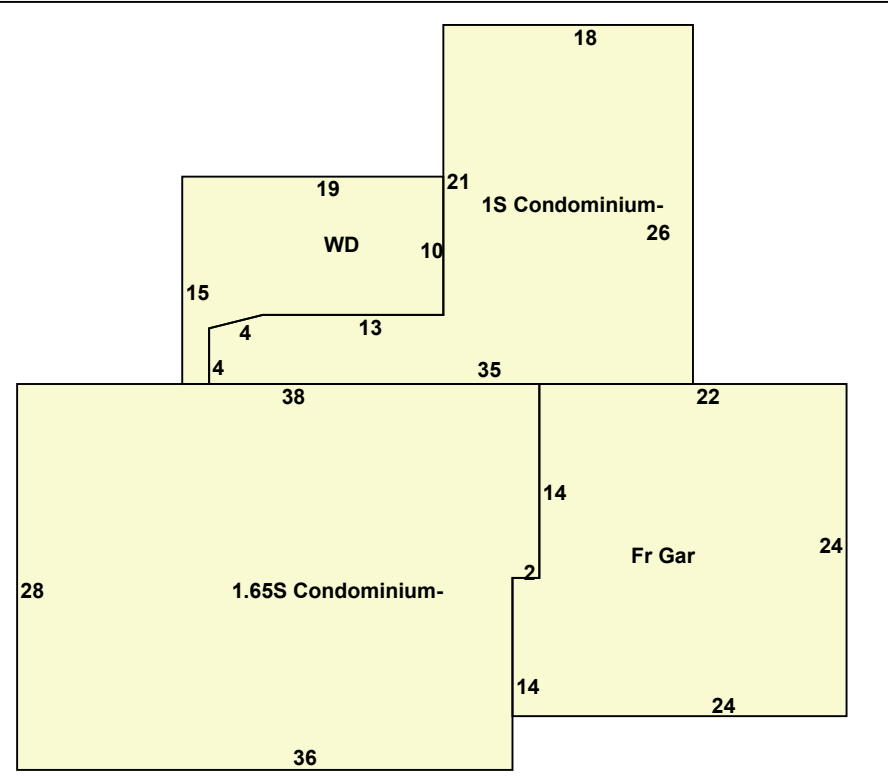
Unique ID: 102002E045

Wethersfield

Card No: 1 of 1

Location:		23 DUNHAM ST			Map/Lot:		102 002 E045		Zone:		SRD		Date Printed:		11-07-23					
911 Address:					Exempt				Nbhd:				Last Update:		10-16-23					
Owner Of Record							Volume/Page		Date		Sales Type			Valid	Sale Price					
DEPAOLIS JOANNE L & RICHARD J							2163 / 566		10-02-23		Trustees Deed			YES	415,000					
23 DUNHAM ST WETHERSFIELD , CT 06109																				
Additional Owners:																				
Prior Owner History																				
CRITCH STEPHANIE F M TRUSTEE							1053 / 0079		06-26-03					NO	0					
CRITCH STEPHANIE F							0769 / 0038		09-01-99					YES	247,372					
							/													
							/													
							/													
Building Permit																				
Permit Number		Date		Cost																
State Item Codes																				
Census/Tract				Code				Quantity				Value				Appraised Value				
4925				15- Condominium				1.00				173,690				Total Land Value				
Dev Map				Dev Lot												0				
45																Total Building Value				
Date				Date												248,129				
10/16/2023				02/11/2004												Total Outbuilding Value				
Inspector				Action												0				
SB				LISTING REVIEW Chg after Hear												Total Market Value				
																248,129				
Acres																				
Influence Factors																				
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence Reason		Comment		
Total		0.00								0										
Assessment History (Prior Years as of Oct 1)																				
490 Appraised Totals																				
Current		2022		2021		2020		2019		Type		Acres		Value		Type		Acres		Value
Land		0		0		0		0												
Building		173,690		173,500		173,500		173,500												
Outbuilding		0		0		0		0												
Total		173,690		173,500		173,500		173,500												
Totals																				
Comments																				
2023GL: LISTING REVIEW - 1 XTRA FIXTURE 2019GL-NO BASEMENT PER OLD RECORDS 20 FT REAR DORMER CRAWL																				

LOCATION:		23 DUNHAM ST			
911 ADDRESS:					
MAP/BLOCK/LOT:		102 002 E045			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Collier Farms	Base Rate	2,182	235,656	
Model	Style E	Central Air	2,182	3,273	
Style	Condominium	Extra Fixtures	1	300	
		Fireplace	1	3,000	
		Full Baths	2	10,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	254,729	
		Depr/Adjust Amount	0	25,473	
		Final Value (After Dep)	0	229,256	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	1.65				
Construction					
Year Built	1999				
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	YES	PHYSICAL DEPR %	10		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Wood Deck	202	3,091
Cooling Type	Central	100 %	Frame Garage	548	15,782
INTERIOR					
Floors	Hardwood	Carpet			
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
Extra Fixtures	1	Location			
		Floor/Unit Location	Free Standing		
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
2,182	6	3	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 170076

Wethersfield

Card No: 1 of 1

Location:	27 WRIGHT RD				Map/Lot:	170 076		Zone:	C	Date Printed:	11-07-23	
911 Address:					Exempt		Route	8	Nbhd:	103	Last Update:	10-25-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BALANE CHARLEMAGNE & HARVIE ERICA					2163 /593	10-02-23	Warranty Surviv			YES	420,000	
27 WRIGHT RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
OMEARA MARYELLEN					1328 /0072	04-25-06				NO	235,000	
OMEARA THOMAS J & MARY C					0229 /0583	07-10-64				NO	0	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
E-16-104	05-21-16	7,000	WIRE 22 ROOF MOUNTED SOLAR PANELS									
B-16-127	05-10-16	14,082	INSTALL 22 ROOF MOUNTED SOLAR PANELS									
TM-16-43	03-30-16	15,000	INSTALL 2 AIR HANDLERS & CONDENSERS; C/A 3/30/16									
TE-16-92	03-22-16	800	WIRE 2 20 AMP 220 VOLT SPLIT AYATEM DUCTLESS AC; C/A 3/22/16									
TB-16-63	02-17-16	2,135	REPLACE 2 SHINGLE PIPE BOOT. REMOVE & REPLACE 20 FT VENT & CAP SHINGLES WITH NEW									
E-15-345	08-28-15	10,265	Wiring of 24 Roof Mounted Solar Panels (6.24 kW)									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 10	11- Res Land	0.22	72,110				Total Land Value		103,000		
Date	10/16/2023	13- Res Bldg	1.00	114,090				Total Building Value		162,990		
Inspector	SB	14- Res Outbldg	2.00	12,260				Total Outbuilding Value		17,518		
Action	LISTING REVIEW							Total Market Value		283,508		
Acres												
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.22	0.00	103,000	1.00	0	103,000						
Total	0.22					103,000						
Assessment History (Prior Years as of Oct 1)												
	Current	2022	2021	2020	2019	490 Appraised Totals						
						Type	Acres	Value	Type	Acres	Value	
Land	72,110	72,110	72,110	72,110	72,110							
Building	114,090	111,150	111,150	111,150	111,150							
Outbuilding	12,260	12,260	12,260	12,260	12,260							
Total	198,460	195,520	195,520	195,520	195,520				Totals			
Comments												
2016 SOLAR PANELS & C/AIR 2010-VINYL SIDING ATTIC ACCESS-PULL DOWN 2011 CORRECT HEAT TYPE 2009 WOOD STOVE WET BASEMENT = FUNC												

Unique ID: 170076

Wethersfield

Location:	27 WRIGHT RD	Unit	
911 Address:			
Map/Block/Lot	170 076		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,336	185,852
Unit		Basement	1,120	16,800
Overall Condition	Good	Central Air	2,336	3,504
Class	C	Fireplace	2	6,000
Stories	2.00	Full Baths	1	5,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	219,656
Year Built	1928	Depr/Adjust Amount	0	65,897
Percent Complete	100	Final Value (After Depr)	0	153,759

Finished Area	2,336	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,120			
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 %
				30
				0
Attached Component Computations				

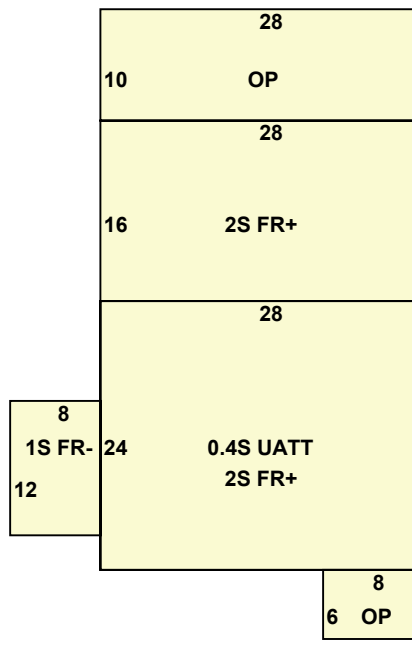
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1928	Good	269	6,591
Fuel	Natural Gas		Open Porch	1928	Good	280	2,254
Cooling Type	Central	100 %	Open Porch	1928	Good	48	385

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable
Total Building Value	
162,990	

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Central Vac	1								
Frame Garage	1980	Average	624	16,174					
Frame Shed	2008	Average	120	1,344					

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



Unique ID: 106051

Wethersfield

Card No: 1 of 1

Location:	32 FARMINGDALE RD				Map/Lot:	106 051		Zone:	A1	Date Printed:	11-07-23	
911 Address:					Exempt		Route	6	Nbhd:	110	Last Update:	10-30-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MOLLOY THOMAS & CHRISTINE					2163 / 616	10-02-23	Warranty Surviv		YES	380,000		
32 FARMINGDALE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ZAVARELLA DANIELE E & PELLEGATTO KEVIN M					2113 / 320	10-15-20			NO	0		
ZAVARELLA DANIELE E					1867 / 0024	01-02-15			NO	181,000		
ZAVARELLA DANIEL E					1863 / 0254	12-08-14			NO	181,000		
ATTARDO DOROTHY E EST					1863 / 0253	12-08-14			NO	0		
ATTARDO DOROTHY E EST HUMPHRIES JO-ANN EXEC					1845 / 0078	07-28-14			NO	0		
Permit Number	Date	Cost	Building Permit									
B-23-0120	03-02-23	10,650	STRIP & REROOF									
B-15-374	07-16-15	4,800	CONSTRUCT 16'x20' WOOD DECK									
State Item Codes												
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 37	11- Res Land	0.26	75,460				Total Land Value		107,800		
Date	12/21/2015 03/24/2014	13- Res Bldg	1.00	69,680				Total Building Value		99,544		
Inspector	FE	14- Res Outbldg	1.00	310				Total Outbuilding Value		448		
Action	Permit/Misc Ins BAA Reduction							Total Market Value		207,792		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	110,000	0.98	0	107,800						
Total	0.26					107,800						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	75,460	75,460	75,460	75,460	75,460							
Building	69,680	69,680	69,680	69,680	69,680							
Outbuilding	310	310	310	310	310							
Total	145,450	145,450	145,450	145,450	145,450					Totals		
Comments												
BAA#96 2016GL-WD, PICTOMETRY												

Unique ID: 106051

Wethersfield

Location:	32 FARMINGDALE RD	Unit	
911 Address:			
Map/Block/Lot	106 051		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,287	110,026
Unit		Basement	780	11,700
Overall Condition	Average	Central Air	1,287	1,931
Class	C	Fireplace	1	3,000
Stories	1.65	Full Baths	1	5,000
Design (Style)	Cape	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	134,156
Year Built	1940	Depr/Adjust Amount	0	44,272
Percent Complete	100	Final Value (After Depr)	0	89,885

Finished Area 1,287
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	780
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	33
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	1940	Average	320	3,645
Fuel	Natural Gas			Frame Garage	1940	Average	240	5,146
Cooling Type	Central	100 %		Enclosed Porch	1940	Average	72	868

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 99,544

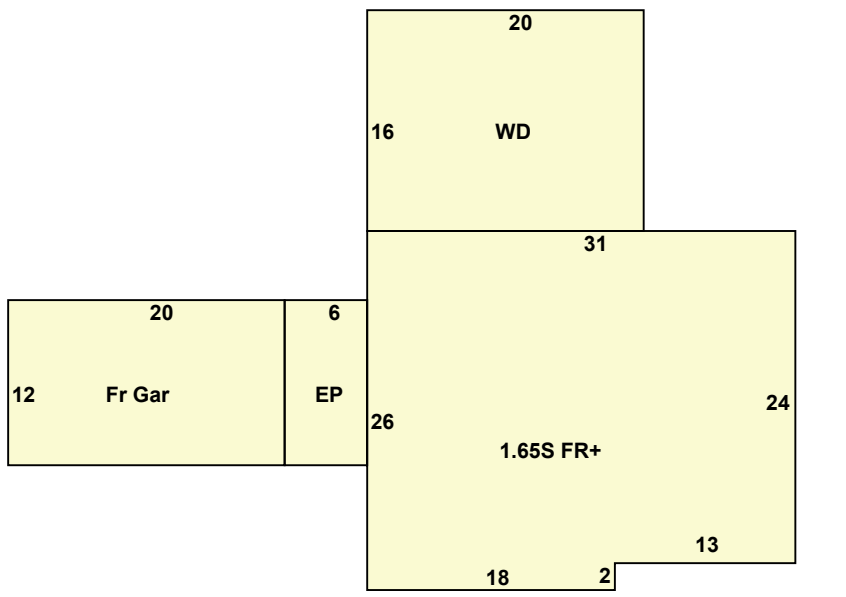
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1980	Average	64	448					

Room Summary

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



Unique ID: 203002

Wethersfield

Card No: 1 of 1

Location:	50 STILLWOLD DR				Map/Lot:	203 002		Zone:	B	Date Printed:	11-07-23	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	10-16-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
JINKS COURTNEY					2163 /762	10-03-23	Warranty Deed		YES	280,000		
50 STILLWOLD DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PATRIZZO RACHEL SUNDQUIST					2163 /761	10-03-23	Name Change		NO	0		
SUNDQUIST RACHEL M					1412 /0246	05-31-07			YES	218,000		
SPADAFORA DAVID J & KIRSTEN T					0993 /0226	01-24-03			YES	165,000		
DELLAFIORE ANTHONY P & MARGERY A					0915 /0185	03-28-02			YES	160,000		
FLORES IVAN A & DEANNA Z					0711 /0080	07-30-98			YES	105,680		
Permit Number	Date	Cost	Building Permit									
B-11-299	06-29-11	3,000	STRIP (1) LAYER, INSTALL RAKE-DRIP-FELT-RIDGE VENT, ICE and WATER, ARCH 30 YEAR SHINGLE - 10 SQ.									
TB-11-299	06-28-11	3,000	STRIP & REROOF									
P-11-66	04-26-11	1,000	REPLACE EXISTING BACKWATER VALVE. INSTALL CHECK VALVE ON SINK.									
TP-11-66	04-15-11	1,000	REPL EXISTING BACKWATER VALVE, INSTALL CHECK VALVE ON SINK									
MP-0197	12-23-09	1,000	Install 1200 gal. above ground propane tank & gas line to propane heater									
			State Item Codes					Appraised Value				
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.18	73,500				Total Land Value 105,000			
Date	08/22/2011		13- Res Bldg	1.00	52,550				Total Building Value 75,075			
Inspector	CR		14- Res Outbldg	1.00	2,960				Total Outbuilding Value 4,224			
Action	49								Total Market Value 184,299			
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	105,000	1.00	0	105,000						
Total	0.18					105,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	73,500	73,500	73,500	73,500	73,500							
Building	52,550	52,550	52,550	52,550	52,550							
Outbuilding	2,960	2,960	2,960	2,960	2,960							
Total	129,010	129,010	129,010	129,010	129,010					Totals		
Comments												
2018GL-HALF BATH IN BSMT, ESTIMATE FBA, HW FLOORS, UPDATED BUT NOT NEW KITCHEN, LISTING, PICTOMETRY												

Location:	50 STILLWOLD DR	Unit	
911 Address:			
Map/Block/Lot	203 002		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,008	85,478
Unit		Average Quality Basement Fi	250	3,750
Overall Condition	Avg/Good	Basement	576	8,640
Class	C	Full Baths	1	5,000
Stories	1.75	Half Baths	1	2,500
Design (Style)	Bungalow	Value Before Depr.	0	105,368
Construction	Wood Frame	Depr/Adjust Amount	0	33,718
Year Built	1934	Final Value (After Depr)	0	71,651
Percent Complete	100			

Finished Area 1,008
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	576
Basement Finish	250
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	32
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Patio	1934	Average	288	1,584
Fuel	Oil		Enclosed Porch	1934	Good	144	1,840
Cooling Type	None	0 %					

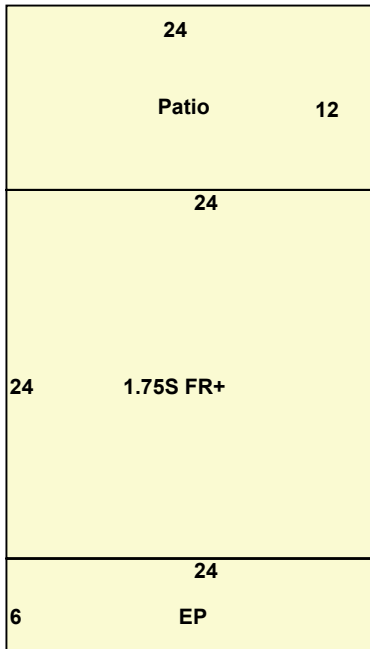
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 75,075

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
					Frame Garage	1934	Average	200	4,224		

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



Unique ID: 061048

Wethersfield

Card No: 1 of 1

Location: 74 FOREST DR		Map/Lot: 061 048		Zone: A		Date Printed: 11-07-23						
911 Address:		Exempt		Route 9		Nbhd: 106		Last Update: 10-16-23				
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price	
BOVINO JOSEPH ANTHONY				2163 /682		10-03-23		Warranty Deed		YES	442,000	
74 FOREST DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MARENA ALFONSO & NICOLE				0518 /0345		04-09-92				NO	0	
				/								
				/								
				/								
Building Permit												
Permit Number	Date	Cost										
MP04004	01-09-04	5,500	Heating & cooling for addn									
PP03177	11-05-03	1,000	Plumbing for addn									
EP03362	10-30-03	1,000	Wire addn									
bp03268	06-12-03	30,000	24x26 addn/garage									
BP010663	10-25-01	1,200	10X14 wood shed									
BP01286	06-14-01	3,400	Strip & reroof									
				State Item Codes				Appraised Value				
Census/Tract 4924		Code	Quantity	Value	Code	Quantity	Value	Total Land Value		107,060		
Dev Map		Dev Lot 12	11- Res Land	0.33	74,940			Total Building Value		158,943		
Date 10/16/2023			13- Res Bldg	1.00	111,260			Total Outbuilding Value		1,313		
Inspector SB			14- Res Outbldg	1.00	920			Total Market Value		267,316		
Action LISTING REVIEW												
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.33	0.00	106,000	1.01	0	107,060						
Total	0.33					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	111,260	108,780	108,780	108,780	108,780							
Outbuilding	920	920	920	920	920							
Total	187,120	184,640	184,640	184,640	184,640							
										Totals		
Comments												
2023GL: LISTING REVIEW - 2 BUILT-IN GARAGE BAYS, 2 XTRA FIXTURES 2013 FBM/SKETCH												

Unique ID: 061048

Wethersfield

Location:	74 FOREST DR	Unit	
911 Address:			
Map/Block/Lot	061 048		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,896	128,928
Unit		Basement	1,896	28,440
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,896	2,844
Stories	1.00	Extra Fixtures	2	600
Design (Style)	Split Level	Finished Lower Level	580	20,300
Construction	Wood Frame	Fireplace	1	3,000
Year Built	1955	Full Baths	2	10,000
Percent Complete	100	Half Baths	1	2,500
		Value Before Depr.	0	200,612
		Depr/Adjust Amount	0	46,141
		Final Value (After Depr)	0	154,471

Foundation	
Basement Area	1,896
Basement Finish	580
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	23
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1955	Good	320	4,180
Fuel	Natural Gas		Open Porch	1955	Good	32	280
Cooling Type	Central	100 %					

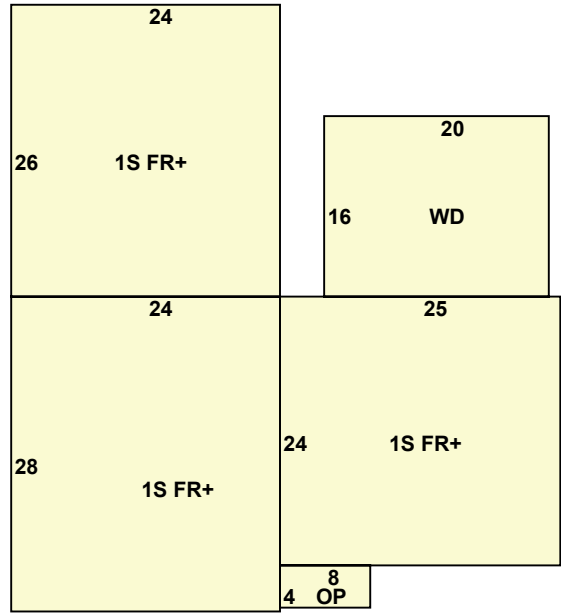
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	HIP

Total Building Value 158,943

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	2								
Frame Shed	2003	Average	140	1,313					

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



Unique ID: 243006

Wethersfield

Card No: 1 of 1

Location:	39-41 MIDDLETOWN AVE				Map/Lot:	243 006		Zone:	C	Date Printed:	11-07-23	
911 Address:					Exempt		Route	5	Nbhd:	107	Last Update:	10-16-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
ROUQ REALTY LLC					2163 /758	10-03-23	Warranty Deed			YES	385,000	
60 TWO STONE DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
STAVOLA JAMES T JR & FRUTUOSO NICOLE MARIE					2163 /757	10-03-23	Name Change			NO	0	
STAVOLA JAMES T JR & NICOLE					1753 /0049	11-30-12				NO	0	
STAVOLA JAMES T ET ALS					1751 /0177	11-21-12				NO	0	
STAVOLA JAMES T ET ALS					1717 /0244	06-15-12				NO	0	
STAVOLA JAMES T ET AL					0469 /0014	04-02-90				NO	160,000	
Permit Number	Date	Cost	Building Permit									
B-13-618	10-09-13	5,636	INSTALL 12 ANDERSON 400 SERIES WINDOWS IN TERRA TONE. LIGHT PATTERN SHALL MATCH EXISTING 8 OVER 12.									
B-13-618	10-09-13	5,636	INSTALL 12 WINDOWS									
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot	NPT8	11- Res Land	0.23	75,640			Total Land Value		108,070		
Date	05/31/2018	12/10/2008	13- Res Bldg	1.00	93,170			Total Building Value		133,093		
Inspector	EQ							Total Outbuilding Value		0		
Action	DM Change	Hearing-No Chng						Total Market Value		241,163		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.23	0.00	107,000	1.01	0	108,070						
Total	0.23					108,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	75,640	75,640	75,640	75,640	75,640							
Building	93,170	93,170	93,170	93,170	93,170							
Outbuilding	0	0	0	0	0							
Total	168,810	168,810	168,810	168,810	168,810					Totals		
Comments												
FULL REAR DORMER												

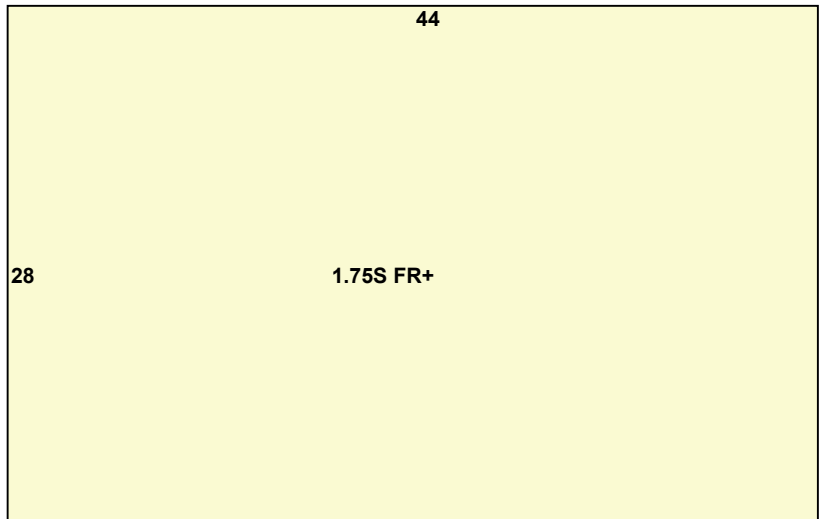
Location:	39-41 MIDDLETOWN AVE	Unit
911 Address:		
Map/Block/Lot	243 006	

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	2,156	143,978
Unit		Basement	1,232	18,480
Overall Condition	Average	Full Baths	2	10,000
Class	C	Half Baths	2	5,000
Stories	1.75	Value Before Depr.	0	177,458
Design (Style)	Duplex	Depr/Adjust Amount	0	44,364
Construction	Wood Frame	Final Value (After Depr)	0	133,093
Year Built	1969			
Percent Complete	100			

Finished Area	2,156
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,232
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	25
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Elec Baseboard	100 %					
Fuel	Electric						
Cooling Type	None	0 %					
Interior							
Floors	Carpet						
Attic Access							
Walls	Drywall						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Aluminum						
Roof Cover	Asphalt						
Roof Type	Gambrel						
Total Building Value						133,093	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
10	6	2	2	2					



Unique ID: 113021

Wethersfield

Card No: 1 of 1

Location:	1 BRISTOL ST			Map/Lot:	113 021		Zone:	B	Date Printed:	11-07-23		
911 Address:				Exempt		Route	10	Nbhd:	83	Last Update:	10-16-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
THOMAS AMBER LYNN				2163 /709	10-03-23	Warranty Deed			YES	240,000		
1 BRISTOL ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MORALES JESSICA M & CONTRERAS DANTE I				2142 /864	02-08-22	Warranty Surviv			NO	189,000		
LESURE DARLENE R				1216 /0280	12-27-04				YES	162,500		
TOMAIUOLO VICTORIA D ESTATE C/O TOMAIUOLO NICHOLAS G, CO EXEC				1176 /0113	07-06-04				NO	0		
TOMAIUOLO VICTORIA D				1117 /0003	11-19-03				NO	0		
TOMAIUOLO CARMEN P & VICTORIA				0228 /0455	05-26-64				NO	0		
Permit Number	Date	Cost	Building Permit									
B-20-0385	06-18-20	3,775	Remove existing 8' X 10' deck and install new 8' X 10' deck and steps with 42" handrails.									
E-13-233	06-26-13	1,000	REPL RISER, METER SOCKET & NEW 100 AMP BREAKER									
B-12-563	11-16-12	4,200	STRIP & REROOF									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 71	11- Res Land	0.13	57,520				Total Land Value		82,170		
Date	05/31/2018	13- Res Bldg	1.00	51,850				Total Building Value		74,065		
Inspector	EQ	14- Res Outbldg	1.00	60				Total Outbuilding Value		88		
Action	DM Change							Total Market Value		156,323		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.13	0.00	83,000	0.99	0	82,170						
Total	0.13					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	57,520	57,520	57,520	57,510							
Building	51,850	51,850	51,850	51,850	51,590							
Outbuilding	60	60	60	60	40							
Total	109,430	109,430	109,430	109,430	109,140					Totals		
Comments												
2020GL-REPLACE DECK												

Unique ID: 113021

Wethersfield

Location:	1 BRISTOL ST	Unit	
911 Address:			
Map/Block/Lot	113 021		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	915	75,286
Unit		Average Quality Basement Fi	360	5,400
Overall Condition	Avg/Good	Basement	915	13,725
Class	C	Extra Fixtures	1	300
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	99,711
Construction	Wood Frame	Depr/Adjust Amount	0	27,919
Year Built	1948	Final Value (After Depr)	0	71,792
Percent Complete	100			

Finished Area 915
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	915
Basement Finish	360
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	28
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	2020	Average	80	1,346
Fuel	Natural Gas		Enclosed Porch	1948	Average/Good	60	773
Cooling Type	None	0 %	Open Porch	1948	Average/Good	18	149

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 74,065

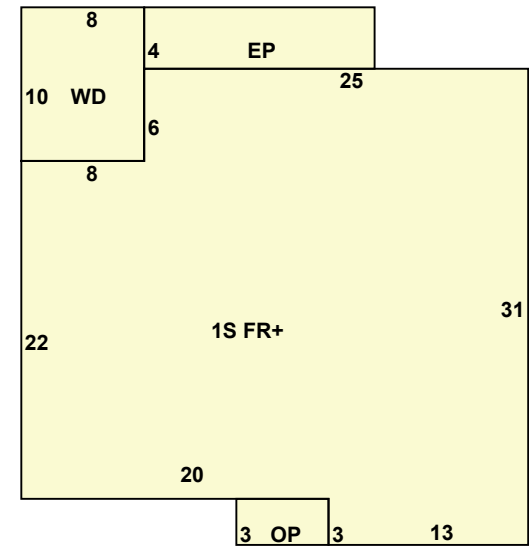
Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1			
Metal Shed	1990	Average	70	88

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Metal Shed	1990	Average	70	88					

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



Unique ID: 058057

Wethersfield

Card No: 1 of 1

Location:	194 WINDMILL HL				Map/Lot:	058 057		Zone:	A1	Date Printed:	11-07-23	
911 Address:					Exempt		Route	2	Nbhd:	118	Last Update:	10-16-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
KOUCH SENGMUY & SENGNGY					2163 / 665	10-03-23		Warranty Surviv		YES	488,000	
194 WINDMILL HL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
STOUT ROY L JR					1947 / 0273	07-29-16				NO	0	
STOUT ROY L JR & SHERYL L					0973 / 0116	11-25-02				YES	350,900	
GILBERT CARY + MARIA P					0542 / 0393	01-29-93				YES	245,970	
GILBERT CARY + MARIA P					0542 / 0393	01-29-93				YES	245,970	
					/							
Permit Number	Date	Cost	Building Permit									
B-20-0873	11-03-20	19,590	Strip and reroof with Biscayne IKO Dynasty shingles 32 sq. No structural changes.									
B-13-698	11-01-13	4,610	INSTALL 1 REPLACEMENT PATIO DOOR									
P-12-172	07-17-12	50	SEASONAL WATER LINE TO POOL									
E-12-237	07-17-12	250	ELECTRICAL FOR POOL									
TP-11-82	05-04-11	700	REPL 40-GAL GAS IN THE BASEMENT									
B-10-109	07-28-10	3,000	Install 16 ' x 32' above ground pool									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 42	11- Res Land	0.41	83,430				Total Land Value 119,180				
Date	08/21/2018 01/03/2014	13- Res Bldg	1.00	165,460				Total Building Value 236,375				
Inspector	EQ							Total Outbuilding Value 0				
Action	DM Change Hearing-Change							Total Market Value 355,555				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.41	0.00	118,000	1.01	0	119,180						
Total	0.41					119,180						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	83,430	83,430	83,430	83,430	83,430							
Building	165,460	165,460	165,460	165,460	165,460							
Outbuilding	0	0	0	0	0							
Total	248,890	248,890	248,890	248,890	248,890					Totals		
Comments												
10/08 SCUTTLE ATTIC ACCESS IN CLOSET												

Unique ID: 058057

Wethersfield

Location:	194 WINDMILL HL	Unit
911 Address:		
Map/Block/Lot	058 057	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,365	188,159
Unit		Basement	1,140	17,100
Overall Condition	Good	Central Air	2,365	3,548
Class	C	Fireplace	1	3,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	224,307
Year Built	1992	Depr/Adjust Amount	0	13,458
Percent Complete	100	Final Value (After Depr)	0	210,848

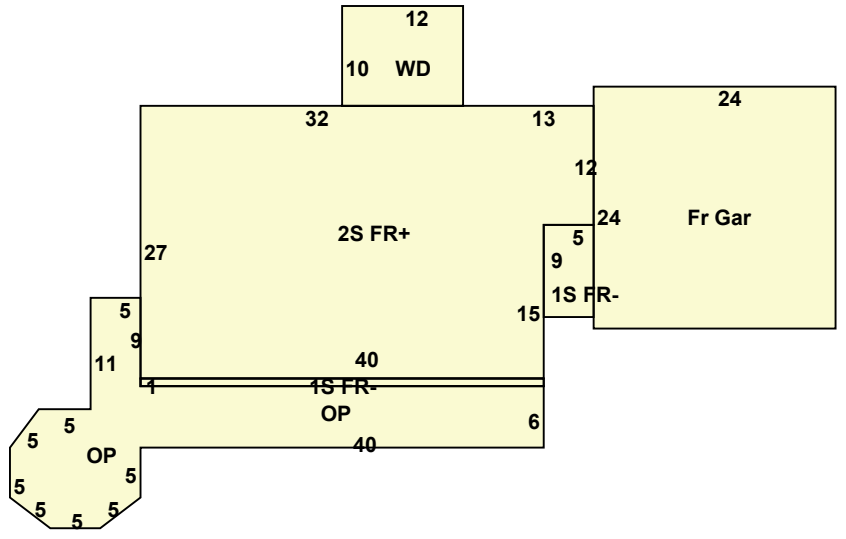
Finished Area	2,365
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,140
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO
Attached Component Computations	
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	6
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1992	Good	120	1,918
Fuel	Natural Gas		Frame Garage	1992	Good	576	17,326
Cooling Type	Central	100 %	Open Porch	1992	Good	433	5,851
			Open Porch	1992	Good	40	432

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

Exterior			
Exterior	Vinyl Siding		
Roof Cover	Asphalt		
Roof Type	Gable		
Total Building Value			236,375

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	2	1					



Unique ID: 142045

Wethersfield

Card No: 1 of 1

Location:		16 CROSS HILL RD				Map/Lot:		142 045		Zone:	AAOS	Date Printed:		11-07-23	
911 Address:						Exempt			Route	3	Nbhd:	128	Last Update:		10-16-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
SOUTHWICK KELLY & GREGORY						2163 /793		10-04-23		Conser Deed			YES	480,000	
16 CROSS HILL RD WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
SALEMI CONCETTA						2156 /687		02-01-23		Probate			NO	0	
SALEMI CONCETTA						0324 /0858		04-07-81					NO	0	
						/									
						/									
						/									
Building Permit															
Permit Number	Date	Cost													
B-18-142	04-19-18	8,400	STRIP 1 LAYER AND REROOF. 28 SQ												
B-18-142	04-19-18	8,400	STRIP & REROOF												
State Item Codes															
Census/Tract		4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value						
Dev Map		Dev Lot	64RE	11- Res Land	0.37	86,910			Total Land Value			124,160			
Date		10/16/2023	13- Res Bldg	1.00	124,430				Total Building Value			177,756			
Inspector		SB	14- Res Outbldg	1.00	940				Total Outbuilding Value			1,344			
Action		LISTING REVIEW							Total Market Value			303,260			
Acres															
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment					
House Lot	0.37	0.00	128,000	0.97	0	124,160									
Total	0.37					124,160									
Assessment History (Prior Years as of Oct 1)															
	Current	2022	2021	2020	2019					490 Appraised Totals					
						Type	Acres	Value	Type	Acres	Value				
Land	86,910	86,910	86,910	86,910	86,920										
Building	124,430	124,120	124,120	124,120	126,600										
Outbuilding	940	940	940	940	940										
Total	212,280	211,970	211,970	211,970	214,460										
										Totals					
Comments															
2023GL: LISTING REVIEW - CENTRAL VAC & 2 XTRA FIXTURES															
2020GL-AVERAGE FBA															

Location:	16 CROSS HILL RD	Unit	
911 Address:			
Map/Block/Lot	142 045		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,500	164,900
Unit		Average Quality Basement Fi	240	3,600
Overall Condition	Average	Basement	648	9,720
Class	C	Central Air	2,500	3,750
Stories	1.50	Extra Fixtures	2	600
Design (Style)	Split Level	Fireplace	2	6,000
Construction	Wood Frame	Full Baths	3	15,000
Year Built	1968	Value Before Depr.	0	203,570
Percent Complete	100	Depr/Adjust Amount	0	52,928
		Final Value (After Depr)	0	150,642

Finished Area	2,500	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	648			
Basement Finish	240			
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 %
				26
				0
Attached Component Computations				

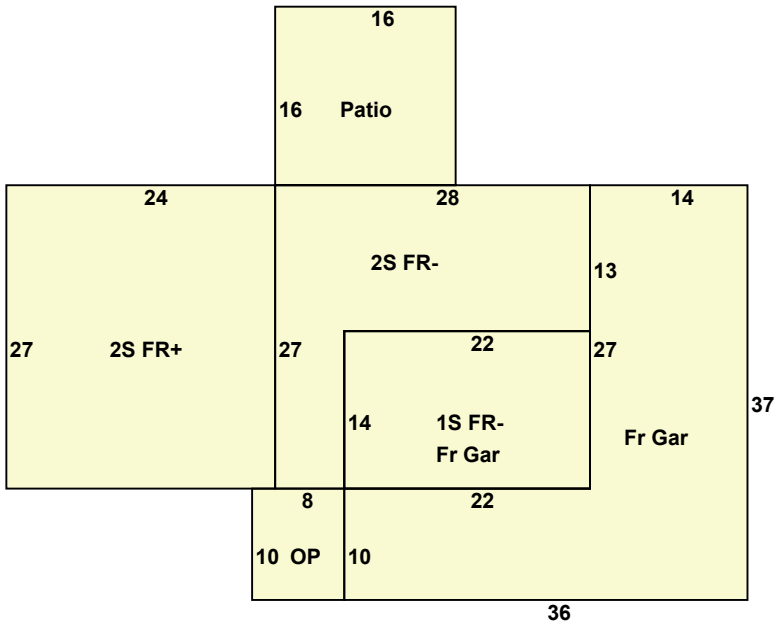
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1968	Average	308	7,298
Fuel	Natural Gas			Frame Garage	1968	Average	738	17,476
Cooling Type	Central	100 %		Patio	1968	Average	256	1,664
				Open Porch	1968	Average	80	680

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

Exterior				
Exterior	Aluminum	Brick Veneer		
Roof Cover	Asphalt			
Roof Type	Gable			
Total Building Value				177,756

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Central Vac	1								
Extra Fixtures	2				Frame Shed	2008	Average	120	1,344

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



Unique ID: 221077

Wethersfield

Card No: 1 of 1

Location:	1 FERNWOOD ST				Map/Lot:	221 077		Zone:	B	Date Printed:	11-07-23	
911 Address:					Exempt		Route	7	Nbhd:	107	Last Update:	10-16-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MORISSETTE BERNARD & JANINE					2163 /829	10-05-23		Warranty Surviv		YES	424,900	
1 FERNWOOD ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DRISCOLL JOAN					1473 /0249	05-14-08				NO	0	
STOCKWELL MARY D					0576 /0017	07-13-94				NO	0	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-23-0928	10-04-23	12,400	Tear off shingles , install 6' ice and water , 4" seam tape , synthetic felt , vent and re shingle . 20									
EP-0311	12-22-09	0	New circuits for addition, relocate washer & dryer to 1st. fl.									
PP-0178	11-17-09	2,000	New piping & fixtures for kitchen & bathroom									
BP-0697	11-06-09	57,000	Construct a 20' x 14' addition									
MP-0137	10-29-09	14,000	Install replacement boiler, indirect water htr & hydro air system									
EP-0349	12-08-08	600	Install 20 amp circuit for garage, motion light, side door light									
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.37	75,650				Total Land Value 108,070			
Date	10/16/2023		13- Res Bldg	1.00	96,450				Total Building Value 137,788			
Inspector	SB		14- Res Outbldg	2.00	8,000				Total Outbuilding Value 11,430			
Action	LISTING REVIEW								Total Market Value 257,288			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.37	0.00	107,000	1.01	0	108,070						
Total	0.37					108,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	75,650	75,650	75,650	75,650	75,650							
Building	96,450	95,180	95,180	95,180	95,180							
Outbuilding	8,000	8,000	8,000	8,000	8,000							
Total	180,100	178,830	178,830	178,830	178,830					Totals		
Comments												
2023GL: LISTING REVIEW - 2 FULL BATHS 22 FT REAR DORMER 2010-ADDITION												

Unique ID: 221077

Wethersfield

Location:	1 FERNWOOD ST	Unit
911 Address:		
Map/Block/Lot	221 077	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,647	155,114
Unit		Basement	955	15,041
Overall Condition	Good	Central Air	1,647	2,594
Class	C+	Fireplace	1	3,150
Stories	2.00	Full Baths	2	10,500
Design (Style)	Colonial	Value Before Depr.	0	186,400
Construction	Wood Frame	Depr/Adjust Amount	0	57,784
Year Built	1925	Final Value (After Depr)	0	128,616
Percent Complete	100			

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

Foundation	
Basement Area	955
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

HVAC		
Heating Type	Forced Hot Air	100 %
Fuel	Oil	
Cooling Type	Central	100 %

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

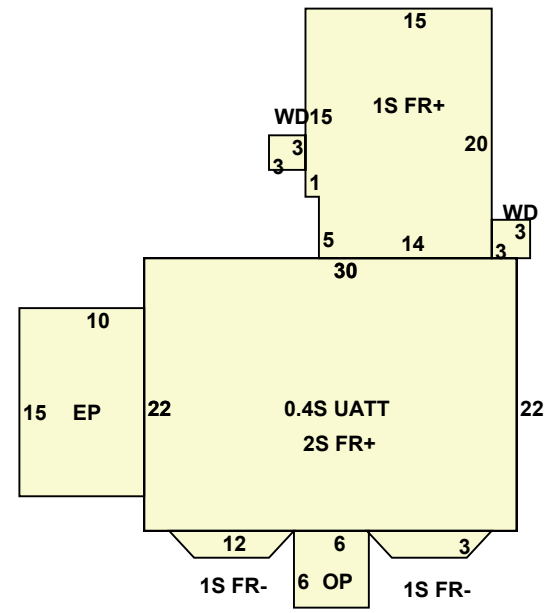
Exterior		
Exterior	Aluminum	Vinyl Siding
Roof Cover	Asphalt	
Roof Type	Gambrel	

Total Building Value 137,788

Special Features				

Detached Component Computations									
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Garage	2009	Average	216	6,774					
Det Masonry Patio	2010	Average	320	4,656					

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



Unique ID: 210051

Wethersfield

Card No: 1 of 1

Location:	19 AVALON PL				Map/Lot:	210 051		Zone:	B	Date Printed:	11-07-23	
911 Address:					Exempt		Route	7	Nbhd:	113	Last Update:	10-16-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
GOLDSTEIN EVAN B & KENDALL M F					2163 /871	10-10-23	Warranty Surviv			YES	341,028	
19 AVALON PL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CATAFORD KATHLEEN D					2099 /162	01-17-20	Warranty Deed			YES	239,900	
ZRAIK ELIAS M & LAHAM MAISA					1592 /0148	05-25-10				YES	256,500	
SCHULTZ RAYMOND E & TAMARA L					1004 /0223	02-25-03				YES	189,000	
SOUSA MICHELE G					0792 /0034	04-05-00				NO	0	
SOUSA NELSON J & MICHELE G					0600 /0653	12-29-95				YES	120,000	
Permit Number	Date	Cost	Building Permit									
BP06021	02-13-06	6,590	Strip & reroof									
			State Item Codes					Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 25PT	11- Res Land	0.15	78,310				Total Land Value 111,870				
Date	03/27/2020	13- Res Bldg	1.00	88,810				Total Building Value 126,886				
Inspector		14- Res Outbldg	1.00	240				Total Outbuilding Value 336				
Action	PICTOMETRY							Total Market Value 239,092				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.15	0.00	113,000	0.99	0	111,870						
Total	0.15					111,870						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	78,310	78,310	78,310	78,310	78,310							
Building	88,810	88,810	88,810	88,810	88,810							
Outbuilding	240	240	240	240	240							
Total	167,360	167,360	167,360	167,360	165,820					Totals		
Comments												
2020GL-PATIO (ESTIMATE 2000) 2019GL-3 BEDROOMS, LISTING WALK-UP ATTIC ACCESS												

Unique ID: 210051

Wethersfield

Location:	19 AVALON PL	Unit	
911 Address:			
Map/Block/Lot	210 051		

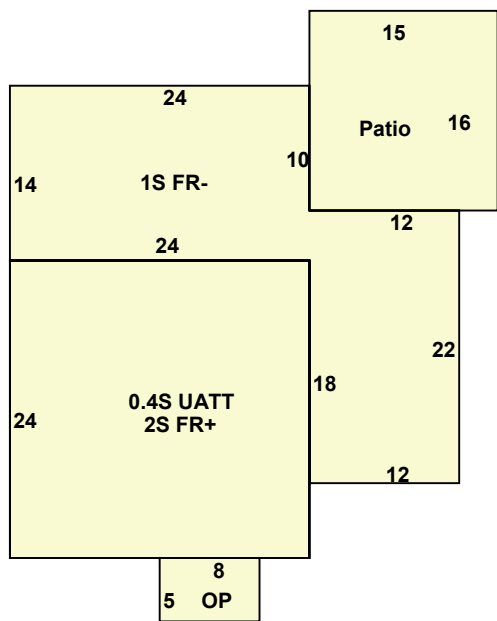
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,752	150,462
Unit		Basement	576	8,640
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Conventional	Value Before Depr.	0	169,602
Construction	Wood Frame	Depr/Adjust Amount	0	50,881
Year Built	1930	Final Value (After Depr)	0	118,721
Percent Complete	100			

Finished Area	1,752	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	576			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				30
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Unfinished Attic	1930	Good	230	5,635
Fuel	Natural Gas			Patio	2000	Average	240	2,208
Cooling Type	None	0 %		Open Porch	1930	Good	40	322
Interior								
Floors	Hardwood	Carpet						
Attic Access								
Walls	Plaster							
Fireplaces	1							
Wood Stoves	0							
Exterior								
Exterior	Aluminum							
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value								126,886

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Shed	1957	Average	48	336

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



Unique ID: 045032

Wethersfield

Card No: 1 of 1

Location:	23 LIBERTY HL				Map/Lot:	045 032		Zone:	AAOS	Date Printed:	11-07-23	
911 Address:					Exempt		Route	1	Nbhd:	131	Last Update:	10-16-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
DEFFLEY TIMOTHY & KRISTIN					2163 /834	10-10-23	Warranty Surviv			YES	630,000	
23 LIBERTY HL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GALLIGAN WILLIAM P & MARY J					2160 /378	06-15-23				NO	0	
GALLIGAN WILLIAM P & MARY J TRUSTEES					1716 /0015	06-01-12				NO	0	
GALLIGAN WILLIAM P JR & MARY J					1329 /0206	04-28-06				YES	511,000	
NATIONAL RESIDENTIAL NOMINEE SERVICES INC					1329 /0204	04-28-06				YES	511,000	
SANDFORD JOSEPH W EST & VALERIE C					1329 /0203	04-28-06				NO	0	
Permit Number	Date	Cost	Building Permit									
ck2004	03-31-03	0										
MP02182	12-16-02	620	Gas piping for stove top									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.36	88,950				Total Land Value 127,070			
Date	10/16/2023	03/23/2007	13- Res Bldg	1.00	267,110				Total Building Value 381,591			
Inspector	SB								Total Outbuilding Value 0			
Action	LISTING REVIEW BAA Reduction								Total Market Value 508,661			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	131,000	0.97	0	127,070						
Total	0.36					127,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	88,950	88,950	88,950	88,950	88,950							
Building	267,110	266,090	266,090	266,090	266,090							
Outbuilding	0	0	0	0	0							
Total	356,060	355,040	355,040	355,040	355,040					Totals		
Comments												
2023GL: LISTING REVIEW - CENTRAL VAC, DECK COMPOSITE; XTRA FIXTURE COUNT PER MLS												

Unique ID: 045032

Wethersfield

Location:	23 LIBERTY HL	Unit
911 Address:		
Map/Block/Lot	045 032	

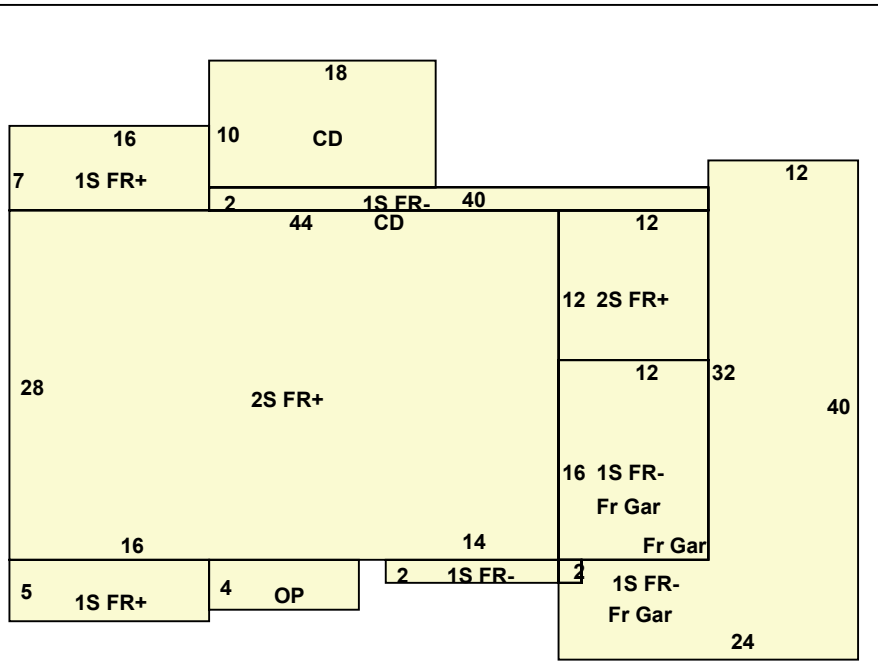
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	3,248	288,422
Unit		Average Quality Basement Fi	1,250	21,563
Overall Condition	Good	Basement	1,568	27,048
Class	B-	Central Air	3,248	5,603
Stories	2.00	Extra Fixtures	3	1,035
Design (Style)	Colonial	Fireplace	3	10,350
Construction	Wood Frame	Full Baths	4	23,000
Year Built	1988	Half Baths	1	2,875
Percent Complete	100	Value Before Depr.	0	379,896
		Depr/Adjust Amount	0	30,392
		Final Value (After Depr)	0	349,504

Finished Area	3,248	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,568			
Basement Finish	1,250			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 8
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	1988	Good	80	1,698
Fuel	Natural Gas			Composite Deck	1988	Good	180	3,809
Cooling Type	Central	100 %		Frame Garage	1988	Good	572	19,366
				Frame Garage	1988	Good	192	6,500
				Frame Garage	1988	Good	4	135
				Open Porch	1988	Good	48	584
Interior								
Floors	Hardwood							
Attic Access								
Walls	Drywall							
Fireplaces	3							
Wood Stoves	0							
Exterior								
Exterior	Vinyl Siding	Brick Veneer						
Roof Cover	Asphalt							
Roof Type	Gable							
				Total Building Value		381,591		

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Central Vac	1								
Extra Fixtures	3								

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



Unique ID: 163049

Wethersfield

Card No: 1 of 1

Location:		68 SAXON RD				Map/Lot:		163 049		Zone:	B	Date Printed:		11-07-23		
911 Address:						Exempt			Route	10		Nbhd:	83	Last Update:		10-16-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
WALLACE JANICE						2163 /856		10-10-23		Warranty Deed			YES	295,000		
68 SAXON RD WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
CINI ROLAND & VJOLLCA						1422 /0185		07-18-07					YES	220,000		
WILLIAMS WAYNE C JR ET AL						0513 /0365		02-06-92					NO	0		
						/										
						/										
						/										
Building Permit																
Permit Number	Date	Cost														
B-16-155	04-05-16	5,175	CONSTRUCT A 23' X 15' DECK IN REAR YARD.													
TB-16-155	04-05-16	5,175	23X15 DECK: C/A 4/5/16													
State Item Codes																
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Appraised Value						
Dev Map		Dev Lot 3		11- Res Land	0.27	58,680				Total Land Value			83,830			
Date		10/16/2023		13- Res Bldg	1.00	78,550				Total Building Value			112,210			
Inspector		SB		14- Res Outbldg	1.00	140				Total Outbuilding Value			200			
Action		LISTING REVIEW								Total Market Value			196,240			
Acres																
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment						
House Lot	0.27	0.00	83,000	1.01	0	83,830										
Total	0.27					83,830										
Assessment History (Prior Years as of Oct 1)																
	Current	2022	2021	2020	2019					490 Appraised Totals						
						Type	Acres	Value	Type		Acres	Value				
Land	58,680	58,690	58,690	58,690	58,690											
Building	78,550	77,230	77,230	77,230	77,230											
Outbuilding	140	140	140	140	140											
Total	137,370	136,060	136,060	136,060	136,060											
Totals																
Comments																
2023GL: BATH COUNT TO 2.5 2016GL-DECK																

Unique ID: 163049

Wethersfield

Location:	68 SAXON RD	Unit	
911 Address:			
Map/Block/Lot	163 049		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,267	108,316
Unit		Average Quality Basement Fi	484	7,260
Overall Condition	Good	Basement	768	11,520
Class	C	Fireplace	1	3,000
Stories	1.65	Full Baths	2	10,000
Design (Style)	Cape	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	142,596
Year Built	1950	Depr/Adjust Amount	0	35,649
Percent Complete	100	Final Value (After Depr)	0	106,947

Finished Area	1,267
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	768
Basement Finish	484
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1950	Good	345	4,399
Fuel	Natural Gas		Screened Porch	1950	Good	72	864
Cooling Type	None	0 %					

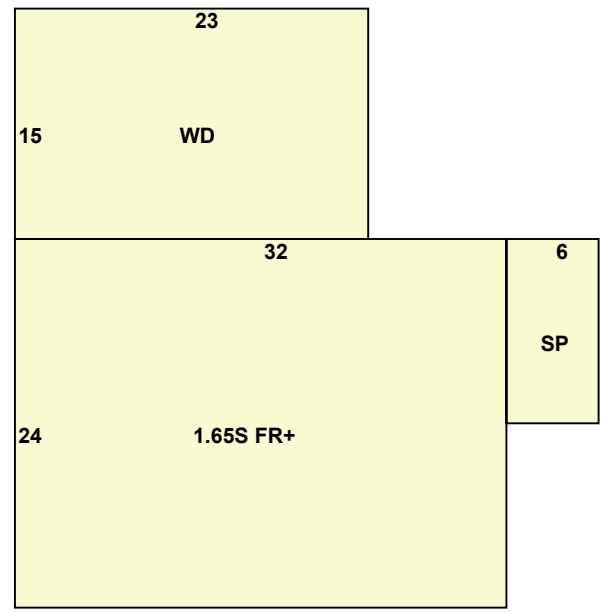
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 112,210

Special Features		Detached Component Computations							
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	2	1



Unique ID: 118015

Wethersfield

Card No: 1 of 1

Location:	24 GOODWIN PARK RD				Map/Lot:	118 015		Zone:	B	Date Printed:	11-07-23	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	10-25-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
BOLDUC RICHARD M & MARY A					2163 /966	10-12-23		Warranty Surviv		YES	240,000	
24 GOODWIN PARK RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
RICE MICHAEL J					1219 /0032	01-04-05				NO	150,000	
LANDRY DIANE C					1218 /0031	01-04-05				NO	0	
RICE DIANE C					0460 /0216	11-15-89				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
BP03091	04-07-03	622	Strip & reroof									
EP02071	04-09-02	950	100 amp service									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 23	11- Res Land	0.21	58,100				Total Land Value		83,000		
Date	10/25/2023	13- Res Bldg	1.00	51,710				Total Building Value		73,867		
Inspector	SB	14- Res Outbldg	1.00	6,360				Total Outbuilding Value		9,088		
Action	LISTING REVIEW							Total Market Value		165,955		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.21	0.00	83,000	1.00	0	83,000						
Total	0.21					83,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	58,100	58,100	58,100	58,100	58,100							
Building	51,710	49,290	49,290	49,290	49,290							
Outbuilding	6,360	6,360	6,360	6,360	6,360							
Total	116,170	113,750	113,750	113,750	113,750					Totals		
Comments												
2023GL: LISTING REVIEW - BED & BATH COUNT												
2019GL-PICTOMETRY												

Location:	24 GOODWIN PARK RD	Unit
911 Address:		
Map/Block/Lot	118 015	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	936	77,014
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Average	Basement	936	14,040
Class	C	Full Baths	2	10,000
Stories	1.00	Value Before Depr.	0	107,054
Design (Style)	Ranch	Depr/Adjust Amount	0	33,187
Construction	Wood Frame	Final Value (After Depr)	0	73,867

Year Built	1952
Percent Complete	100

Finished Area 936
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	936
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Grade Factor	0	Physical Depreciation %	31
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
------	--	------	----------	-----------	----------	-------

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

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

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

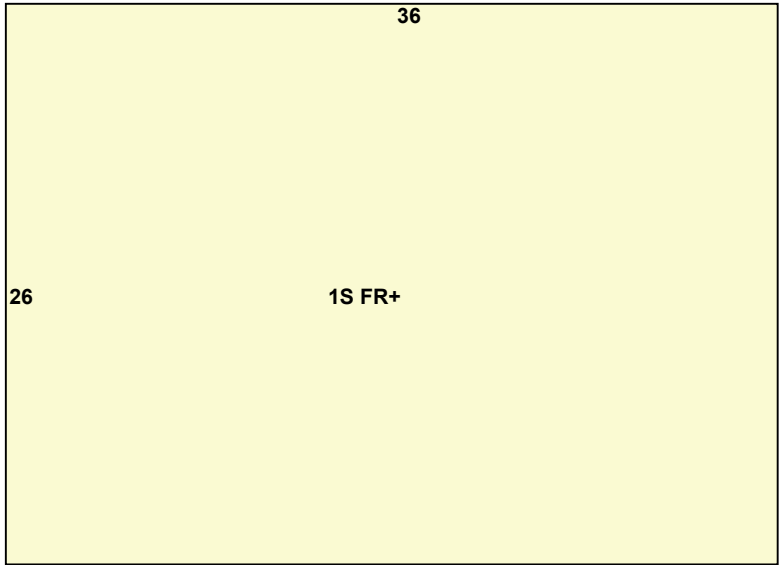
Total Building Value 73,867

Special Features		Detached Component Computations					
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Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1959	Average	400	9,088					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath

5	2	1	2	0
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Unique ID: 059001

Wethersfield

Card No: 1 of 1

Location:	347 GOFF RD			Map/Lot:	059 001		Zone:	A1	Date Printed:	11-07-23		
911 Address:				Exempt		Route	9	Nbhd:	94	Last Update:	10-16-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
CHORA JOSE ANTONIO & MARIA				2163 /939	10-12-23	Warranty Surviv			YES	400,000		
347 GOFF RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DEFFLEY TIMOTHY J JR & KRISTIN A				2163 /938	10-12-23	Name Change			NO	0		
DEFFLEY TIMONTHY J & MAZOTAS KRISTIN A				2000 /0023	06-30-17				YES	260,000		
HAINES GEORGE D & CRISTIN				1708 /0071	04-24-12				NO	0		
HAINES GEORGE D				1482 /0051	06-25-08				YES	235,000		
SANGIACOMO MORRIS A & ST JAMES PATRICIA A				1482 /0047	06-25-08				NO	0		
Permit Number	Date	Cost	Building Permit									
Z-16-26	08-29-16	1,500	12'x16' SHED									
E-15-442	10-21-15	30,418	SOLAR ROOF MOUNT W/ 37 MODULES									
B-15-806	10-21-15	2,289	SOLAR MOUNT W/ 37 MODULES									
P-14-52	04-07-14	1,500	ADD 1/2 BATH TO BASEMENT REMODEL									
TB1482	03-25-14	10,000	FBM									
TE1484	03-18-14	2,000	ELECTRICAL FOR BASEMENT REMODEL c/a 3/18/14									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		94,000		
Dev Map	Dev Lot 3	11- Res Land	0.31	65,800				Total Building Value		148,898		
Date	10/16/2023	13- Res Bldg	1.00	104,230				Total Outbuilding Value		4,375		
Inspector	SB	14- Res Outbldg	1.00	3,060				Total Market Value		247,273		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.31	0.00	94,000	1.00	0	94,000						
Total	0.31					94,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	65,800	65,800	65,800	65,800	65,800							
Building	104,230	103,070	103,070	103,070	103,070							
Outbuilding	3,060	3,060	3,060	3,060	3,060							
Total	173,090	171,930	171,930	171,930	171,930					Totals		
Comments												
2023GL: LISTING REVIEW - CENTRAL A/C												
2018GL-FULL REMODEL												
2012 VINYL SDG												
2009 WDK												
2016-SOLAR PANELS-LEASED												
2017GL-2 HALF BATHS, SHED, REMOD KITCH&BATHS,PICTOMETRY												

Unique ID: 059001

Wethersfield

Location:	347 GOFF RD	Unit	
911 Address:			
Map/Block/Lot	059 001		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,178	93,722
Unit		Basement	1,178	17,670
Overall Condition	Very Good	Better Quality Basement Fin	630	18,900
Class	C	Central Air	1,178	1,767
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	2	5,000
Year Built	1965	Value Before Depr.	0	145,059
Percent Complete	100	Depr/Adjust Amount	0	8,704
		Final Value (After Depr)	0	136,355

Finished Area	1,178	Finished Area Does Not Include Finished Basement Area			
Foundation					
Basement Area	1,178				
Basement Finish	630				
Bsmt Room Style	Better				
Basement Walls					
Outside Entry					
Basement Garage Bays	0				
Sump Pump	NO				
		Grade Factor	0	Physical Depreciation %	6
		Economic Depreciation %	0	Functional Depreciation %	0
Attached Component Computations					

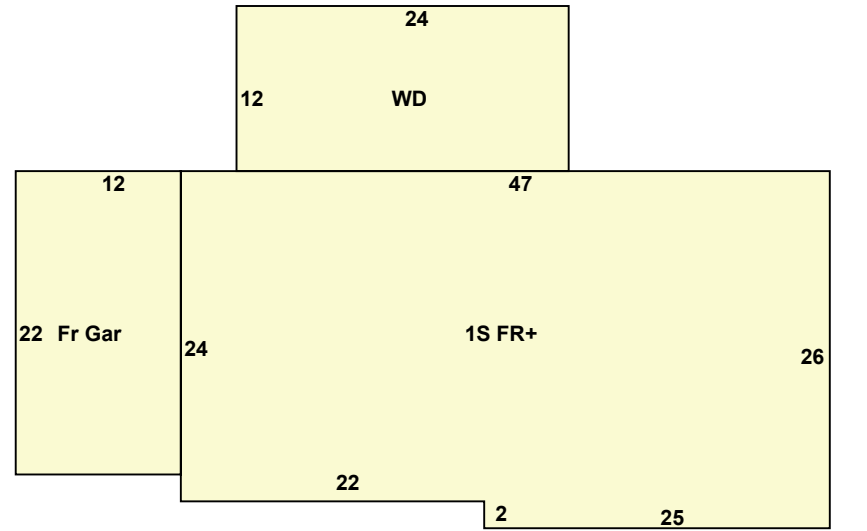
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1965	Very Good	288	4,602
Fuel	Natural Gas		Frame Garage	1965	Very Good	264	7,941
Cooling Type	Central	100 %					

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

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
148,898		

Special Features			Detached Component Computations						
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	37								
					Frame Shed	2016	Good	192	4,375

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



Unique ID: 016125

Wethersfield

Card No: 1 of 1

Location:	48 TINSMITH XING				Map/Lot:	016 125		Zone:	SRD	Date Printed:	11-07-23	
911 Address:					Exempt			Nbhd:	010-	Last Update:	10-25-23	
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
HAGEWOOD COREY S & MCGOWAN HEATHER J					2163 / 1077	10-17-23	Warranty Surviv		YES	265,000		
48 TINSMITH CR WETHERSFIELD, CT 06109												
Additional Owners:												
Prior Owner History												
WINCHELL BRUCE EDWARD					0724 / 0136	11-02-98			YES	102,000		
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
B-14-418	06-19-14	2,700	STRIP AND REPLACE ROOF.									
B-14-418	06-19-14	2,700	STRIP & REPL ROOFING									
BP01199	05-15-01	1,700	12X14 deck									
State Item Codes												
Census/Tract	4923	Code		Quantity	Value	Code		Quantity	Value	Appraised Value		
Dev Map	Dev Lot	142	15- Condominium	1.00	99,740					Total Land Value	0	
Date	05/07/2018	12/01/1999									Total Building Value	142,484
Inspector	EQ										Total Outbuilding Value	0
Action	DM No Change	Hearing-No Show									Total Market Value	142,484
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.08	0.00	0	0.00	0							
Total	0.08					0						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	99,740	99,740	99,740	99,740	93,570							
Outbuilding	0	0	0	0	0							
Total	99,740	99,740	99,740	99,740	93,570					Totals		
Comments												
2020GL-ADD OMITTED FBA AND BSMT PUD - .08 ACRES END UNIT												

LOCATION:	48 TINSMITH XING
911 ADDRESS:	
MAP/BLOCK/LOT:	016 125

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Crossings	Base Rate	1,084	140,920
Model Standard 2	Basement	496	7,812
Style PUD	Finished Lower Level	80	2,940
	Fireplace	1	3,150
	Full Baths	1	5,250
	Half Baths	1	2,625
	Value Before Depr.	0	162,697
	Depr/Adjust Amount	0	29,285
	Final Value (After Dep)	0	133,412

Building Use	Residential
Condition	Average
Class	C+
Stories	1.65
Construction	
Year Built	1985
Percent Complete	100

FOUNDATION	
Basement Area	496
Basement Finished Area	80
Room Style	Finish LL
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	
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Exterior Walls	
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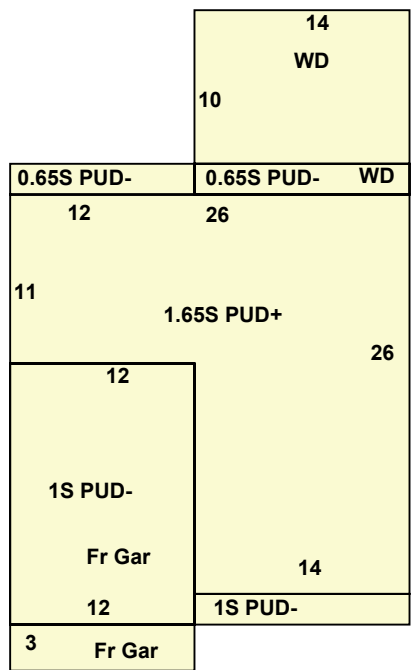
SPECIAL FEATURES	
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ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	
Wood Deck	28	410	
Wood Deck	140	2,049	
Frame Garage	36	992	
Frame Garage	204	5,621	

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,084	4	2	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID: 169091

Wethersfield

Card No: 1 of 1

Location:	83 WRIGHT RD				Map/Lot:	169 091		Zone:	C	Date Printed:	11-07-23	
911 Address:					Exempt		Route	8	Nbhd:	103	Last Update:	11-07-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
GONZALEZ-MORALES JOSE A & LLINAT-RODRIGUEZ CLARIBEL					2163 / 1039	10-17-23		Warranty Surviv		YES	305,000	
83 WRIGHT RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HUSIC ALMEDIN & SEVLETA					1923 / 0157	02-05-16				YES	125,000	
SALIHVIC MIRZET & SAHA					1449 / 0001	12-14-07				YES	205,000	
SALIHVIC MIRZET & SAHA					1447 / 0108	12-04-07				YES	203,300	
SPRING JOSEPH H & MICHELLE M					1447 / 0107	12-04-07				NO	0	
SPRING JOSEPH H & GUYETTE MICHELLE M					1105 / 0217	10-10-03				YES	166,000	
Permit Number	Date	Cost	Building Permit									
B-20-0092	02-21-20	2,500	INSTALL SIDING ON HOUSE & SHED									
B-17-549	09-20-17	3,000	INSTALLING GRANITE ON FOUNDATION FOR APPEARANCE. INSTALL STONE COMPOSITE SIDING ON FRONT & LEFT SIDE OF H									
TB-16-434	07-18-16	600	REPLACE FRONT WINDOWS. CLOSE OFF SIDE WINDOWS									
TB-16-106	03-15-16	1,266	NEW ROOF,OVERLAP; C/A 3/15/16									
			State Item Codes					Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		103,000		
Dev Map	Dev Lot A	11- Res Land	0.14	72,100				Total Building Value		92,136		
Date	11/07/2023	13- Res Bldg	1.00	64,490				Total Outbuilding Value		4,268		
Inspector	SB	14- Res Outbldg	2.00	2,990				Total Market Value		199,404		
Action	Interior											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.14	0.00	103,000	1.00	0	103,000						
Total	0.14					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	64,490	55,530	55,530	55,530	55,530							
Outbuilding	2,990	2,990	2,990	2,990	1,140							
Total	139,580	130,620	130,620	130,620	128,770					Totals		
Comments												
2023GL: LISTING REVIEW - BATHROOM COUNT, NATURAL GAS; LISTING INSPECTION - FBA, KITCHEN REMODELED												
2020GL-GAZEBO; VINYL SIDING												

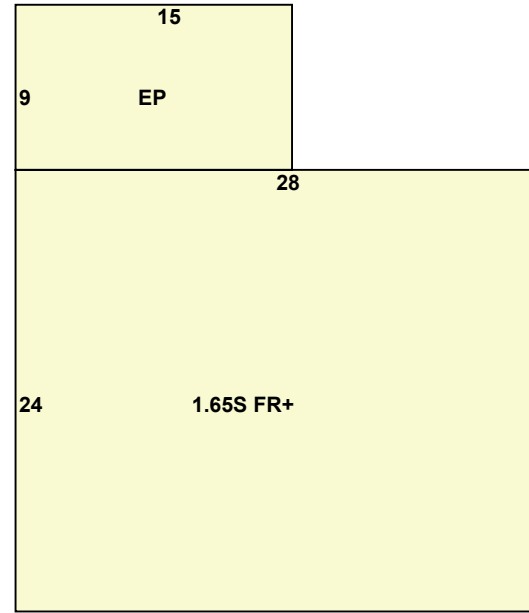
Location:	83 WRIGHT RD	Unit	
911 Address:			
Map/Block/Lot	169 091		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,109	96,649
Unit		Average Quality Basement Fi	374	5,610
Overall Condition	Good	Basement	672	10,080
Class	C	Full Baths	3	15,000
Stories	1.65	Value Before Depr.	0	127,339
Design (Style)	Cape	Depr/Adjust Amount	0	36,928
Construction	Wood Frame	Final Value (After Depr)	0	90,411
Year Built	1937			
Percent Complete	100			

Finished Area	1,109	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	672			
Basement Finish	374			
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 %
				29
				0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Enclosed Porch	1937	Good	135	1,725
Fuel	Natural Gas						
Cooling Type	None	0 %					
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						92,136	

Special Features					Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value	
Gazebo	2019	Average	180	2,700						
Frame Shed	2008	Average	140	1,568						
Room Summary										
Total	Bedroom	Kitchens	Full Bath	Half Bath						
6	3	1	3	0						



Unique ID: 141001

Wethersfield

Card No: 1 of 1

Location:	116 MEADOW VIEW DR				Map/Lot:	141 001		Zone:	AAOS	Date Printed:	11-07-23	
911 Address:					Exempt		Route	3	Nbhd:	125	Last Update:	10-25-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
FOLINO DANIEL & CISCONO ALYSHA					2164 / 1	10-20-23	Warranty Surviv		YES	455,000		
116 MEADOW VIEW DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
KENNEDY ROBERT A JR & JENNIFER C					1549 / 0064	08-26-09			YES	318,500		
DONZA MARISA A					1525 / 0231	05-05-09			NO	0		
DONZA ANTHONY & MARISA A					1419 / 0287	07-03-07			NO	0		
DONZA ANTHONY & VIRGINIA					0280 / 0195	01-31-72			NO	0		
					/							
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		123,750		
Dev Map	Dev Lot 59	11- Res Land	0.43	86,620				Total Building Value		156,927		
Date	10/25/2023	13- Res Bldg	1.00	109,850				Total Outbuilding Value		0		
Inspector	SB							Total Market Value		280,677		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.43	0.00	125,000	0.99	0	123,750						
Total	0.43					123,750						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	86,620	86,620	86,620	86,620	86,620							
Building	109,850	108,300	108,300	108,300	108,300							
Outbuilding	0	0	0	0	0							
Total	196,470	194,920	194,920	194,920	194,920					Totals		
Comments												
2023GL: LISTING REVIEW - HOT TUB, 1 XTRA FIXTURE, PATIO IS OP PTO HAS METAL ROOF												

Unique ID: 141001

Wethersfield

Location:	116 MEADOW VIEW DR	Unit	
911 Address:			
Map/Block/Lot	141 001		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,627	113,955
Unit		Basement	1,250	18,750
Overall Condition	Avg/Good	Basement Garage Bays	1	2,000
Class	C	Extra Fixtures	1	300
Stories	2.00	Finished Lower Level	800	28,000
Design (Style)	Split Level	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1969	Half Baths	1	2,500
Percent Complete	100	Hot Tub	1	2,000
		Value Before Depr.	0	180,505
		Depr/Adjust Amount	0	32,491
		Final Value (After Depr)	0	148,014

Finished Area	1,627
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,250
Basement Finish	800
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	18
Economic Depreciation %	0	Functional Depreciation %	0
Attached Component Computations			

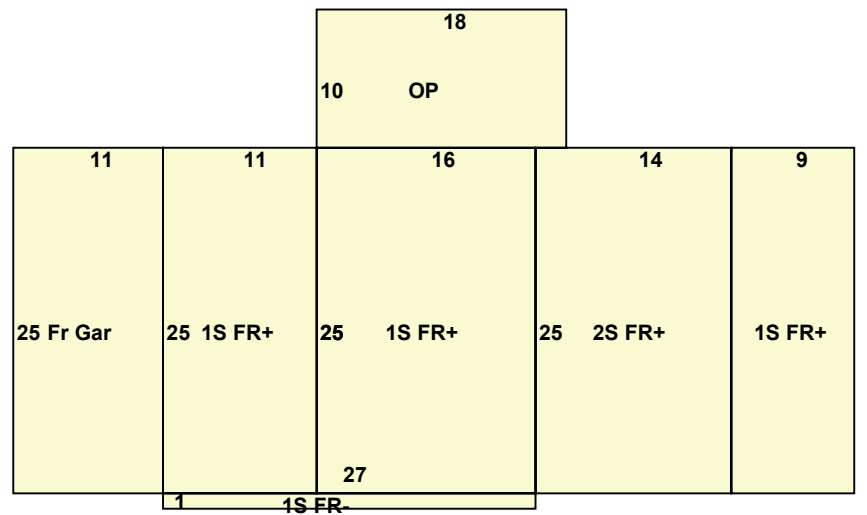
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1969	Average/Good	275	7,216
Fuel	Natural Gas			Open Porch	1969	Average/Good	180	1,697
Cooling Type	None	0 %						

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable
Total Building Value	
156,927	

Special Features					Detached Component Computations									
Hot Tub	1				Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1													

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



Unique ID: 118012

Wethersfield

Card No: 1 of 1

Location:	38 GOODWIN PARK RD				Map/Lot:	118 012		Zone:	B	Date Printed:	11-07-23	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	10-25-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
NOGIEC JOSEPH F & KLIMKEWICZ TINA					2164 /36	10-23-23		Warranty Surviv		YES	290,000	
38 GOODWIN PARK RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FREITAS IBERIA A					2163 /84	09-14-23		Quit Claim		NO	0	
FREITAS ROBERT L					1592 /0168	05-26-10				NO	0	
FREITAS ANTONIO C & IBERIA A					0285 /1035	12-29-72				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-14-354	06-17-14	4,000	APPLY VINYL SIDING TO HOUSE. 12 SQ.									
B-14-354	06-17-14	4,000	APPLY VINYL SIDING TO HOUSE									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 20	11- Res Land	0.21	58,090				Total Land Value		83,000		
Date 05/23/2018		13- Res Bldg	1.00	73,240				Total Building Value		104,622		
Inspector EQ		14- Res Outbldg	4.00	11,390				Total Outbuilding Value		16,268		
Action DM No Change								Total Market Value		203,890		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.21	0.00	83,000	1.00	0	83,000						
Total	0.21					83,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	58,090	58,090	58,090	58,090	58,090							
Building	73,240	73,240	73,240	73,240	73,240							
Outbuilding	11,390	11,390	11,390	11,390	11,390							
Total	142,720	142,720	142,720	142,720	142,720					Totals		
Comments												
2014 VINYL SDG												

Location:	38 GOODWIN PARK RD	Unit	
911 Address:			
Map/Block/Lot	118 012		

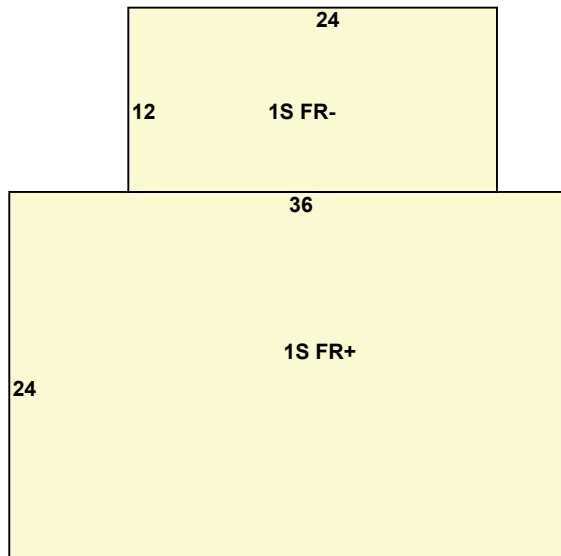
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,152	91,653
Unit		Basement	864	12,960
Overall Condition	Good	Central Air	1,152	1,728
Class	C	Extra Kitchen	1	7,500
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Good Quality Basement Finis	816	16,320
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1952	Value Before Depr.	0	137,661
Percent Complete	100	Depr/Adjust Amount	0	33,039
		Final Value (After Depr)	0	104,622

Finished Area	1,152	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	864			
Basement Finish	816			
Bsmt Room Style	Good			
Basement Walls				
Outside Entry				
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	Hot Water	100 %					
Fuel	Oil						
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						104,622	

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Kitchen	1				Frame Garage	1980	Average	420	10,886
					Det Masonry Patio	2008	Average	224	3,226
					Frame Shed	1982	Average	132	924
					Frame Shed	2008	Average	110	1,282

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



Unique ID: 0680022326

Wethersfield

Card No: 1 of 1

Location:		1310-20 BERLIN TPK			Map/Lot:		068 002 2326		Zone:		SRD	Date Printed:		11-07-23	
911 Address:					Exempt				Nbhd:		010-	Last Update:		10-25-23	
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price		
DELESSEPS LUANN					2164 /84		10-23-23		Warranty Deed			YES	125,000		
1320 BERLIN TPK #326 WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
NUNES ILIDIO					2097 /427		12-02-19		Warranty Deed			YES	62,000		
BRINTON LOUISE A & BAHAMONDE ALISSA					1575 /0296		01-28-10					NO	75,000		
LLOYD FLORENCE M					0573 /0110		05-26-94					YES	40,000		
					/										
					/										
Permit Number		Date		Cost		Building Permit									
				State Item Codes						Appraised Value					
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			0		
Dev Map		Dev Lot 2-32		15- Condominium	1.00	45,300				Total Building Value			64,713		
Date		02/22/2008		17-Condo Option	1.00	430				Total Outbuilding Value			613		
Inspector		BD								Total Market Value			65,326		
Action		Measured & 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	45,300	45,300	45,300	45,300	45,300										
Outbuilding	430	430	430	430	430										
Total	45,730	45,730	45,730	45,730	45,730										
											Totals				
Comments															
BUILDING 2 UNIT 326															

LOCATION:	1310-20 BERLIN TPK 2326
911 ADDRESS:	
MAP/BLOCK/LOT:	068 002 2326

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Park Ridge Model Style E 627 sf Style Condominium	Base Rate	627	81,510
	Central Air	627	941
	Full Baths	1	5,000
	Value Before Depr.	0	87,451
	Depr/Adjust Amount	0	22,737
	Final Value (After Dep)	0	64,713

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

HVAC	
Heating Type	Hot Water 100 %
Fuel Type	Oil
Cooling Type	Central 100 %

INTERIOR	
Floors	Carpet
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls	
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SPECIAL FEATURES

ATTACHED OUTBUILDING/COMPONENTS		
Description	Area/Qty	Value

Unit Features

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

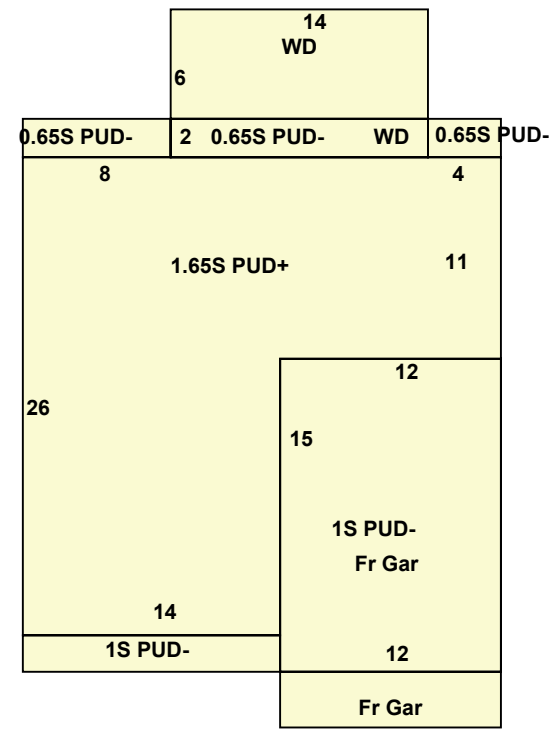


Description	Year Blt	Area/Qty	Value
Open Porch	1968	72	613

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
627	3	1	1	1	0

Location:	46 TINSMITH XING				Map/Lot:	016 124		Zone:	SRD	Date Printed:	11-07-23	
911 Address:					Exempt			Nbhd:	010-	Last Update:	10-25-23	
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
TRAINA SEBASTIAN					2164 / 118	10-23-23	Warranty Deed		YES	227,500		
46 TINSMITH CR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SANTOS IVETTE S					0520 / 0193	05-01-92			YES	114,500		
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
B-14-417	06-19-14	2,700	STRIP AND REPLACE ROOF.									
B-14-417	06-19-14	2,700	STRIP & REPL ROOFING									
PP000090	04-27-00	500	Gas wtr htr									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 141	15- Condominium	1.00	103,810				Total Land Value		0		
Date	07/31/2014							Total Building Value		148,294		
Inspector	CR							Total Outbuilding Value		0		
Action	49							Total Market Value		148,294		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.05	0.00	0	0.00	0							
Total	0.05					0						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	103,810	103,810	103,810	103,810	92,990							
Outbuilding	0	0	0	0	0							
Total	103,810	103,810	103,810	103,810	92,990					Totals		
Comments												
2020GL-ADD OMITTED FBA AND BSMT PUD - .05 ACRES 10/08 SCUTTLE ATTIC ACCESS												

LOCATION:		46 TINSMITH XING			
911 ADDRESS:					
MAP/BLOCK/LOT:		016 124			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Crossings	Base Rate	1,084	140,920	
Model	Standard 2	Basement	496	7,812	
Style	PUD	Finished Lower Level	300	11,025	
		Fireplace	1	3,150	
		Full Baths	1	5,250	
		Half Baths	1	2,625	
		Value Before Depr.	0	170,782	
		Depr/Adjust Amount	0	30,741	
		Final Value (After Dep)	0	140,041	
Building Use	Residential				
Condition	Average				
Class	C+				
Stories	1.65				
Construction					
Year Built	1985				
Percent Complete	100				
FOUNDATION					
Basement Area	496				
Basement Finished Area	300				
Room Style	Finish LL				
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	Hot Water	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Wood Deck	28	410
Cooling Type	None	0 %	Wood Deck	84	1,230
			Frame Garage	204	5,621
			Frame Garage	36	992
INTERIOR					
Floors	Hardwood				
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
		Location			
		Floor/Unit Location			
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,084	5	2	1	1	1



Description	Year Blt	Area/Qty	Value
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Unique ID: 148023

Wethersfield

Card No: 1 of 1

Location:	92 STOCKINGMILL RD				Map/Lot:	148 023		Zone:	A1	Date Printed:	11-07-23	
911 Address:					Exempt		Route	2	Nbhd:	126	Last Update:	10-25-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
SCINTA JAMES & BARBARA ANN					2164 / 130	10-24-23		Trustees Deed		YES	500,000	
92 STOCKINGMILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
KELLY JULIA A TRUSTEE					1246 / 0062	05-09-05				NO	0	
KELLY ROBERT M & JULIA A					0881 / 0330	11-05-01				YES	340,000	
D'ESOPO DANIEL J & JOAN M					0417 / 0270	06-02-88				NO	344,000	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-22-0094	04-19-22	875	RUN GAS LINE FROM METER TO GENERATOR									
E-21-0574	12-17-21	5,000	WIRE & INSTALL 24KW STANDBY GENERATOR W/ 200 AMP ATS									
TB-16-130	03-30-16	15,000	STRIP & REROOF									
B-11-614	12-07-11	3,000	STRIP & REROOF									
			State Item Codes					Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 46	11- Res Land	0.35	97,020				Total Land Value		138,600		
Date	10/26/2023	13- Res Bldg	1.00	137,710				Total Building Value		196,726		
Inspector	SB							Total Outbuilding Value		0		
Action	LISTING REVIEW							Total Market Value		335,326		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	126,000	1.00	10	138,600	House Lot	10	Location			
Total	0.35					138,600						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	97,020	97,020	97,020	97,020	97,020							
Building	137,710	137,510	137,510	137,510	137,510							
Outbuilding	0	0	0	0	0							
Total	234,730	234,530	234,530	234,530	234,530					Totals		
Comments												
2023GL: LISTING REVIEW - 1 XTRA FIXTURE												
2022GL: GENERATOR												
ABUTS GOLF COURSE												

Unique ID: 225044

Wethersfield

Card No: 1 of 1

Location:	18 STILLWOLD DR			Map/Lot:	225 044		Zone:	B	Date Printed:	11-07-23		
911 Address:				Exempt		Route	6	Nbhd:	105	Last Update:	10-26-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
BEAUDOIN ELIZABETH ROSE & LYON DEREK RAYMOND				2164 / 133	10-24-23	Warranty Deed			YES	343,000		
18 STILLWOLD DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FALLON MICHAEL R				2048 / 207	07-02-18	Warranty Surviv			YES	235,000		
COLE KATHERINE L				2048 / 206	07-02-18	Name Change			NO	0		
COLE MATTHEW R & LAURETANO KATHERINE L				1936 / 0341	05-17-16				YES	234,500		
CHOINIERE MICHAEL C & CARRIE A				1806 / 0212	09-26-13				YES	192,000		
CARNEY CLAIRE A				0585 / 0097	01-27-95				YES	105,000		
Permit Number	Date	Cost	Building Permit									
E-21-0133	03-29-21	18,333	WIRE A 23 PANEL PV ROOF MOUNTED SOLAR SYSTEM 7.245 KW 100 AMP									
B-21-0170	03-29-21	4,583	INSTALL 23 PANEL PV ROOF MOUNTED SOLAR SYSTEM 7.245 KW									
EP-211	08-27-09	1,000	Service change. meter socket & panel									
PP-0102	07-16-09	2,000	Add bath & laundry hook up in addition									
MP-0080	07-16-09	1,500	Add baseboard heat to bathroom									
EP-0163	07-15-09	800	Bathroom addition, fan/light, GFI, washer & dryer									
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		105,000		
Dev Map	Dev Lot 73	11- Res Land	0.18	73,500				Total Building Value		109,832		
Date	10/26/2023	13- Res Bldg	1.00	76,880				Total Outbuilding Value		20,888		
Inspector	SB	14- Res Outbldg	3.00	14,620				Total Market Value		235,720		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	105,000	1.00	0	105,000						
Total	0.18					105,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	73,500	73,500	73,500	73,500	73,500							
Building	76,880	76,880	76,880	76,880	76,880							
Outbuilding	14,620	13,450	13,450	13,450	13,450							
Total	165,000	163,830	163,830	163,830	163,830					Totals		
Comments												
2023GL: LISTING REVIEW - SHED												
2021GL-SOLAR												
2018GL-TSP EXC-JUST NOT HEATED, SHED, PICTOMETRY, INTERIOR UPDATED												
LISTING												
2009-ADDITION												
2015GL-PATIO, KITCH & BATHS REMOD PER												

Unique ID: 225044

Wethersfield

Location:	18 STILLWOLD DR	Unit	
911 Address:			
Map/Block/Lot	225 044		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,368	136,048
Unit		Basement	624	9,360
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	2.00	Value Before Depr.	0	158,408
Design (Style)	Tudor	Depr/Adjust Amount	0	57,027
Construction	Wood Frame	Final Value (After Depr)	0	101,381
Year Built	1928			
Percent Complete	100			

Finished Area	1,368
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	624
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	36
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1928	Average	250	5,600
Fuel	Oil		Three Season Porch	2009	Good	144	2,850
Cooling Type	None	0 %					

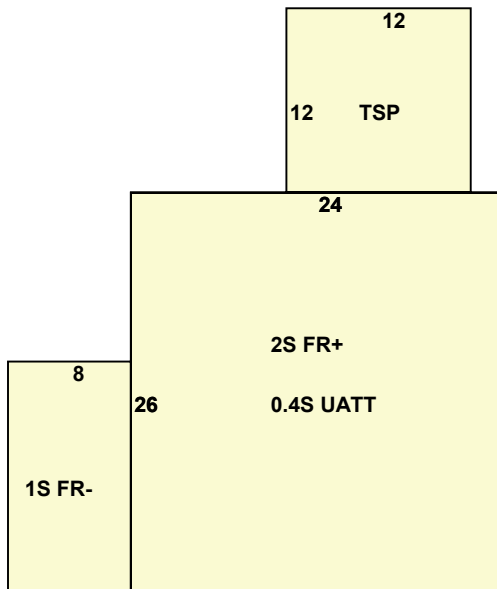
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 109,832

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	23				Frame Garage	1995	Good	576	17,510
					Patio	2012	Average	175	1,698
					Frame Shed	2022	Average	120	1,680

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



Unique ID: 270015

Wethersfield

Card No: 1 of 1

Location:		320-322 MIDDLETOWN AVE				Map/Lot:		270 015		Zone:		C	Date Printed:		11-07-23		
911 Address:						Exempt			Route		5	Nbhd:		93	Last Update:		10-26-23
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price			
MJL REALTY INVESTMENTS LLC						2164 / 158		10-25-23		Trustees Deed			YES	325,000			
150 BRADLEY ST EAST HAVEN , CT 06512																	
Additional Owners:																	
Prior Owner History																	
CORA M DUNNING REV TRUST						DUNNING CORA M TRUSTEE		2158 / 391		04-03-23		Warranty Deed			NO	0	
DUNNING CORA A								2156 / 193		01-11-23		Probate			NO	0	
DUNNING ALBERT & CORA A								0352 / 0040		01-14-85					NO	130,727	
						/											
						/											
Permit Number		Date		Cost		Building Permit											
E-13-526		11-11-13		2,000		SVC UPGR											
				State Item Codes							Appraised Value						
Census/Tract		4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			93,000				
Dev Map		Dev Lot 9		11- Res Land	0.21	65,100				Total Building Value			139,000				
Date		04/01/2013		13- Res Bldg	1.00	97,300				Total Outbuilding Value			401				
Inspector		MF		14- Res Outbldg	1.00	280				Total Market Value			232,401				
Action		Data Mailer Rec															
Acres							Influence Factors										
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment				
House Lot		0.21	0.00	93,000	1.00	0	93,000										
Total		0.21					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		97,300	97,300	97,300	97,300	97,300											
Outbuilding		280	280	280	280	280											
Total		162,680	162,680	162,680	162,680	162,680						Totals					
Comments																	

Unique ID: 270015

Wethersfield

Location:	320-322 MIDDLETOWN AVE	Unit
911 Address:		
Map/Block/Lot	270 015	

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	2,233	146,306
Unit		Basement	1,095	16,425
Overall Condition	Avg/Good	Full Baths	2	10,000
Class	C	Low Quality Basement Finish	168	1,176
Stories	2.00	Value Before Depr.	0	173,907
Design (Style)	Duplex	Depr/Adjust Amount	0	36,521
Construction	Wood Frame	Final Value (After Depr)	0	137,387
Year Built	1963			
Percent Complete	100			

Finished Area 2,233
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,095
Basement Finish	168
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	21
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Enclosed Porch	1963	Average/Good	49	697
Fuel	Electric		Enclosed Porch	1963	Average/Good	49	697
Cooling Type	None	0 %	Open Porch	1963	Average/Good	6	55
			Open Porch	1963	Average/Good	18	164

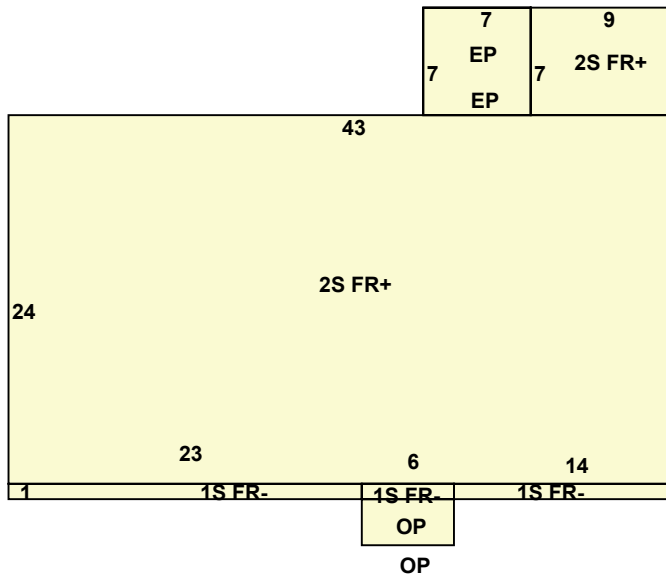
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	0
Wood Stoves	0

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

Total Building Value 139,000

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1999	Average	54	401					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
12	6	2	2	0



Location:	60 MCMULLEN AVE			Map/Lot:	166 003		Zone:	B	Date Printed:	11-07-23		
911 Address:				Exempt		Route	8	Nbhd:	78	Last Update:	11-06-23	
Owner Of Record				Volume/Page	Date		Sales Type		Valid	Sale Price		
TRACEY MARY ELIZABETH				2164 / 195	10-26-23		Warranty Deed		YES	310,000		
60 MCMULLEN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DENINO KATHERINE B				0759 / 0086	06-30-99				YES	108,000		
				/								
				/								
				/								
				/								
Permit Number	Date	Cost	Building Permit									
ROW-22-0437	07-14-22	0	Remove and replace driveway									
ROW-22-0183	04-20-22	0	Remove and replace Driveway									
E-21-0490	09-30-21	2,765	Remove a 100 amp service and replace with new 100 amp panel and bypass meter with new weatherhead. New gr									
B-14-932	12-19-14	6,000	INSTALL NEW ROOF - GFI HICKORY									
B-14-932	12-19-14	6,000	INSTALL NEW ROOF									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.13	52,970				Total Land Value	75,676		
Date	05/23/2018	02/09/2004	13- Res Bldg	1.00	64,360				Total Building Value	91,941		
Inspector	EQ		14- Res Outbldg	1.00	3,170				Total Outbuilding Value	4,531		
Action	DM No Change	Chg after Hear							Total Market Value	172,148		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.13	0.00	78,000	0.99	-2	75,676	House Lot	-2	Condition	CI		
Total	0.13					75,676						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	52,970	52,970	52,970	52,970	52,970							
Building	64,360	64,360	64,360	64,360	64,360							
Outbuilding	3,170	3,170	3,170	3,170	3,170							
Total	120,500	120,500	120,500	120,500	120,500					Totals		
Comments												
10 FT REAR DORMER 2016GL-FBA IS 220 SF EXT = COMM. INFL.												

Unique ID: 166003

Wethersfield

Location:	60 MCMULLEN AVE	Unit	
911 Address:			
Map/Block/Lot	166 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,301	106,162
Unit		Average Quality Basement Fi	220	3,300
Overall Condition	Good	Basement	784	11,760
Class	C	Fireplace	2	6,000
Stories	1.65	Full Baths	1	5,000
Design (Style)	Bungalow	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	134,722
Year Built	1913	Depr/Adjust Amount	0	45,805
Percent Complete	100	Final Value (After Depr)	0	88,916

Finished Area	1,301	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	784			
Basement Finish	220			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 34
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 %		Enclosed Porch	1913	Good	27	321
Fuel	Oil			Enclosed Porch	1913	Good	197	2,340
Cooling Type	None	0 %		Open Porch	1913	Good	48	364

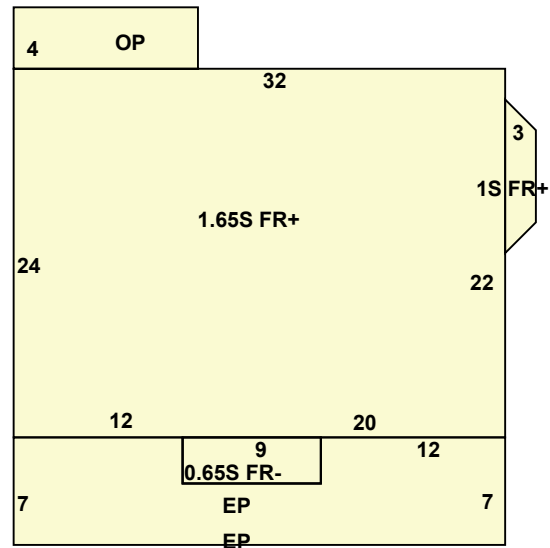
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 91,941

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1913	Average	240	4,531

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



Unique ID: 056014

Wethersfield

Card No: 1 of 1

Location:	22 CIDER BROOK DR				Map/Lot:	056 014		Zone:	A1	Date Printed:	11-07-23	
911 Address:					Exempt		Route	2	Nbhd:	118	Last Update:	11-06-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
LIN RUI ZHU & CHEN HUA					2164 /269	10-27-23		Warranty Surviv		YES	556,000	
22 CIDER BROOK DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
YATROUSIS GREGORY S & MAUREEN K					0528 /0400	08-28-92				YES	245,000	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
E-21-0174	04-20-21	2,500	Change underground service from 100 amp to 200amp.									
M-16-135	07-14-16	5,349	INSTALL NEW A/C CONDENSER & AIR HANDLER									
BP-0220	05-14-10	22,900	Remoev 2 layers & reroof. repalce vinyl siding									
PP000167	07-17-00	2,800	Lawn sprinkler system									
1999-8940	04-09-99	2,460										
State Item Codes												
Census/Tract	4925	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 55	11- Res Land	0.31	82,600							Total Land Value	118,000
Date	11/06/2023 03/27/2006	13- Res Bldg	1.00	165,970							Total Building Value	237,107
Inspector	SB											
Action	LISTING REVIEW BAA-Assr Req											
Acres												
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Influence Factors				Comment	
House Lot	0.31	0.00	118,000	1.00	0	118,000						
Total	0.31					118,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	82,600	82,600	82,600	82,600	82,600							
Building	165,970	167,400	167,400	167,400	167,400							
Outbuilding	0	0	0	0	0							
Total	248,570	250,000	250,000	250,000	250,000							
Comments												
2023GL: LISTING REVIEW - DECK IS PATIO; BDRM COUNT												

Unique ID: 176010

Wethersfield

Card No: 1 of 1

Location:	617 WOLCOTT HILL RD				Map/Lot:	176 010		Zone:	A	Date Printed:	11-07-23	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	11-06-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MALEC ASHLEY LYNN					2164 /321	10-30-23	Warranty Deed		YES	335,000		
617 WOLCOTT HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
COLUCCI JENNIFER					1672 /0130	09-26-11			YES	215,000		
CRAWFORD KENNETH W					0923 /0229	05-06-02			YES	194,900		
KUZMA ROMAN & MELANIE M					0243 /0325	05-24-66			NO	0		
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-19-0065	06-20-19	5,609	INSTALL 8 REPLACEMENT WINDOWS									
B-19-0065	02-20-19	5,609	Install (8) replacement windows. No structural changes.									
B-15-139	04-14-15	4,000	INSTALL (6) REPLACEMENT WINDOWS. NO STRUCTURAL CHANGES.									
B-15-139	04-14-15	4,000	INSTALL 6 REPLACEMENT WINDOWS									
E-14-12	01-15-14	700	INSTALL ALARM									
			State Item Codes					Appraised Value				
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.22	64,450				Total Land Value 92,070			
Date	06/14/2019	3A	13- Res Bldg	1.00	74,730				Total Building Value 106,762			
Inspector			14- Res Outbldg	3.00	4,800				Total Outbuilding Value 6,855			
Action	PICTOMETRY								Total Market Value 205,687			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.22	0.00	93,000	0.99	0	92,070						
Total	0.22					92,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	64,450	64,450	64,450	64,450	64,450							
Building	74,730	74,730	74,730	74,730	74,730							
Outbuilding	4,800	4,800	4,800	4,800	4,800							
Total	143,980	143,980	143,980	143,980	143,980							
										Totals		
Comments												

Unique ID: 176010

Wethersfield

Location:	617 WOLCOTT HILL RD	Unit	
911 Address:			
Map/Block/Lot	176 010		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,423	129,863
Unit		Basement	682	10,230
Overall Condition	Average	Basement Garage Bays	1	2,000
Class	C	Central Air	1,423	2,135
Stories	2.00	Fireplace	1	3,000
Design (Style)	Colonial	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1951	Value Before Depr.	0	154,727
Percent Complete	100	Depr/Adjust Amount	0	47,966
		Final Value (After Depr)	0	106,762

Finished Area 1,423
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	682
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

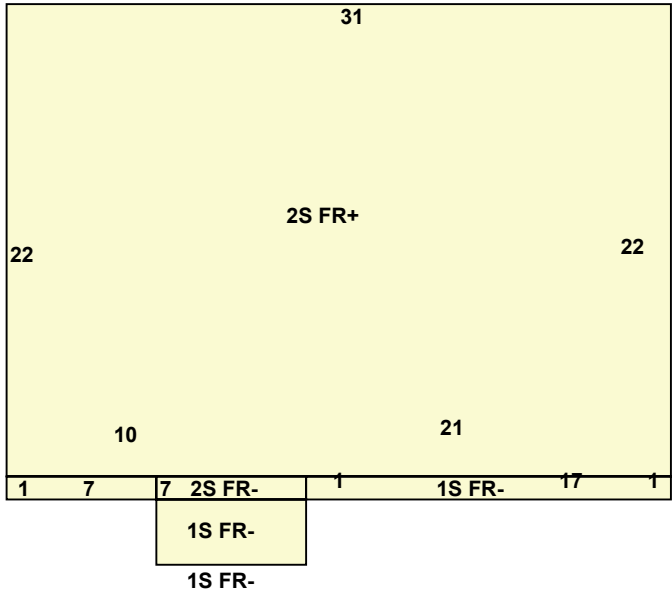
Grade Factor	0	Physical Depreciation %	31
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %					
Fuel	Natural Gas						
Cooling Type	Central	100 %					

Total Building Value 106,762

Special Features				

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



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	240	3,456					
Det Masonry Patio	2008	Average	168	2,419					
Frame Shed	1992	Average	140	980					

Unique ID: 059047

Wethersfield

Card No: 1 of 1

Location:	60 DESMOND DR				Map/Lot:	059 047		Zone:	A1	Date Printed:	11-07-23	
911 Address:					Exempt		Route	9	Nbhd:	106	Last Update:	11-06-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
PETRESCU MICHAEL EUGENE & BOYLAN CAROLYN J					2164 /295	10-30-23	Warranty Surviv		YES	492,500		
60 DESMOND DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
JOHNSON SAMANTHA					2164 /294	10-30-23	Name Change		NO	0		
SZMALC SAMANTHA					1971 /0300	12-14-16			YES	275,500		
GARDEN JUDE					1578 /0273	02-22-10			YES	272,000		
MORANDI JULIA R					1517 /0126	03-23-09			NO	0		
RANKIN JULIA A					0839 /0298	04-25-01			YES	225,000		
Permit Number	Date	Cost	Building Permit									
M-21-0374	10-07-21	9,492	Remove and replace air conditioning equipment.									
			State Item Codes					Appraised Value				
Census/Tract	4924		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.45	74,940				Total Land Value 107,060			
Date	05/16/2018		13- Res Bldg	1.00	89,320				Total Building Value 127,604			
Inspector	EQ								Total Outbuilding Value 0			
Action	DM Change								Total Market Value 234,664			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.45	0.00	106,000	1.01	0	107,060						
Total	0.45					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	89,320	89,320	89,320	89,320	89,320							
Outbuilding	0	0	0	0	0							
Total	164,260	164,260	164,260	164,260	164,260					Totals		
Comments												
2020GL-CHG SKETCH, SPLIT LEVEL 2017GL-LISTING, PICTOMETRY, KITCH & BATHS REMOD 2013 FBM/SKETCH												

Location:	496 WOLCOTT HILL RD				Map/Lot:	204 074		Zone:	A	Date Printed:	11-07-23	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	11-06-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
OROURKE ANDREW & ANNE					2164 /344	10-30-23		Warranty Surviv		YES	440,000	
496 WOLCOTT HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SEIP RICHARD L					2122 /498	03-10-21		Quit Claim		NO	0	
SEIP RICHARD L & CINDY W					0855 /0287	07-02-01				YES	205,000	
MYERS DAVID A					0450 /0472	07-20-89				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-21-0430	12-28-21	22,141	WIRE 18 ROOF MOUNTED SOLAR PANELS									
B-21-0635	08-25-21	5,535	Install a 18 panel roof mounted PV solar system. 5.48kw									
E-18-0184	12-10-19	650	ELECTRICAL FOR A CONDENSER BEING INSTALLED W/ WHIP & DISCONNECT W/ GFI SVC OUTLET. SVC UPGR									
M-18-0107	12-06-19	19,000	INSTALL A/C									
B-17-651	11-07-18	4,450	INSTALL 8 NEW WINDOWS IN SUNROOM									
E-14-529	12-03-14	0	ELECTRICAL FOR KITCHEN & BATH REMODEL									
			State Item Codes					Appraised Value				
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			93,000
Dev Map		Dev Lot	11- Res Land	0.30	65,100				Total Building Value			194,841
Date	05/16/2018		13- Res Bldg	1.00	136,390				Total Outbuilding Value			10,352
Inspector	EQ		14- Res Outbldg	2.00	7,250				Total Market Value			298,193
Action	DM Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.30	0.00	93,000	1.00	0	93,000						
Total	0.30					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	136,390	136,390	136,390	136,390	136,390							
Outbuilding	7,250	7,250	7,250	7,250	7,250							
Total	208,740	208,740	208,740	208,740	208,740					Totals		
Comments												
2021GL-SOLAR PANELS 2019GL-CENTRAL AIR 2018GL-CHG STORY HEIGHT, PATIO, DECK 2015-DECK, UPDATED KITCHEN & BATHS 2014-SEPTIC PER HEALTH DEPARTMENT												

Location:	496 WOLCOTT HILL RD	Unit
911 Address:		
Map/Block/Lot	204 074	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,251	182,601
Unit		Basement	1,061	15,915
Overall Condition	Very Good	Central Air	2,251	3,377
Class	C	Fireplace	1	3,000
Stories	2.40	Full Baths	2	10,000
Design (Style)	Colonial	Value Before Depr.	0	214,893
Construction	Wood Frame	Depr/Adjust Amount	0	27,936
Year Built	1928	Final Value (After Depr)	0	186,957
Percent Complete	100			

Finished Area	2,251	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,061			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Walkout			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 13
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	2015	Good	378	7,484
Fuel	Natural Gas			Open Porch	1928	Very Good	40	400
Cooling Type	Central	100 %						

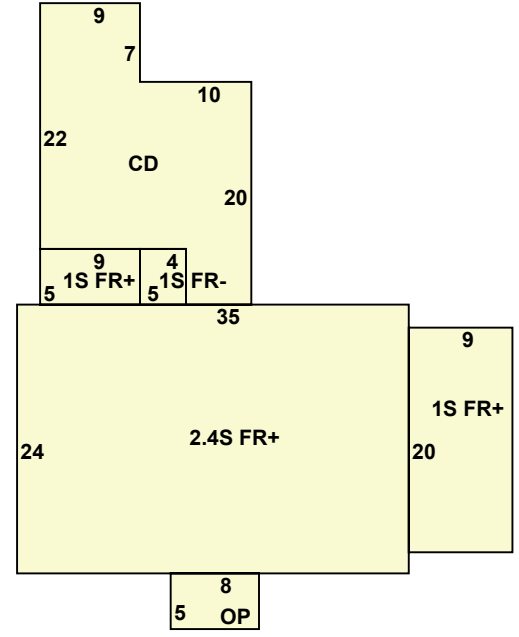
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 194,841

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	18				Frame Garage	1928	Average	400	8,192
					Det Masonry Patio	2008	Average	150	2,160

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



Unique ID: 200040

Wethersfield

Card No: 1 of 1

Location:		161 PROSPECT ST				Map/Lot:		200 040		Zone:	A	Date Printed:		11-07-23									
911 Address:						Exempt			Route	6	Nbhd:	90	Last Update:		11-06-23								
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price									
SANCHEZ ROCIO E						2164 /318		10-30-23		Warranty Deed			YES	321,000									
11 SCHOOL ST NORWALK , CT 06851																							
Additional Owners:																							
Prior Owner History																							
DLJ MORTGAGE CAPITAL INC						2161 /165		07-14-23		Foreclosure			NO	0									
PROCACCINI MARK A & CYNTHIA A						0363 /0697		01-28-86					NO	0									
						/																	
						/																	
						/																	
Building Permit																							
Permit Number		Date		Cost																			
				State Item Codes						Appraised Value													
Census/Tract		4922		Code		Quantity		Value		Code		Quantity		Value									
Dev Map		Dev Lot 1		11- Res Land		0.25		63,000						Total Land Value 90,000									
Date		05/16/2018		13- Res Bldg		1.00		127,300						Total Building Value 181,854									
Inspector		EQ												Total Outbuilding Value 0									
Action		DM Change												Total Market Value 271,854									
Acres							Influence Factors																
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.25		0.00		90,000		1.00		0		90,000											
Total		0.25										90,000											
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
		Current		2022		2021		2020		2019		Type		Acres		Value		Type		Acres		Value	
Land		63,000		63,000		63,000		63,000		63,000													
Building		127,300		127,300		127,300		127,300		127,300													
Outbuilding		0		0		0		0		0													
Total		190,300		190,300		190,300		190,300		190,300													
Totals																							
Comments																							

Unique ID: 200040

Wethersfield

Location:	161 PROSPECT ST	Unit	
911 Address:			
Map/Block/Lot	200 040		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,992	170,914
Unit		Average Quality Basement Fi	600	9,000
Overall Condition	Avg/Good	Basement	1,093	16,395
Class	C	Fireplace	1	3,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Colonial	Value Before Depr.	0	209,309
Construction	Wood Frame	Depr/Adjust Amount	0	41,862
Year Built	1965	Final Value (After Depr)	0	167,447
Percent Complete	100			

Finished Area 1,992
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,093
Basement Finish	600
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

Attached Component Computations			
Grade Factor	0	Physical Depreciation %	20
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1965	Average/Good	420	5,712
Fuel	Natural Gas		Frame Garage	1965	Average/Good	312	7,987
Cooling Type	Heat Pump	50 %	Open Porch	1965	Average/Good	70	644
			Open Porch	1965	Average/Good	7	64

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 181,854

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	5	1	2	0

