

Unique ID: 204073

Wethersfield

Card No: 1 of 1

Location:	492 WOLCOTT HILL RD				Map/Lot:	204 073		Zone:	A	Date Printed:	10-26-23	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	09-07-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
RIVERA ALEXIS M & CONNIE S					2162 /861	09-01-23	Warranty Surviv		YES	440,000		
492 WOLCOTT HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GARDNER CAROLANN					2104 /671	06-02-20	Warranty Deed		YES	325,000		
GAUNT GEOFFREY S & HEATHER R					1725 /0069	07-23-12			YES	300,000		
BENEFIELD RICHARD W & SALLY L					1158 /0035	04-30-04			YES	316,500		
MARINO ALBERT JR & SUSAN H					0410 /0369	03-21-88			NO	245,000		
					/							
Permit Number	Date	Cost	Building Permit									
B-23-0370	05-15-23	9,520	STRIP & REROOF									
BP-0523	06-29-10	10,700	Construct 3rd floor 8' dormer w/ egress windows									
B8827	12-07-98	6,825										
State Item Codes												
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 5	11- Res Land	0.30	65,100				Total Land Value		93,000		
Date	05/10/2013	13- Res Bldg	1.00	132,550				Total Building Value		189,352		
Inspector	CR	14- Res Outbldg	1.00	5,730				Total Outbuilding Value		8,192		
Action	45							Total Market Value		290,544		
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	132,550	132,550	132,550	132,550	132,550							
Outbuilding	5,730	5,730	5,730	5,730	5,730							
Total	203,380	203,380	203,380	203,380	203,380					Totals		
Comments												
2013 FBM/BATH CNT 2011-CORR SQUARE FOOTAGE FINISHED ATTIC AREA 2011 BEDRM CNT 2009 - ADDED FULL BATH/ LOCATED IN												

Location:	492 WOLCOTT HILL RD	Unit	
911 Address:			
Map/Block/Lot	204 073		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,418	200,017
Unit		Average Quality Basement Fi	200	3,150
Overall Condition	Good/VG	Basement	1,090	17,168
Class	C+	Fireplace	1	3,150
Stories	2.40	Full Baths	3	15,750
Design (Style)	Colonial	Half Baths	1	2,625
Construction	Wood Frame	Value Before Depr.	0	241,859
Year Built	1928	Depr/Adjust Amount	0	58,046
Percent Complete	100	Final Value (After Depr)	0	183,813

Finished Area	2,418	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,090			
Basement Finish	200			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Open Porch	1928	Good/Very Good	36	330
Fuel	Natural Gas		Screened Porch	1928	Good/Very Good	408	5,209
Cooling Type	None	0 %					

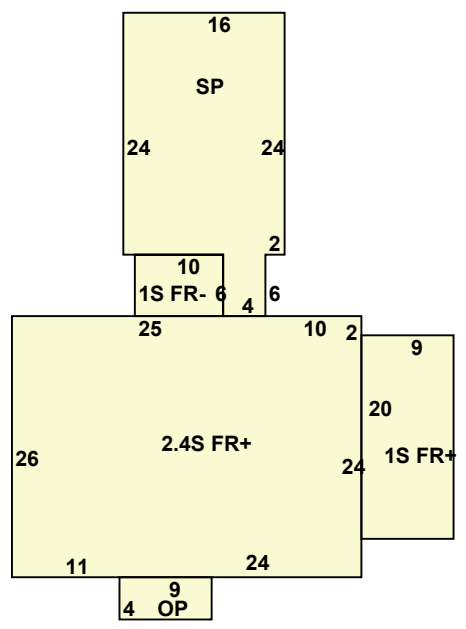
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Stucco	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 189,352

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1928	Average	400	8,192

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
7	4	1	3	1



Unique ID: 077017

Wethersfield

Card No: 1 of 1

Location:	267 CREST ST				Map/Lot:	077 017		Zone:	A	Date Printed:	10-26-23	
911 Address:					Exempt		Route	8	Nbhd:	106	Last Update:	09-07-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
ZIOGAS ANGELA					2162 /885	09-01-23	Warranty Deed		YES	325,000		
267 CREST ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
COSTA REBECCA					2102 /1088	04-29-20	Warranty Deed		YES	190,000		
KINGSTON KAREN M & WESNAK LISA M					1790 /0209	06-21-13			NO	0		
MONTANARO IRENE H					1145 /0198	03-18-04			NO	0		
MONTANARO PATRICK J & IRENE					0194 /0135	09-28-59			NO	0		
					/							
Permit Number	Date	Cost	Building Permit									
B-22-0783	10-12-22	9,800	STRIP EXISTING AND REROOF									
M-20-0116	07-02-20	9,000	Convert oil to gas - install new IBC boiler with gas pipe .									
E-19-0487	11-25-19	1,900	Service upgrade to 200 amp and complete new grounding system.									
State Item Codes												
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot P35A	11- Res Land	0.23	74,200				Total Land Value		106,000		
Date	09/07/2023	13- Res Bldg	1.00	74,950				Total Building Value		107,076		
Inspector	SB							Total Outbuilding Value		0		
Action	Letter Sent							Total Market Value		213,076		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.23	0.00	106,000	1.00	0	106,000						
Total	0.23					106,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	74,200	74,200	74,200							
Building	74,950	70,880	70,880	70,880	70,880							
Outbuilding	0	0	0	0	0							
Total	149,150	145,080	145,080	145,080	145,080					Totals		
Comments												
2023GL: LISTING REVIEW - PATIOS 2020GL-GAS HEAT												

Unique ID: 077017

Wethersfield

Location:	267 CREST ST	Unit	
911 Address:			
Map/Block/Lot	077 017		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,077	96,079
Unit		Basement	1,077	16,963
Overall Condition	Good	Fireplace	2	6,300
Class	C+	Full Baths	1	5,250
Stories	1.00	Low Quality Basement Finish	312	2,293
Design (Style)	Ranch	Value Before Depr.	0	126,885
Construction	Masonry	Depr/Adjust Amount	0	31,721
Year Built	1950	Final Value (After Depr)	0	95,164
Percent Complete	100			

Finished Area 1,077
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,077
Basement Finish	312
Bsmt Room Style	Low
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	25
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1950	Good	220	5,544
Fuel	Natural Gas		Patio	1950	Good	672	4,728
Cooling Type	None	0 %	Patio	1950	Good	156	1,097
			Open Porch	1950	Good	60	548

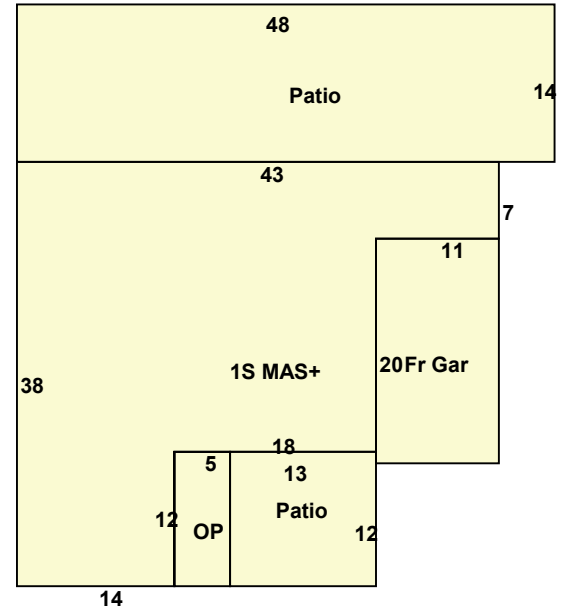
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Brick/Masonr
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 107,076

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

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



Unique ID: 240007

Wethersfield

Card No: 1 of 1

Location:	299-301 MIDDLETOWN AVE				Map/Lot:	240 007		Zone:	C	Date Printed:	10-26-23	
911 Address:					Exempt		Route	5	Nbhd:	93	Last Update:	10-10-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
GIAMMATTEO THOMAS ANDREW					2162 /982	09-06-23	Warranty Deed			YES	787,000	
301 MIDDLETOWN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PREMIER REAL ESTATE SERVICES II LLC					2151 /637	08-31-22	Admin Deed			NO	115,000	
GALLAS GEORGIA EST					2131 /456	07-27-21	Probate			NO	0	
GALLAS GEORGIA					2038 /328	04-26-18	Quit Claim			NO	0	
GALLAS MICHAEL					1997 /0276	06-15-17				NO	96,000	
BANK OF AMERICA NA					1984 /0138	03-20-17				NO	0	
Permit Number	Date	Cost	Building Permit									
M-23-0043	03-02-23	0	INSTALL 2 ZONE HEATING & A/C HEAT PUMP W/ ELECTRIC BACK UP. INSTALL 2.5 TON A/C ON EACH SIDE OF HOUSE									
P-23-0030	02-22-23	0	#301 DRAIN. WASTE. VENT. WATER SUPPLY. PVC PIPING FOR DRAIN. PEX FOR WATER SUPPLY									
P-23-0029	02-22-23	0	#299 DRAIN. WASTE. VENT. WATER SUPPLY. PVC PIPING FOR DRAIN. PEX FOR WATER SUPPLY									
E-23-0069	02-10-23	0	#301 WIRE NEW HOME W/ 100 AMP OVERHEAD SVC									
E-23-0068	02-10-23	0	#299 WIRE NEW HOME W/ 100 AMP OVERHEAD SVC									
B-22-0809	11-17-22	379,195	CONSTRUCT 3000 SF 2-FAMILY HOME W/ ATTACHED GARAGE & DETACHED GARAGE. HOME HAS 6 BEDROOMS, 4 FULL BATHS,									
Census/Tract				State Item Codes				Appraised Value				
4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		93,000			
Dev Map	Dev Lot 13	11- Res Land	0.63	65,100			Total Building Value		301,251			
Date 10/10/2023		13- Res Bldg	1.00	210,870			Total Outbuilding Value		13,440			
Inspector SB		14- Res Outbldg	1.00	9,410			Total Market Value		407,691			
Action Measure & List												
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.63	0.00	93,000	1.03	0	93,000						
Total	0.63					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	210,870	0	0	0	0							
Outbuilding	9,410	2,780	2,780	2,780	2,780							
Total	285,380	67,880	67,880	67,880	67,880					Totals		
Comments												
2023GL: NEW TWO-FAMILY HOME W/ 6 BEDROOMS, 2 KITCHENS, 4 FULL BATHS, AND 2 HALF-BATHS PC-258 CERT RELEASING LIENS GOR GEORGIA GALLAS FILED V.2140/P.462 2018GL-ACREAGE .629 PER MAP 2890 (ROUND .63) EXT = RAILROAD GARAGE STILL STANDS 11/24/08												

Unique ID: 240007

Wethersfield

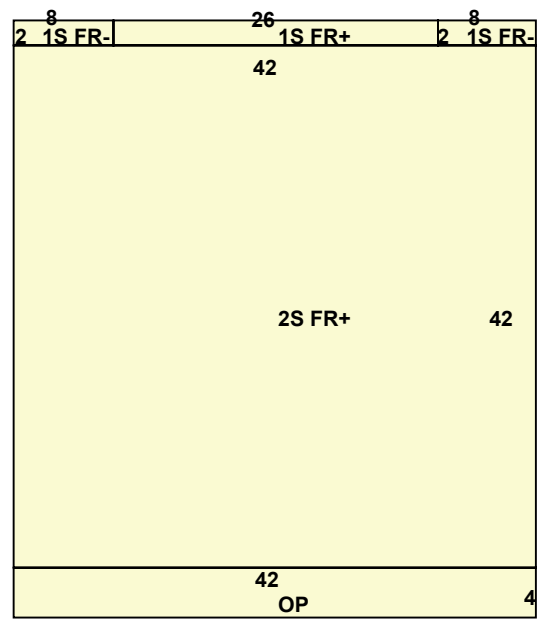
Location:	299-301 MIDDLETOWN AVE	Unit	
911 Address:			
Map/Block/Lot	240 007		

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	3,612	240,704
Unit		Basement	1,816	27,240
Overall Condition	Average	Basement Garage Bays	2	4,000
Class	C	Central Air	3,612	5,418
Stories	2.00	Full Baths	4	20,000
Design (Style)	Multi Family	Half Baths	2	5,000
Construction	Wood Frame	Value Before Depr.	0	302,362
Year Built	2023	Depr/Adjust Amount	0	3,024
Percent Complete	100	Final Value (After Depr)	0	299,338

Finished Area	3,612	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,816			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

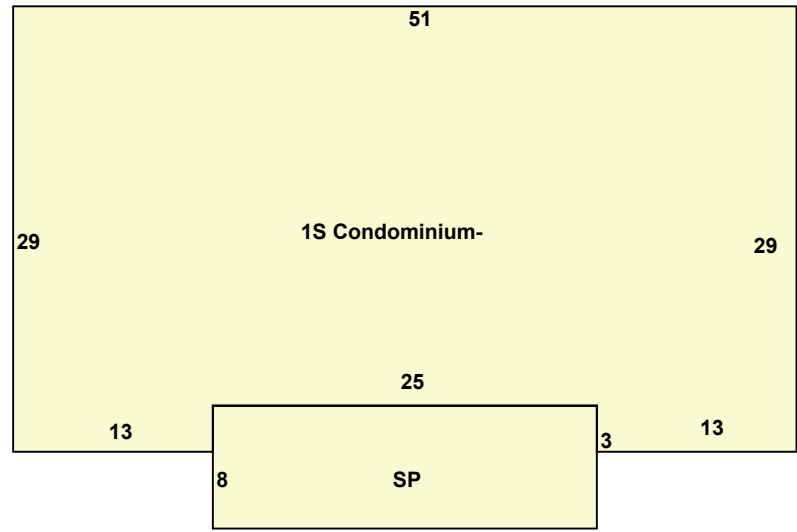
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Heat Pump	100 %	Open Porch	2023	Average	168	1,913
Fuel	Electric						
Cooling Type	Central	100 %					
Interior							
Floors							
Attic Access							
Walls							
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						301,251	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Detached Garage	2023	Average	420	13,440					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
10	6	2	4	2					



Location:	33 MILL ST			Map/Lot:	239 009 002A		Zone:	SRD	Date Printed:	10-26-23	
911 Address:				Exempt			Nbhd:		Last Update:	10-25-23	
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price		
TOM MERYL & TINTURIN STEWART				2164 / 124	10-23-23	Other		NO	0		
33 MILL ST 2A WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
TOM MERLYN & TINTURIN STEWART				2162 / 1034	09-07-23	Warranty Surviv		YES	290,000		
CATALDI MARLIANA HAIGH				2124 / 195	04-07-21	Trustee Deed		YES	240,000		
SCHULTZ CATHERINE R TRUSTEE				2119 / 918	02-01-21	Probate		NO	0		
SCHULTZ CATHERINE R TRUSTEE				1569 / 0309	12-16-09			NO	0		
GUZAUCKAS JOSEPH & ROSANN M				1468 / 0195	04-16-08			YES	264,900		
Permit Number	Date	Cost	Building Permit								
			State Item Codes					Appraised Value			
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 2A	15- Condominium	1.00	167,390				Total Land Value 0			
Date	09/19/2023	12/17/2008						Total Building Value 239,132			
Inspector	SB							Total Outbuilding Value 0			
Action	LISTING REVIEW Hearing-No Chng							Total Market Value 239,132			
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	167,390	167,010	167,010	157,740	157,740						
Outbuilding	0	0	0	0	0						
Total	167,390	167,010	167,010	157,740	157,740						
Totals											
Comments											
2023GL: LISTING REVIEW - 2 XTRA FIXTURES 2021GL-UPDATED CI 2.32											

LOCATION:		33 MILL ST 2A			
911 ADDRESS:					
MAP/BLOCK/LOT:		239 009 002A			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex Millpointe		Base Rate	1,404	244,296	
Model Seville		Central Air	1,404	2,106	
Style Condominium		Extra Fixtures	2	600	
		Fireplace	1	3,000	
		Full Baths	2	10,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	262,502	
		Depr/Adjust Amount	0	26,250	
		Final Value (After Dep)	0	236,252	
Building Use Residential					
Condition Good					
Class C					
Stories 1.00					
Construction					
Year Built 1990					
Percent Complete 100					
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access Interior		GRADE FACTOR	0		
Garage Bays 0		ECONOMIC DEPR %	0		
Sump Pump NO		PHYSICAL DEPR %	10		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type Forced Hot Air	100 %	Description	Area/Qty	Value	
Fuel Type Natural Gas		Screened Porch	200	2,880	
Cooling Type Central	100 %				
INTERIOR					
Floors Carpet	Vinyl				
Fireplaces 1					
Wood Stoves 0					
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
Extra Fixtures	2	Location			
		Floor/Unit Location	Interior		
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,404	4	2	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 188041

Wethersfield

Card No: 1 of 1

Location:	134 CLOVERDALE CIR				Map/Lot:	188 041		Zone:	A1	Date Printed:	10-26-23	
911 Address:					Exempt		Route	3	Nbhd:	126	Last Update:	09-19-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
GIANNELLI ERICA L & SANSABRINO CHRISTINA R					2162 / 1018	09-07-23		Warranty Surviv		YES	406,000	
134 CLOVERDALE CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PALLONE DAVID A & DONNA M					0386 / 0685	04-14-87				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
TM13328	11-13-13	5,500	OIL TO GAS CONVERSION									
EP03240	08-01-03	975	200 amp service									
State Item Codes												
Census/Tract	4926	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 22	11- Res Land	0.35	88,200							Total Land Value	126,000
Date	09/19/2023	13- Res Bldg	1.00	86,520							Total Building Value	123,596
Inspector	SB										Total Outbuilding Value	0
Action	LISTING REVIEW										Total Market Value	249,596
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	126,000	1.00	0	126,000						
Total	0.35					126,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	88,200	88,200	88,200	88,200	88,200							
Building	86,520	86,360	86,360	86,360	86,360							
Outbuilding	0	0	0	0	0							
Total	174,720	174,560	174,560	174,560	174,560					Totals		
Comments												
2023GL: LISTING REVIEW - 1 XTRA FIXTURE 2014 HEAT TYPE												

Unique ID: 188041

Wethersfield

Location:	134 CLOVERDALE CIR	Unit	
911 Address:			
Map/Block/Lot	188 041		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,520	113,954
Unit		Average Quality Basement Fi	360	5,670
Overall Condition	Average	Basement	1,224	19,278
Class	C+	Central Air	1,520	2,394
Stories	1.00	Extra Fixtures	1	315
Design (Style)	Ranch	Fireplace	1	3,150
Construction	Wood Frame	Full Baths	1	5,250
Year Built	1955	Half Baths	1	2,625
Percent Complete	100	Value Before Depr.	0	152,636
		Depr/Adjust Amount	0	45,791
		Final Value (After Depr)	0	106,845

Finished Area	1,520	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,224			
Basement Finish	360			
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 %
				30
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1955	Average	532	12,513
Fuel	Natural Gas			Patio	1955	Average	372	2,344
Cooling Type	Central	100 %		Open Porch	1955	Average	200	1,691
				Open Porch	1955	Average	24	203

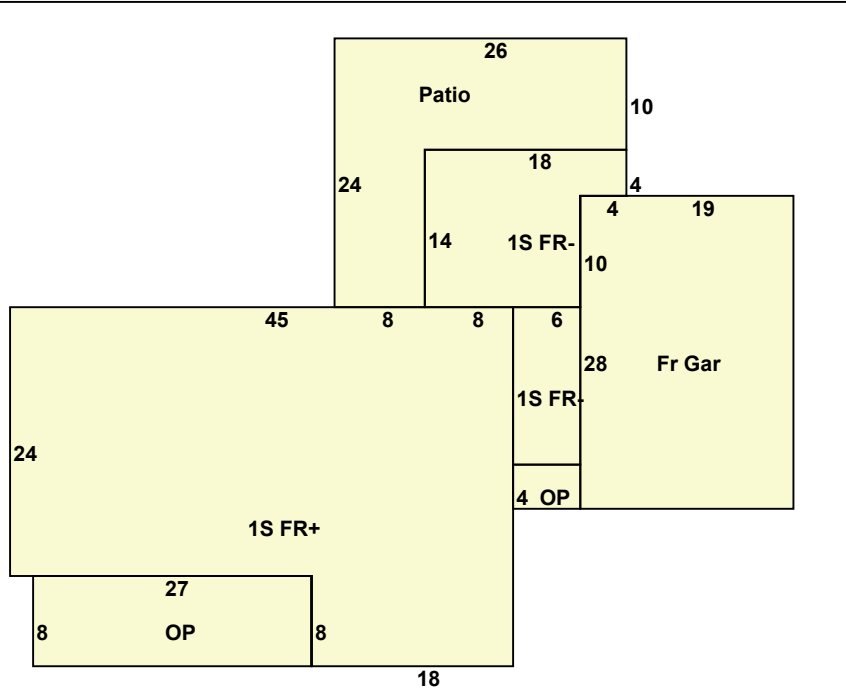
Interior		
Floors	Hardwood	
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
123,596		

Special Features					Detached Component Computations				
Extra Fixtures	1								

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value

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



Unique ID: 064025

Wethersfield

Card No: 1 of 1

Location:	78 CONCORD CIR				Map/Lot:	064 025		Zone:	A	Date Printed:	10-26-23	
911 Address:					Exempt		Route	9	Nbhd:	94	Last Update:	09-19-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
TAMANG BIKASH & WILCOX-SMITH NANCY					2062 / 1051	09-08-23		Warranty Deed		YES	305,000	
78 CONCORD CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HENRI GERALD					1969 / 0081	12-01-16				YES	169,900	
ARBORIO FAITH					0461 / 0454	11-12-89				NO	0	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-18-239	07-18-18	1,500	SVC UPGR									
B-16-652	11-29-16	800	INSTALL PELLET STOVE IN FAMILY ROOM									
BP000765	10-18-00	5,000	Reroof									
State Item Codes												
Census/Tract	4923	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 81	11- Res Land	0.25	65,800							Total Land Value	94,000
Date	11/26/2012	13- Res Bldg	1.00	64,330							Total Building Value	91,905
Inspector	MF	14- Res Outbldg	1.00	1,740							Total Outbuilding Value	2,478
Action	Data Mailer Rec										Total Market Value	188,383
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.25	0.00	94,000	1.00	0	94,000						
Total	0.25					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	65,810							
Building	64,330	64,330	64,330	64,330	64,330							
Outbuilding	1,740	1,740	1,740	1,740	1,730							
Total	131,870	131,870	131,870	131,870	131,870					Totals		
Comments												
2017GL-LISTING, PICTOMETRY KITCHEN REMOD,EP IS TSP												

Unique ID: 064025

Wethersfield

Location:	78 CONCORD CIR	Unit	
911 Address:			
Map/Block/Lot	064 025		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,390	103,972
Unit		Basement	1,000	15,000
Overall Condition	Average	Central Air	1,390	2,085
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	129,057
Construction	Wood Frame	Depr/Adjust Amount	0	40,008
Year Built	1951	Final Value (After Depr)	0	89,049
Percent Complete	100			

Finished Area	1,390
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,000
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1951	Average	72	845
Fuel	Natural Gas		Open Porch	1951	Average	10	79
Cooling Type	Central	100 %	Three Season Porch	1951	Average	140	1,932

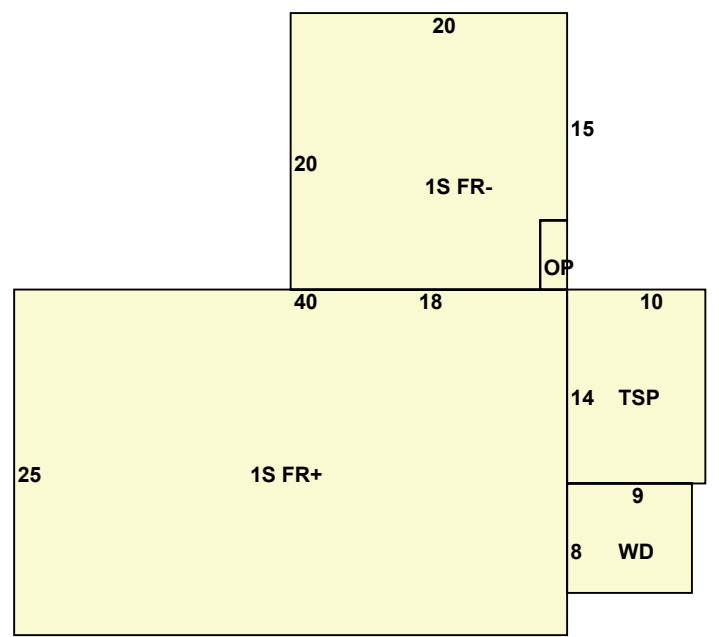
Interior		
Floors	Hardwood	Vinyl
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 91,905

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2015	Excellent	81	2,478					

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



Unique ID: 188036

Wethersfield

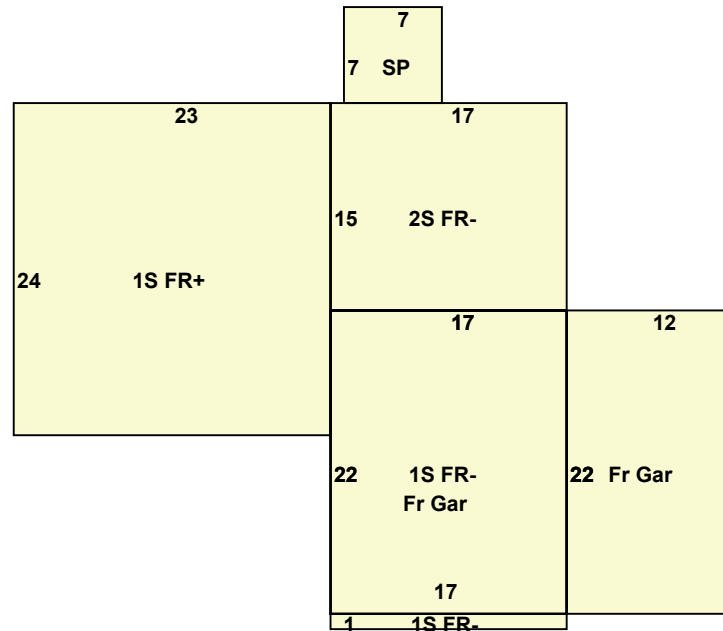
Card No: 1 of 1

Location:	111 CLOVERDALE CIR				Map/Lot:	188 036		Zone:	A1	Date Printed:	10-26-23	
911 Address:					Exempt		Route	3	Nbhd:	126	Last Update:	09-19-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
LEONE ANTHONY JOSEPH & JACKSON ELIZABETH LAINEY					2162 / 1077	09-11-23		Warranty Deed		YES	321,000	
111 CLOVERDALE CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
JEAN NORMA					1916 / 0266	12-10-15				NO	0	
JEAN RAYMOND & NORMA					0249 / 0709	05-02-67				NO	0	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
E-23-0620	10-20-23	2,000	Old work lights in Kitchen and Living room area,add outlets in Kitchen counter and Island.									
B-23-0868	10-06-23	4,000	Removal of the center load bearing wall between kitchen and living room. Removal of non-load bearing wall									
ROW-21-0228	07-19-21	0	Remove and replace driveway									
EP06101	05-02-06	1,600	100 amp service									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 31R	11- Res Land	0.70	90,850				Total Land Value		129,780		
Date	05/19/2018	13- Res Bldg	1.00	72,000				Total Building Value		102,865		
Inspector	EQ							Total Outbuilding Value		0		
Action	DM Change							Total Market Value		232,645		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.70	0.00	126,000	1.03	0	129,780						
Total	0.70					129,780						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	90,850	90,850	90,850	90,850	90,850	90,840						
Building	72,000	72,000	72,000	72,000	72,000	72,010						
Outbuilding	0	0	0	0	0	0						
Total	162,850	162,850	162,850	162,850	162,850	162,850				Totals		
Comments												
2020GL-CHG SKETCH												

Unique ID: 188036

Wethersfield

Location:		111 CLOVERDALE CIR			Unit				
911 Address:									
Map/Block/Lot		188 036							
General Description		Description	Area/Qty	Value					
Building Use	Single Family	Base Rate	1,453	109,963					
Unit		Basement	552	8,694					
Overall Condition	Average	Fireplace	1	3,150					
Class	C+	Full Baths	1	5,250					
Stories	1.50	Half Baths	1	2,625					
Design (Style)	Split Level	Value Before Depr.	0	129,682					
Construction	Wood Frame	Depr/Adjust Amount	0	42,621					
Year Built	1958	Final Value (After Depr)	0	87,061					
Percent Complete	100								
Finished Area	1,453	Finished Area Does Not Include Finished Basement Area							
Foundation									
Basement Area	552								
Basement Finish	0								
Bsmt Room Style									
Basement Walls									
Outside Entry	Garage								
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %	29				
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %	0				
Attached Component Computations									
HVAC			Type	Yr Built	Condition	Area/Qty Value			
Heating Type	Hot Water	100 %	Frame Garage	1958	Average	374 8,922			
Fuel	Oil		Frame Garage	1958	Average	264 6,298			
Cooling Type	None	0 %	Screened Porch	1958	Average	49 584			
Interior									
Floors	Carpet								
Attic Access									
Walls	Plaster								
Fireplaces	1								
Wood Stoves	0								
Exterior									
Exterior	Aluminum								
Roof Cover	Asphalt								
Roof Type	Gable								
Total Building Value				102,865					
Special Features									
Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	3	1	1	1					



Unique ID: 164042

Wethersfield

Card No: 1 of 1

Location:	21 STILLMAN RD				Map/Lot:	164 042		Zone:	B	Date Printed:	10-26-23	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	09-19-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
SEZER MURAT					2162 / 1093	09-11-23		Warranty Deed		YES	300,000	
21 STILLMAN RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GISCOMBE WAYNE R & TRICIA					1477 / 0293	06-04-08				YES	220,000	
VERRILLI JEFFREY P & LYNNE M					0588 / 0423	04-28-95				YES	125,700	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-18-0248	12-04-17	5,000	STRIP & REROOF									
B-13-626	10-24-13	4,394	INSTALL PELLET INSERT									
B-13-318	06-18-13	2,400	INSTALL 21' ROUND ABOVE GROUND POOL									
TE-13-204	06-12-13	0	WIRE AGP									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 25	11- Res Land	0.17	58,100				Total Land Value		83,000		
Date	05/29/2014 11/29/1999	13- Res Bldg	1.00	76,420				Total Building Value		109,167		
Inspector	CR	14- Res Outbldg	1.00	750				Total Outbuilding Value		1,075		
Action	49 Hearing-No Show							Total Market Value		193,242		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.17	0.00	83,000	1.00	0	83,000						
Total	0.17					83,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	58,100	58,100	58,100	58,100	58,100							
Building	76,420	76,420	76,420	76,420	76,420							
Outbuilding	750	750	750	750	750							
Total	135,270	135,270	135,270	135,270	135,270					Totals		
Comments												
REAR DORMER 26 FT 2013 AGP N/V												

Location:	21 STILLMAN RD	Unit	
911 Address:			
Map/Block/Lot	164 042		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,438	119,354
Unit		Basement	950	14,250
Overall Condition	Good	Basement Garage Bays	1	2,000
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	146,104
Year Built	1937	Depr/Adjust Amount	0	42,370
Percent Complete	100	Final Value (After Depr)	0	103,734

Finished Area 1,438
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	950
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1937	Good	440	5,311
Fuel	Natural Gas		1937	Good	15	122
Cooling Type	None	0 %				

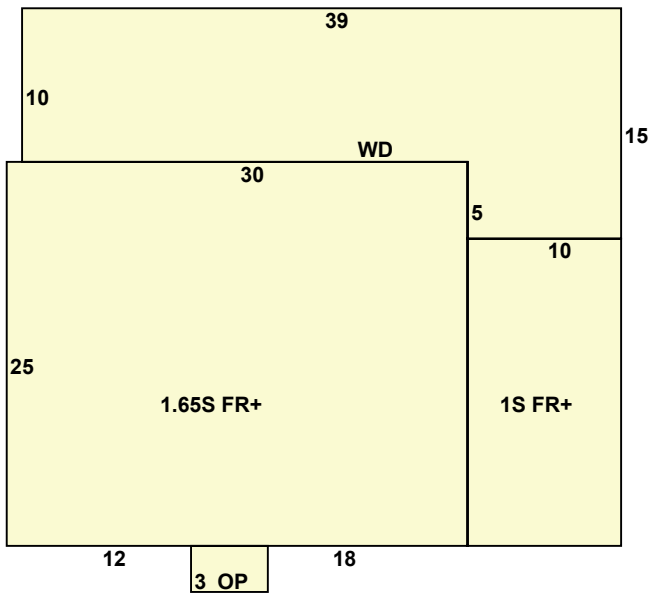
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 109,167

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

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



Unique ID: 002027

Wethersfield

Card No: 1 of 1

Location:	39 KIMBERLY LN			Map/Lot:	002 027		Zone:	AAOS	Date Printed:	10-26-23	
911 Address:				Exempt		Route	1	Nbhd:	118	Last Update:	09-19-23
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price	
CERRITELLI RHONDA				2162 / 1172	09-12-23	Warranty Deed			YES	545,000	
39 KIMBERLY LA WETHERSFIELD, CT 06109											
Additional Owners:											
Prior Owner History											
KOMARLA SRINIVASA & SOWBHAGYA				0788 / 0037	02-25-00				YES	248,000	
WEISS MICHAEL A & ANNETTE M				0641 / 0302	02-18-97				YES	239,900	
				/							
				/							
				/							
Permit Number	Date	Cost	Building Permit								
B-18-183	05-22-18	6,000	STRIP & REROOF								
TB-14-33	02-13-14	19,263	(10) REPL WINDOWS & 1 GLIDING PATIO DOOR								
B-10-436	11-18-10	8,796	Install 4 replacement windows								
BP04593	09-29-04	2,500	18X22 finished bsmnt								
EP04302	09-14-04	0	Misc wiring								
			State Item Codes					Appraised Value			
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 4	11- Res Land	0.36	80,120				Total Land Value 114,460			
Date	05/08/2018	13- Res Bldg	1.00	161,720				Total Building Value 231,022			
Inspector	EQ								Total Outbuilding Value 0		
Action	DM Change								Total Market Value 345,482		
Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.36	0.00	118,000	0.97	0	114,460					
Total	0.36					114,460					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	80,120	80,120	80,120	80,120	80,120						
Building	161,720	161,720	161,720	161,720	161,720						
Outbuilding	0	0	0	0	0						
Total	241,840	241,840	241,840	241,840	241,840				Totals		
Comments											

Unique ID: 002027

Wethersfield

Location:	39 KIMBERLY LN	Unit	
911 Address:			
Map/Block/Lot	002 027		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,179	167,347
Unit		Average Quality Basement Fi	580	9,135
Overall Condition	Avg/Good	Basement	1,116	17,577
Class	C+	Central Air	2,179	3,432
Stories	2.00	Full Baths	2	10,500
Design (Style)	Contemporary	Half Baths	1	2,625
Construction	Wood Frame	Prefab Fireplaces	1	2,100
Year Built	1996	Value Before Depr.	0	212,716
Percent Complete	100	Depr/Adjust Amount	0	14,890
		Final Value (After Depr)	0	197,826

Finished Area 2,179
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,116
Basement Finish	580
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES

Grade Factor	0	Physical Depreciation %	7
Economic Depreciation %	0	Functional Depreciation %	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Cathedral	1996	Average/Good	487	16,644
Fuel	Natural Gas			Frame Garage	1996	Average/Good	420	13,124
Cooling Type	Central	100 %		Patio	1996	Average/Good	300	2,867
				Open Porch	1996	Average/Good	50	561

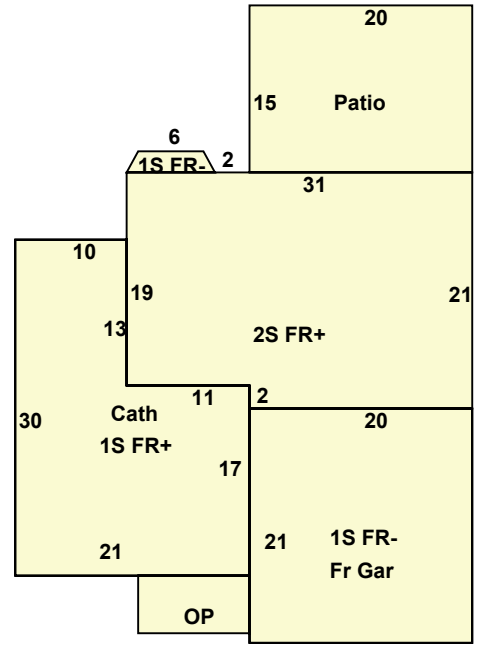
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 231,022

Special Features	
PreFab FP	1
Central Vac	1

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



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

Unique ID: 128045

Wethersfield

Card No: 1 of 1

Location: 50 MIDWELL RD		Map/Lot: 128 045		Zone: A		Date Printed: 10-26-23						
911 Address:		Exempt		Route 6		Nbhd: 105		Last Update: 10-23-23				
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price	
HEFFERNAN TIMOTHY & JOHANNA				2162 / 1194		09-12-23		Warranty Surviv		YES	462,000	
50 MIDWELL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
VINING JON R & PAULA C TRUSTEES				1831 / 0262		04-25-14				NO	0	
VINING JON R & PAULA C				0278 / 0889		11-01-71				NO	0	
				/								
				/								
				/								
Permit Number			Date	Cost	Building Permit							
E-23-0474			08-31-23	650	WIRE DUCTLESS MINI SPLIT SYSTEM. INSTALL GFCI OUTSIDE NEAR CONDENSER							
B-21-0521			07-15-21	14,000	Install one bow window. No structural changes.							
M-20-0157			08-07-20	12,651	Install one 5 zone carrier ductless mini split system.							
P-12-147			06-18-12	250	INSTALL LAWN SPRINKLERS BACK FLOW							
State Item Codes												
Census/Tract 4925		Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map		Dev Lot 19	11- Res Land	0.31	73,500			Total Land Value		105,000		
Date 10/13/2023			13- Res Bldg	1.00	121,080			Total Building Value		172,977		
Inspector SB			14- Res Outbldg	1.00	490			Total Outbuilding Value		700		
Action Interior								Total Market Value		278,677		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.31	0.00	105,000	1.00	0	105,000						
Total	0.31					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	121,080	121,080	121,080	120,230	120,230							
Outbuilding	490	490	490	490	490							
Total	195,070	195,070	195,070	194,220	194,220							
Totals												
Comments												
2021GL-75% COOLED W/SPLIT SYSTEM 10/08 WALL UP ATTIC 2013 REM FBM												

Unique ID: 128045

Wethersfield

Location:	50 MIDWELL RD	Unit	
911 Address:			
Map/Block/Lot	128 045		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,202	178,626
Unit		Basement	1,030	15,450
Overall Condition	Average	Cooling - Mini Split	1,652	1,652
Class	C	Extra Fixtures	1	300
Stories	2.00	Fireplace	1	3,000
Design (Style)	Colonial	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1968	Value Before Depr.	0	211,528
Percent Complete	100	Depr/Adjust Amount	0	54,997
		Final Value (After Depr)	0	156,531

Finished Area 2,202
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,030
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	26
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1989	Good	357	5,926
Fuel	Natural Gas		Wood Deck	1989	Good	42	697
Cooling Type	Mini Split	75 %	Frame Garage	1968	Average	200	4,736
			Frame Garage	1968	Average	200	4,736
			Patio	1968	Average	54	351

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

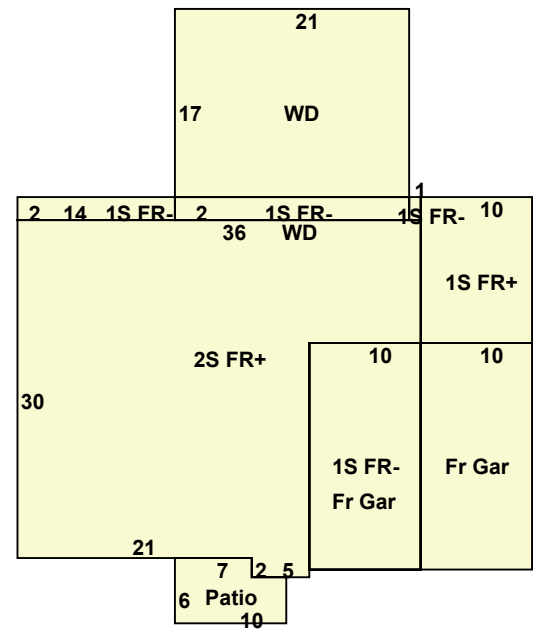
Total Building Value 172,977

Special Features	
Gas FP	1
Extra Fixtures	1

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1989	Average	100	700					

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



Unique ID: 074031

Wethersfield

Card No: 1 of 1

Location:	17 OAKDALE ST				Map/Lot:	074 031		Zone:	A	Date Printed:	10-26-23	
911 Address:					Exempt		Route	8	Nbhd:	103	Last Update:	10-23-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
PALMER BRETT & DI LEO ALICIA					2163 /33	09-13-23		Warranty Surviv		YES	375,000	
17 OAKDALE ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
TORRES ANIBAL & OSES-TORRES GLORIA					0888 /0061	11-30-01				YES	175,000	
PATERNOSTRO ESTELLE					0592 /0488	07-26-95				NO	0	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-23-0314	09-26-23	5,845	Replacement of 275 gallon oil tank in garage									
BP05154	05-11-05	1,700	9X18 deck									
BP01345	06-25-01	4,800	Strip & reroof									
BP0638	08-10-00	2,200	VINYL SIDING									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 109P	11- Res Land	0.25	72,100				Total Land Value		103,000		
Date 09/20/2023		13- Res Bldg	1.00	124,400				Total Building Value		177,717		
Inspector SB								Total Outbuilding Value		0		
Action LISTING REVIEW								Total Market Value		280,717		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.25	0.00	103,000	1.00	0	103,000						
Total	0.25					103,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	72,100	72,100	72,100	72,100	72,100							
Building	124,400	124,840	124,840	124,840	124,840							
Outbuilding	0	0	0	0	0							
Total	196,500	196,940	196,940	196,940	196,940					Totals		
Comments												
2023GL: LISTING REVIEW - SP IS OP												

Unique ID: 074031

Wethersfield

Location:	17 OAKDALE ST	Unit	
911 Address:			
Map/Block/Lot	074 031		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,325	180,234
Unit		Basement	1,338	20,070
Overall Condition	Good/VG	Basement Garage Bays	1	2,000
Class	C	Fireplace	2	6,000
Stories	1.65	Full Baths	2	10,000
Design (Style)	Conventional	Good Quality Basement Finis	250	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1937	Value Before Depr.	0	225,804
Percent Complete	100	Depr/Adjust Amount	0	51,935
		Final Value (After Depr)	0	173,869

Finished Area 2,325
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,338
Basement Finish	250
Bsmt Room Style	Good
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	23
Economic Depreciation %	0	Functional Depreciation %	0

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

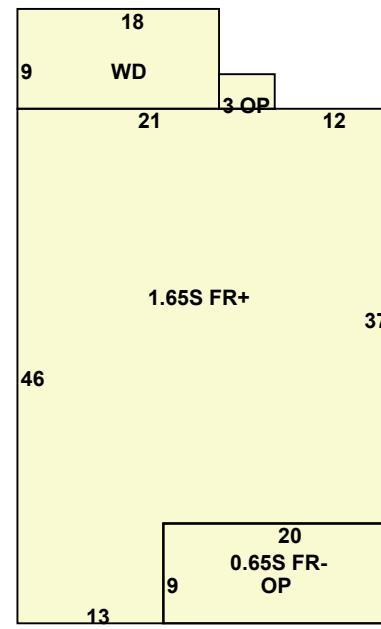
Interior		
Floors	Carpet	Tile
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1937	Good/Very Good	162	2,121
Open Porch	1937	Good/Very Good	180	1,594
Open Porch	1937	Good/Very Good	15	133
Total Building Value			177,717	

Special Features				

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



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

Unique ID: 055035

Wethersfield

Card No: 1 of 1

Location:	14 ORCHARD HILL DR				Map/Lot:	055 035		Zone:	A1	Date Printed:	10-26-23	
911 Address:					Exempt		Route	2	Nbhd:	118	Last Update:	09-20-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MAGISANO GEOFFREY & ALLISA					2163 /64	09-14-23		Warranty Surviv		YES	518,000	
14 ORCHARD HILL DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PAYER ARMAND A & DONNA B					1128 /0341	01-05-04				YES	314,900	
MATIASH MICHAEL & BARBARA					0329 /0580	05-28-82				NO	116,500	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
PP06169	09-22-06	3,000	Lawn sprinklers									
EP06249	08-14-06	500	Wire for cntrl A/C									
BP06396	08-07-06	4,127	10 X 16 shed									
MP06106	07-12-06	17,500	Cntrl A/C									
EP04201	06-11-04	0	Misc wiring for kitchen remdl									
BP04311	06-10-04	35,000	Remdl kitchen									
State Item Codes												
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 96	11- Res Land	0.33	82,600				Total Land Value		118,000		
Date	05/08/2018	13- Res Bldg	1.00	139,530				Total Building Value		199,335		
Inspector	EQ	14- Res Outbldg	2.00	8,710				Total Outbuilding Value		12,431		
Action	DM Change							Total Market Value		329,766		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.33	0.00	118,000	1.00	0	118,000						
Total	0.33					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	139,530	139,530	139,530	139,530	139,530							
Outbuilding	8,710	8,710	8,710	8,710	8,710							
Total	230,840	230,840	230,840	230,840	230,840							
										Totals		
Comments												
19GL-CHNG SHED TYPE 2008- SCUTTLE ACCESS TO ATTIC												

Unique ID: 055035

Wethersfield

Location:	14 ORCHARD HILL DR	Unit	
911 Address:			
Map/Block/Lot	055 035		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,920	164,736
Unit		Basement	960	14,400
Overall Condition	Good	Central Air	1,920	2,880
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	197,516
Year Built	1982	Depr/Adjust Amount	0	19,752
Percent Complete	100	Final Value (After Depr)	0	177,764

Finished Area	1,920	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	960			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1982	Good	416	6,365
Fuel	Natural Gas			Frame Garage	1982	Good	528	15,206
Cooling Type	Central	100 %						

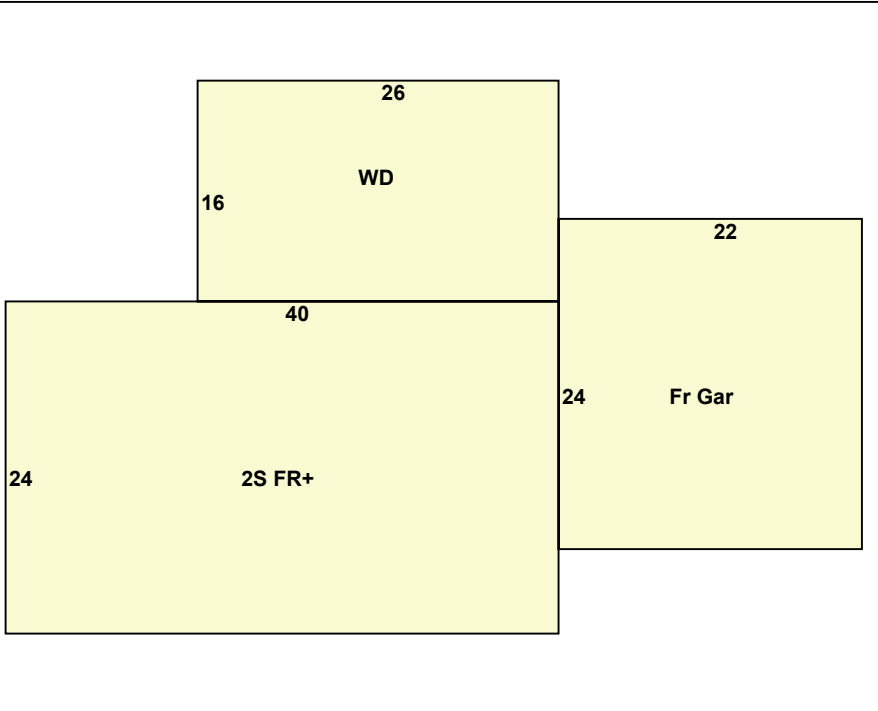
Interior		
Floors	Carpet	Quarry Til
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 199,335

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Vinyl Pool	1991	Good	512	10,348					
Frame Shed	2006	Good	160	2,083					

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



Unique ID: 094007

Wethersfield

Card No: 1 of 1

Location:	410 HANG DOG LN	Map/Lot:	094 007	Zone:	AAOS	Date Printed:	10-26-23
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911 Address:		Exempt		Route	3	Nbhd:	125	Last Update:	09-28-23
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Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
SHEIL WILLIAM C & CARLY D		2163 / 123	09-15-23	Trustees Deed		YES	570,000
410 HANG DOG LA WETHERSFIELD , CT 06109							

Additional Owners:							
Prior Owner History							
ZANINI RICHARD J & LUCILLE S TRUSTE		0950 / 0121	09-06-02			NO	0
ZANINI RICHARD J & LUCILLE S		0335 / 0961	08-12-83			NO	155,000
		/					
		/					
		/					

Permit Number	Date	Cost	Building Permit
P-23-0168	08-23-23	600	Natural gas insert installed in 2007 with no permit.
P-17-108	05-15-17	500	GAS LINE TO GENERATOR & CONNECT TO EXISTING GAS MAIN
E-17-160	05-15-17	2,000	INSTALL & WIRE GENERATOR. CONTROL PANEL & NEW AMP PANEL
B-14-478	07-25-14	13,800	STRIP & REROOF
PP01095	06-18-01	500	Gas wtr htr

		State Item Codes					Appraised Value		
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	121,250
Dev Map	Dev Lot 207	11- Res Land	0.36	84,880				Total Building Value	228,824
Date	09/20/2023	13- Res Bldg	1.00	160,170				Total Outbuilding Value	0
Inspector	SB							Total Market Value	350,074
Action	LISTING REVIEW								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.36	0.00	125,000	0.97	0	121,250				
Total	0.36					121,250				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	84,880	84,880	84,880	84,880	84,880						
Building	160,170	160,010	160,010	160,010	160,010						
Outbuilding	0	0	0	0	0						
Total	245,050	244,890	244,890	244,890	244,890				Totals		

Comments											
2023GL: 1 XTRA FIXTURE											

Unique ID: 094007

Wethersfield

Location:	410 HANG DOG LN	Unit	
911 Address:			
Map/Block/Lot	094 007		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,913	227,214
Unit		Basement	1,466	21,990
Overall Condition	Average	Central Air	2,913	4,370
Class	C	Extra Fixtures	1	300
Stories	2.00	Fireplace	2	6,000
Design (Style)	Colonial	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1974	Value Before Depr.	0	272,374
Percent Complete	100	Depr/Adjust Amount	0	62,646
		Final Value (After Depr)	0	209,728

Finished Area	2,913	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,466			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
				23
				0
Attached Component Computations				

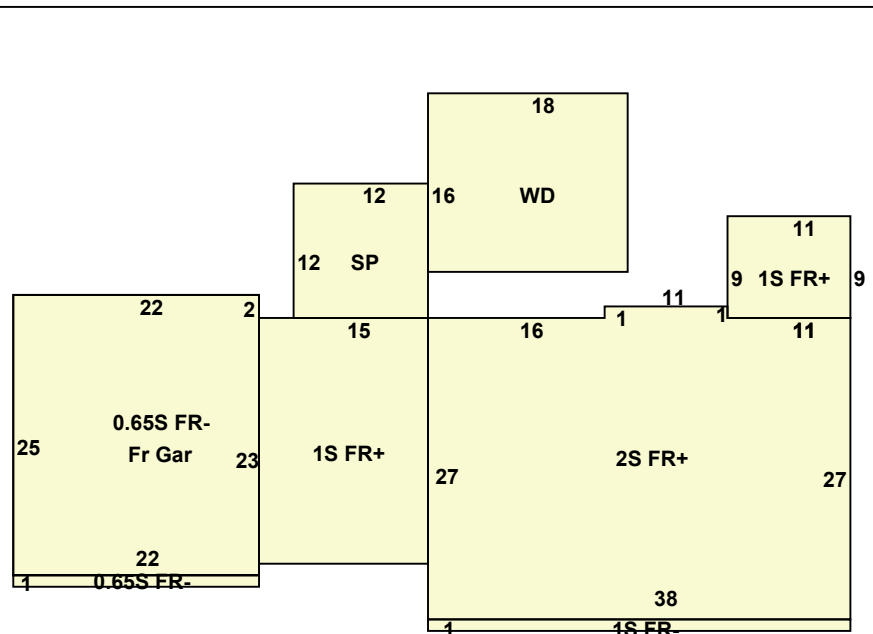
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1974	Average	288	3,770
Fuel	Natural Gas		Frame Garage	1974	Average	550	13,552
Cooling Type	Central	100 %	Screened Porch	1974	Average	144	1,774

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

Exterior			
Exterior	Clapboards		
Roof Cover	Asphalt		
Roof Type	Gable		
Total Building Value			228,824

Special Features					Detached Component Computations				
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Generator			1						
Extra Fixtures			1						

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
10	4	1	2	1



Unique ID: 202025

Wethersfield

Card No: 1 of 1

Location:	98 BEVERLY RD				Map/Lot:	202 025		Zone:	B	Date Printed:	10-26-23	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	10-16-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
DE LA CRUZ ANTONIO ERIK					2163 /99	09-15-23	Warranty Deed		YES	298,000		
98 BEVERLY RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
COELHO ERIC J & JESSICA A					1255 /0141	06-17-05			YES	230,000		
DIROCCO DOMINIC A & MONICA J					1131 /0152	01-20-04			YES	191,000		
MURRAY PATRICK J					0352 /0880	03-01-85			NO	93,000		
					/							
					/							
Permit Number	Date	Cost	Building Permit									
BP03015	01-23-03	5,360	Strip & reroof									
			State Item Codes					Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		93,000		
Dev Map	Dev Lot 12	11- Res Land	0.18	65,100				Total Building Value		120,176		
Date	05/17/2018	13- Res Bldg	1.00	84,120				Total Outbuilding Value		3,898		
Inspector	EQ	14- Res Outbldg	1.00	2,730				Total Market Value		217,074		
Action	DM Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	93,000	1.00	0	93,000						
Total	0.18					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	84,120	84,120	84,120	84,120	84,120							
Outbuilding	2,730	2,730	2,730	2,730	2,730							
Total	151,950	151,950	151,950	151,950	151,950					Totals		
Comments												
26' REAR DORMER 3/27/08 SHD3- METAL SHED= NV												

Location:	98 BEVERLY RD	Unit	
911 Address:			
Map/Block/Lot	202 025		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,631	134,019
Unit		Average Quality Basement Fi	350	5,250
Overall Condition	Average	Basement	908	13,620
Class	C	Fireplace	1	3,000
Stories	1.65	Full Baths	2	10,000
Design (Style)	Cape	Value Before Depr.	0	165,889
Construction	Wood Frame	Depr/Adjust Amount	0	51,426
Year Built	1948	Final Value (After Depr)	0	114,464
Percent Complete	100			

Finished Area 1,631
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	908
Basement Finish	350
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Frame Garage	1948	Average	210	4,637
Fuel	Natural Gas		Patio	1948	Average	119	702
Cooling Type	None	0 %	Enclosed Porch	1948	Average	30	373

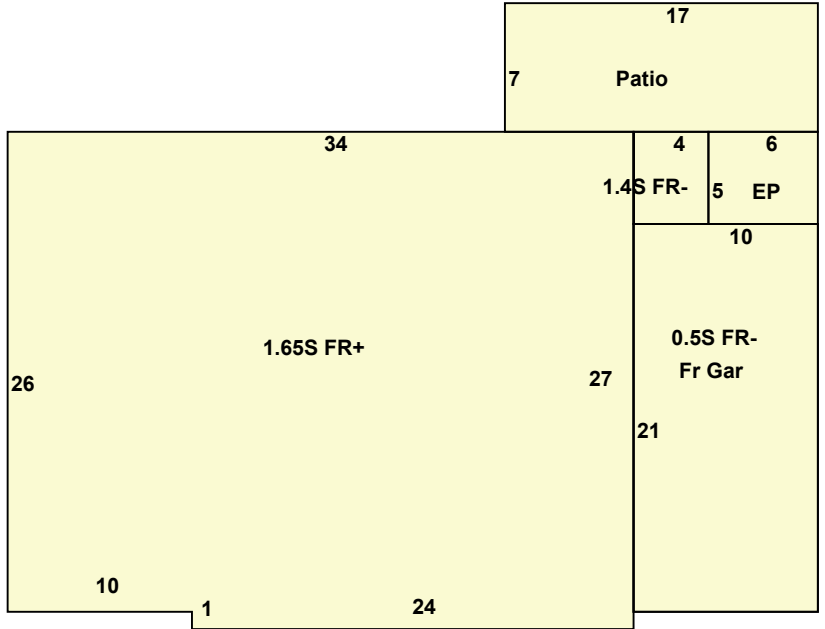
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 120,176

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2003	Good	150	3,898					

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



Unique ID: 032001

Wethersfield

Card No: 1 of 1

Location:	26 OLESEN RD				Map/Lot:	032 001		Zone:	RC	Date Printed:	10-26-23	
911 Address:					Exempt			Nbhd:	C20	Last Update:	10-12-23	
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
SHIV SHAKTI LLC					2163 / 159	09-19-23	Warranty Deed		YES	450,000		
1807 BERLIN TPK WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
TRECIOKAS VYTENIS					2163 / 158	09-19-23	Probate		NO	0		
TRECIOKAS VYTAUTAS L/U & TRECIOKAS VYTENIS					1221 / 0094	01-18-05			NO	0		
TRECIOKAS VYTAUTAS + THERSE L/U VYTENIS					0390 / 0914	06-18-87			NO	0		
					0390 / 0914	06-18-87			NO	0		
TRECIOKAS VYTAUTAS + VYTENIS					/							
Permit Number	Date	Cost	Building Permit									
BP03384	07-14-03	16,000	Strip & reroof									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 162,000			
Dev Map	Dev Lot	PT7	21- Comm Land	0.80	113,400				Total Building Value 229,439			
Date	05/21/2018		22-Comm Bldg	1.00	160,610				Total Outbuilding Value 12,160			
Inspector	EQ		25-Comm Outbldg	2.00	8,510				Total Market Value 403,599			
Action	Measure											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.80	0.00	162,000	1.00	0	162,000						
Total	0.80					162,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	113,400	113,400	113,400	113,400	113,400							
Building	160,610	160,610	160,610	160,610	160,610							
Outbuilding	8,510	8,510	8,510	8,510	8,510							
Total	282,520	282,520	282,520	282,520	282,520					Totals		
Comments												
12 ROOMS (9) SINGLE (3) DOUBLE TERRA MOTEL												

Unique ID: 032001

Wethersfield

Location: 26 OLESEN RD

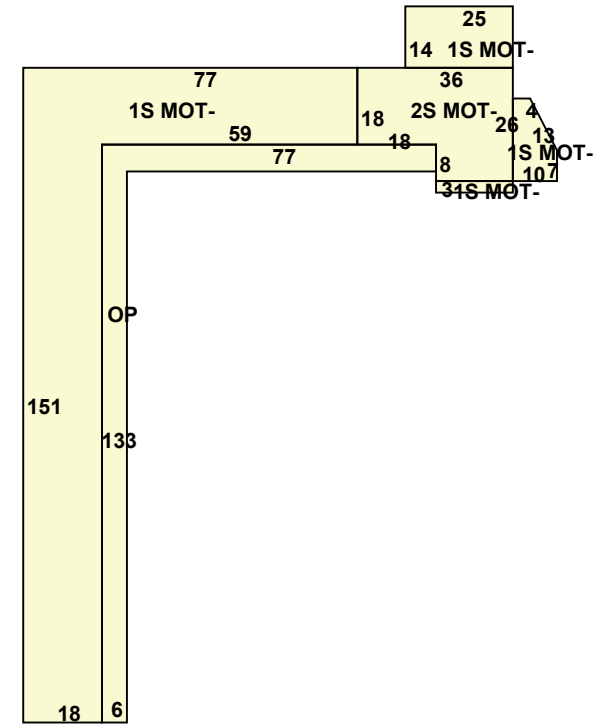
Unit

Use	Class	Quality	Stry	WH	Area	BG	Units
Motel	Masonry	D+	2	8	5,922	NO	14

Commercial Building Description	Description	Area/Qty	Value
Building Use Motel	Base Value	5,922	337,554
Class Masonry	Value Before Depr.	0	337,554
Overall Condition Average	Depr/Adjust Amount	0	118,144
Construction Quality D+	Final Value (After Depr)	0	219,410
Stories 2.00			
Year Built 1955			
Remodel			
Percent Complete 100			
GLA 5,922			
Basement			
Basement Area			
Basement Unfinished Area			
HVAC			
Heating Type Hot Water			
Fuel Type Natural Gas			
Cooling Type Partial 50 %			
Interior			
Floors Carpet			
Walls Plaster			
Wall Height 8			
Exterior			
Exterior Walls Concr/Cinder			
Roof Cover Asphalt			
Special Features			

Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Paving	1999	Good	7,300	11,096					
Frame Shed	1984	Good	160	1,064					

Total Building Value		
Building 1	Value	229,439
Valuation Method	C	



Location:	119 WILLOW ST			Map/Lot:	081 003		Zone:	A1	Date Printed:	10-26-23		
911 Address:				Exempt		Route	9	Nbhd:	106	Last Update:	10-13-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
MCBEE FAMILY IRREVOCABLE TRUST RIDGEWAY JULIE E ESQ TRUSTEE				2163 / 179	09-20-23	Warranty Deed			YES	360,500		
367 N MONTGOMERY ST NEWBURGH , NY 12550												
Additional Owners:												
Prior Owner History												
BEDNARZ MARILYN A				2163 / 176	09-20-23	Other			NO	0		
BEDNARZ MARILYN A				2150 / 524	08-04-22	Probate			NO	0		
BEDNARZ RAYMOND P & MARILYN A				2150 / 524	08-04-22	Conser Deed			NO	0		
BEDNARZ RAYMOND P & MARILYN A GRISWOLD LUANNE CONSERVATOR				0817 / 0229	11-22-00				NO	500		
BEDNARZ RAYMOND P & MARILYN A				0205 / 0029	05-23-61				NO	0		
Permit Number	Date	Cost	Building Permit									
B-19-0809	10-03-19	450	Erect a 30' X 30' tent with sides on Thursday, October 3, 2019 and remove on Monday, October 7, 2019. Eve									
B-19-0809	10-03-19	450	Erect a 30' X 30' tent with sides on Thursday, October 3, 2019 and remove on Monday, October 7, 2019. Eve									
BP010751	11-15-01	8,000	11.5X24 1-car att gar									
BP000692	09-01-00	1,500	10X14 tool shed									
State Item Codes												
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot NPT5	11- Res Land	0.66	76,420				Total Land Value		109,180		
Date	05/07/2018	13- Res Bldg	1.00	93,820				Total Building Value		134,025		
Inspector	EQ	14- Res Outbldg	1.00	1,150				Total Outbuilding Value		1,638		
Action	DM Change							Total Market Value		244,843		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.66	0.00	106,000	1.03	0	109,180						
Total	0.66					109,180						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	76,420	76,420	76,420	76,420	76,420							
Building	93,820	93,820	93,820	93,820	93,820							
Outbuilding	1,150	1,150	1,150	1,150	1,150							
Total	171,390	171,390	171,390	171,390	171,390					Totals		
Comments												

Unique ID: 081003

Wethersfield

Location:	119 WILLOW ST	Unit	
911 Address:			
Map/Block/Lot	081 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,388	103,822
Unit		Average Quality Basement Fi	572	8,580
Overall Condition	Good	Basement	1,196	17,940
Class	C	Central Air	1,388	2,082
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1958	Value Before Depr.	0	142,924
Percent Complete	100	Depr/Adjust Amount	0	30,014
		Final Value (After Depr)	0	112,910

Finished Area	1,388	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,196			
Basement Finish	572			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
				21
				0

Attached Component Computations							
HVAC		Type	Yr Built	Condition	Area/Qty	Value	
Heating Type	Hot Water	100 %	Wood Deck	1958	Good	320	4,298
Fuel	Oil		Wood Deck	1958	Good	168	2,256
Cooling Type	Central	100 %	Frame Garage	1958	Good	576	14,561

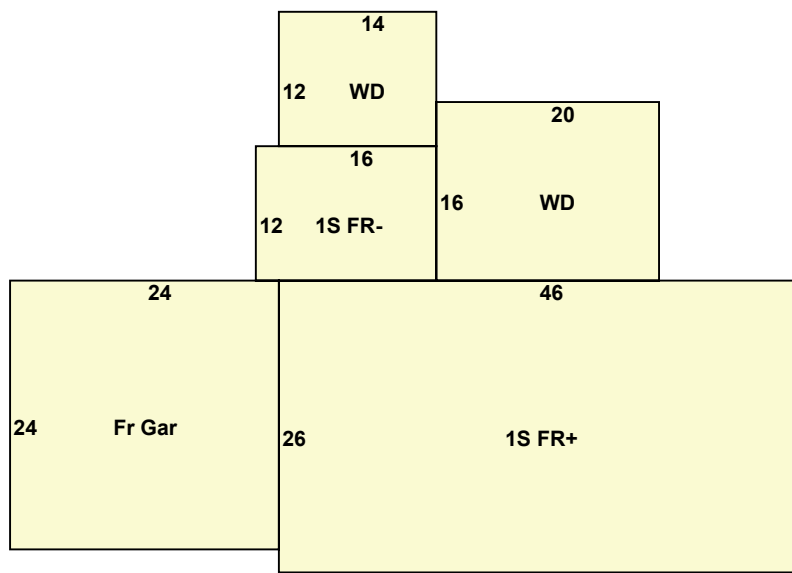
Interior				
Floors	Hardwood			
Attic Access				
Walls	Plaster			
Fireplaces	1			
Wood Stoves	0			

Exterior				
Exterior	Vinyl Siding			
Roof Cover	Asphalt			
Roof Type	Gable			

Total Building Value 134,025

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2000	Average	195	1,688					

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



Unique ID: 247002

Wethersfield

Card No: 1 of 1

Location:	31 CHURCH ST			Map/Lot:	247 002		Zone:	B	Date Printed:	10-26-23		
911 Address:				Exempt		Route	7	Nbhd:	116	Last Update:	10-13-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
SOARES STEVE & ALICIA				2163 / 190	09-20-23	Warranty Surviv			YES	486,000		
117 ROBETH LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SPICER DANA				2163 / 188	09-20-23	Quit Claim			NO	0		
SPICER DANA H & FIRST CHURCH OF CHRIST IN WETHERSFI				2091 / 728	07-16-19	Cert of Devise			NO	0		
SPICER DANA H & FIRST CHURCH OF CHRIST IN WETHERSFI				1675 / 0336	10-14-11				NO	1		
SPICER DAVUD C & DANA H				1672 / 0095	09-23-11				NO	0		
SPICER DAVID C & DANA H AND FIRST CHURCH OF CHRIST IN WETH				1121 / 0249	12-08-03				NO	0		
Permit Number	Date	Cost	Building Permit									
B-23-0929	10-06-23	500	Demolish interior walls.									
BP-423	06-23-10	1,500	Replace window & repair & replace side deck.									
BP-0422	06-22-10	10,000	Restore existing front porch									
B-2010-0423	05-10-10	1,500	REPLACE WINDOW AND REPAIR AND REPLACE SIDE DECK. HDC APPROVED FOR "IN KIND" REPAIRS AND REPLACEMENT ONLY.									
BP-0869	11-19-09	12,000	Rebuild 9'x12' porch									
EP-0249	10-30-09	1,000	Rrepair meter & service cable									
			State Item Codes					Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 9	11- Res Land	0.18	81,200				Total Land Value 116,000				
Date	05/19/2018	13- Res Bldg	1.00	125,990				Total Building Value 179,987				
Inspector	EQ	14- Res Outbldg	1.00	830				Total Outbuilding Value 1,190				
Action	DM No Change							Total Market Value 297,177				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	116,000	1.00	0	116,000						
Total	0.18					116,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	81,200	81,200	81,200	81,200	81,200							
Building	125,990	125,990	125,990	125,990	125,990							
Outbuilding	830	830	830	830	830							
Total	208,020	208,020	208,020	208,020	208,020					Totals		
Comments												
2010-EXTERIOR RENOVATIONS												

Location:	31 CHURCH ST	Unit	
911 Address:			
Map/Block/Lot	247 002		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,576	231,067
Unit		Average Quality Basement Fi	400	6,900
Overall Condition	Good	Basement	822	14,180
Class	B-	Fireplace	1	3,450
Stories	2.40	Full Baths	3	17,250
Design (Style)	Colonial	Half Baths	1	2,875
Construction	Wood Frame	Value Before Depr.	0	275,722
Year Built	1900	Depr/Adjust Amount	0	99,260
Percent Complete	100	Final Value (After Depr)	0	176,462

Finished Area	2,576	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	822			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Wood Deck	1900	Good	183	2,290
Fuel	Natural Gas			Open Porch	1900	Good	126	1,066
Cooling Type	None	0 %		Open Porch	1900	Good	20	169

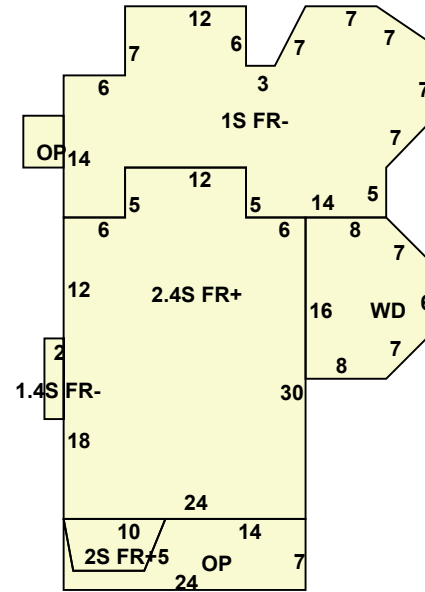
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 179,987

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Shed	1880	Fair	200	1,190

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
10	6	1	3	1



Unique ID: 119032

Wethersfield

Card No: 1 of 1

Location:	330 JORDAN LN				Map/Lot:	119 032		Zone:	SRD	Date Printed:	10-26-23	
911 Address:					Exempt		Route	10	Nbhd:	43	Last Update:	10-13-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
BILAL ABDUS SALAM & MANSOOR					2163 /283	09-22-23	Warranty Surviv		YES	280,000		
330 JORDAN LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
LOPEZ JOSE DARIO					2136 /875	10-19-21	Warranty Deed		YES	125,000		
ADAM HOMES LTD					2128 /1164	06-16-21	Warranty Deed		NO	85,000		
CALDERONE CONCETTO					1994 /0298	05-26-17			NO	54,166		
JONES PATRICK C & PASTERNAK CAROL CO TRUSTEES ET AL					1994 /0295	05-26-17			NO	10,833		
JONES PATRICK C & PASTERNAK CAROL CO TRUSTEES					1994 /0291	05-26-17			NO	0		
Permit Number	Date	Cost	Building Permit									
M-23-0031	02-13-23	9,700	INSTALL HEAT PUMP CONDENSER & AIR HANDLER W/ NEW DUCTWORK IN BASEMENT									
B-22-0358	08-05-22	2,500	CONSTRUCT 10'X16' DECK ON REAR OF HOUSE									
E-22-0101	08-04-22	6,000	REWIRE TOTAL SINGLE FAMILY HOME. INSTALL SMOKE. CO2 COMBINATION SMOKE.									
P-22-0176	08-03-22	6,000	PLUMB 2 NEW FULL BATHS. NEW KITCHEN DRAIN, DWR, AND WATER PIPE									
B-22-0615	08-01-22	2,500	REMOVE SHEETROCK. REPLACE INSULATION AND INSTALL NEW SHEETROCK. INSTALL A REINFORCEMENT COLUMN IN BASEMENT									
B-22-0127	03-21-22	6,500	CONSTRUCT NEW BATHROOM IN EXISTING PORCH									
Census/Tract					State Item Codes					Appraised Value		
4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		43,000			
Dev Map	Dev Lot	SPT4	11- Res Land	0.26	30,100		Total Building Value	112,679				
Date	03/14/2023		13- Res Bldg	1.00	78,880							
Inspector	SB											
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	43,000	1.00	0	43,000						
Total	0.26					43,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	30,100	30,100	30,100	30,100	30,100							
Building	78,880	62,620	56,940	56,940	56,940							
Outbuilding	0	0	0	0	0							
Total	108,980	92,720	87,040	87,040	87,040					Totals		
Comments												
2023GL: AIR CONDITIONING												
2022GL: CONVERT OP TO LIVING AREA; DECK; OP												

Unique ID: 119032

Wethersfield

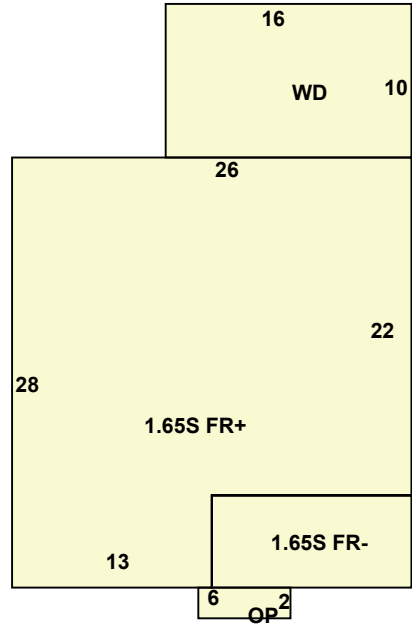
Location:	330 JORDAN LN	Unit	
911 Address:			
Map/Block/Lot	119 032		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,201	107,706
Unit		Basement	650	9,750
Overall Condition	Very Good	Central Air	1,201	1,802
Class	C	Full Baths	2	10,000
Stories	1.65	Value Before Depr.	0	129,257
Design (Style)	Conventional	Depr/Adjust Amount	0	19,389
Construction	Wood Frame	Final Value (After Depr)	0	109,869
Year Built	1919			
Percent Complete	100			

Finished Area	1,201	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	650			
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 %
				15
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	2022	Very Good	160	2,698
Fuel	Oil			Open Porch	1919	Very Good	12	117
Cooling Type	Central	100 %						
Interior								
Floors	Hardwood							
Attic Access								
Walls	Plaster							
Fireplaces	0							
Wood Stoves	0							
Exterior								
Exterior	Clapboards							
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value								112,679

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	3	1	2	0					



Location:	4 SPRING ST				Map/Lot:	225 068 006C		Zone:	SRD	Date Printed:	10-26-23	
911 Address:					Exempt			Nbhd:	153	Last Update:	10-13-23	
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
LOBO FATIMA T TRUSTEE					2163 /370	09-26-23	Warranty Deed		YES	225,000		
280 ADAMS ST MANCHESTER , CT 06042												
Additional Owners:												
Prior Owner History												
KNOTT-TWINE LAURA					1598 /0206	07-01-10			YES	154,000		
LS HOME ENTERPRISES LLC					1582 /0342	03-24-10			NO	10		
HSBC MORTGAGE SERVICES INC					1570 /0147	12-21-09			NO	119,721		
MALIAR LORI J					1097 /0285	09-23-03			YES	122,000		
CATALANO CONCETTA H					0581 /0706	11-14-94			NO	0		
Permit Number	Date	Cost	Building Permit									
B-20-0595	09-04-20	4,903	Install replacement patio door .									
B-16-677	11-15-16	1,700	REPL 2 2ND FLR FRONT WINDOWS									
B-15-37	02-09-15	700	REPL 2 2ND FLR REAR WINDOWS									
B-14-517	07-30-14	1,515	INSTALL EXTERIOR SIDING									
TM-11-77	05-31-11	5,000	REPL GAS FURNACE & A/C IN REAR YARD									
BP-0348	06-04-10	6,000	Remodel kitchen & 2 bathrooms									
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			0
Dev Map		Dev Lot	15- Condominium	1.00	87,630				Total Building Value			125,179
Date	05/17/2018								Total Outbuilding Value			0
Inspector	EQ								Total Market Value			125,179
Action	DM Change											
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
						0						
Total	0.00											
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	87,630	87,630	87,630	87,630	87,630							
Outbuilding	0	0	0	0	0							
Total	87,630	87,630	87,630	87,630	87,630					Totals		
Comments												
2010-INTERIOR RENOVATIONS												

LOCATION:	4 SPRING ST
911 ADDRESS:	
MAP/BLOCK/LOT:	225 068 006C

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Williamsburg Model Type C Style Condominium	Base Rate	1,026	152,874
	Central Air	1,026	1,539
	Full Baths	1	5,000
	Half Baths	1	2,500
	Value Before Depr.	0	161,913
	Depr/Adjust Amount	0	37,240
	Final Value (After Dep)	0	124,673

Building Use	Residential
Condition	Average
Class	C
Stories	2.00
Construction	
Year Built	1973
Percent Complete	100

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

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

INTERIOR		
Floors	Carpet	Laminate
Fireplaces	0	
Wood Stoves	0	

EXTERIOR

Exterior Walls	
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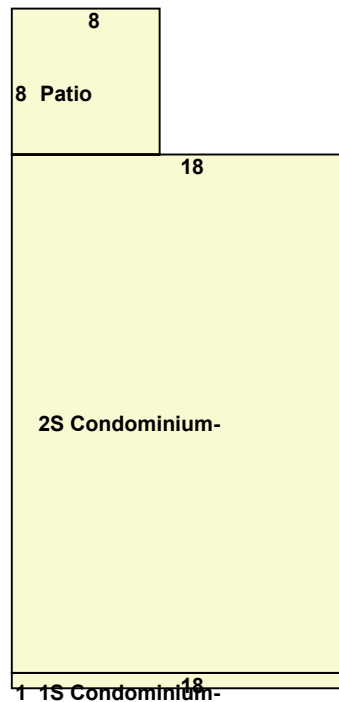
SPECIAL FEATURES

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	
Patio	64	506	

Unit Features

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,026	5	2	1	1	1



Description	Year Blt	Area/Qty	Value

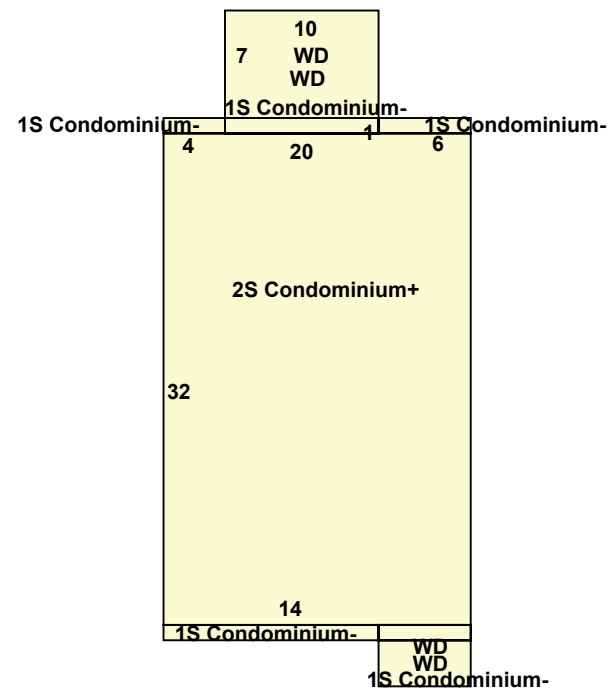
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Wethersfield

Card No: 1 of 1

Location: 20 TABSHEY CT		Map/Lot: 114 021 0020		Zone: SRD		Date Printed: 10-26-23					
911 Address:		Exempt		Nbhd: 010-		Last Update: 10-13-23					
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price		
FLEETING GERMAIN				2163 /444	09-29-23	Warranty Deed		YES	199,000		
20 TABSHEY COURT WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
GONCALVES CECILIA O				1485 /0080	07-10-08			NO	0		
OLIVEIRA JOSE A &CLOTILDE M				0664 /0184	08-18-97			YES	80,200		
				/							
				/							
				/							
Building Permit											
Permit Number	Date	Cost									
BP03783	11-21-03	0	Reroof								
BP02758	11-18-02	1,680	Repl 8X10 deck								
BP02068	02-11-01	800	Repl fr. deck								
PP990165	08-12-99	550									
State Item Codes											
Census/Tract 4923		Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map		Dev Lot BLDG	15- Condominium	1.00	104,250			Total Land Value	0		
Date 05/17/2018								Total Building Value	148,935		
Inspector EQ								Total Outbuilding Value	0		
Action DM Change								Total Market Value	148,935		
Acres											
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)											
	Current	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0						
Building	104,250	104,250	104,250	104,250	104,250						
Outbuilding	0	0	0	0	0						
Total	104,250	104,250	104,250	104,250	104,250						
490 Appraised Totals											
									Totals		
Comments											

LOCATION:		20 TABSHEY CT			
911 ADDRESS:					
MAP/BLOCK/LOT:		114 021 0020			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Tabshy Ct	Base Rate	1,320	147,840	
Model	Nutmeg	Average Quality Baseme	196	2,940	
Style	Condominium	Basement	640	9,600	
Building Use	Residential	Basement Garage Bays	1	2,000	
Condition	Average	Central Air	1,320	1,980	
Class	C	Fireplace	1	3,000	
Stories	2.00	Full Baths	2	10,000	
Construction		Half Baths	1	2,500	
Year Built	1985	Value Before Depr.	0	179,860	
Percent Complete	100	Depr/Adjust Amount	0	32,375	
		Final Value (After Dep)	0	147,485	
FOUNDATION					
Basement Area	640				
Basement Finished Area	196				
Room Style	Average				
Access		GRADE FACTOR	0		
Garage Bays	1	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	18		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Wood Deck	6	84
Cooling Type	Central	100 %	Wood Deck	70	976
			Wood Deck	18	251
			Wood Deck	10	139
INTERIOR					
Floors	Carpet	Parquet			
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
		Location			
		Floor/Unit Location End Unit			
		Amenities			
		Parking Type			
		Parking Spaces 0			
		Parking Distance 0			
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,320	4	2	1	2	1



Description	Year Blt	Area/Qty	Value
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Location:	43 BANE BERRY LN				Map/Lot:	053 013		Zone:	AA	Date Printed:	10-26-23	
911 Address:					Exempt		Route	2	Nbhd:	131	Last Update:	10-16-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
JAROSZ STEFAN & EUGENIA					2163 /508	09-29-23		Exec Deed		YES	440,000	
43 BANE BERRY LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
KASPROW JULIA R EST KASPROW THOMAS D EXECUTOR					2163 /507	09-29-23		Probate		NO	0	
KASPROW JULIA R EST KASPROW THOMAS D EXECUTOR					2162 /136	08-14-23		Probate		NO	0	
KASPROW JULIA R					2115 /115	11-12-20		Probate		NO	0	
KASPROW JULIA R					2017 /0038	10-27-17				NO	0	
KASPROW ROBERT F & JULIA R					1527 /0180	05-14-09				NO	0	
Permit Number	Date	Cost	Building Permit									
B-14-555	08-05-14	15,875	STRIP AND REROOF WITH TIMBERLINE LIFETIME SHINGLES.									
B-14-555	08-05-14	15,875	STRIP & REROOF									
1999-5341	04-16-99	300										
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 5	11- Res Land	0.46	91,700				Total Land Value		131,000		
Date	05/19/2018	13- Res Bldg	1.00	138,840				Total Building Value		198,342		
Inspector	EQ							Total Outbuilding Value		0		
Action	DM No Change							Total Market Value		329,342		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.46	0.00	131,000	1.00	0	131,000						
Total	0.46					131,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	91,700	91,700	91,700	91,700	91,700							
Building	138,840	138,840	138,840	138,840	138,840							
Outbuilding	0	0	0	0	0							
Total	230,540	230,540	230,540	230,540	230,540					Totals		
Comments												

Unique ID: 053013

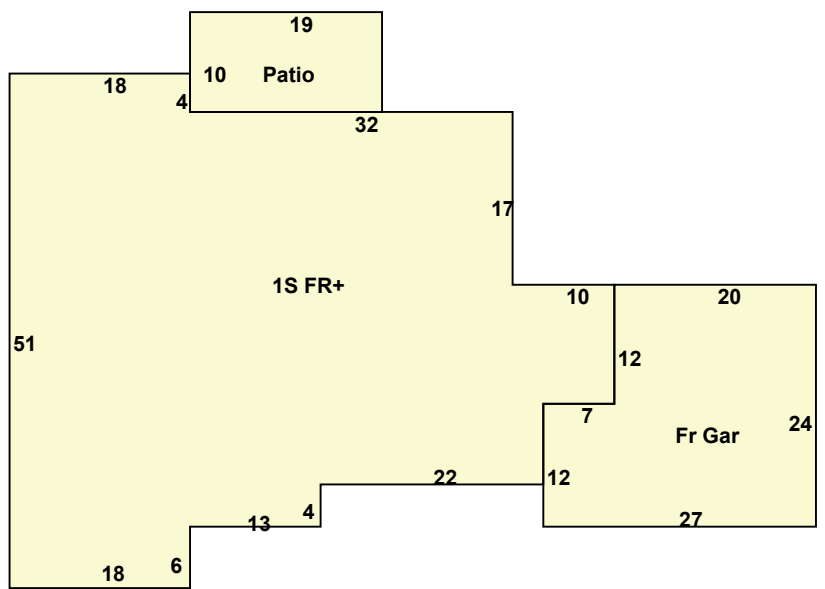
Wethersfield

Location:	43 BANEBERRY LN	Unit	
911 Address:			
Map/Block/Lot	053 013		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,298	154,701
Unit		Basement	2,298	34,470
Overall Condition	Good	Central Air	2,298	3,447
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	208,118
Year Built	1974	Depr/Adjust Amount	0	27,055
Percent Complete	100	Final Value (After Depr)	0	181,063
Finished Area	2,298			
Finished Area Does Not Include Finished Basement Area				
Foundation				
Basement Area	2,298			
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 %
				13
				0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Frame Garage	1974	Good	564	15,702
Fuel	Oil			Patio	1974	Good	190	1,577
Cooling Type	Central	100 %						
Interior								
Floors	Carpet							
Attic Access								
Walls	Drywall							
Fireplaces	1							
Wood Stoves	0							
Exterior								
Exterior	Pre-Fab Wood Stone							
Roof Cover	Wood							
Roof Type	Gable							
Total Building Value								198,342

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	3	1	2	1					



Unique ID: 042018

Wethersfield

Card No: 1 of 1

Location:	37 LUCA LN			Map/Lot:	042 018		Zone:	AAOS	Date Printed:	10-26-23		
911 Address:				Exempt		Route	2	Nbhd:	118	Last Update:	10-13-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
MCNAIR JOHN L & BREANA V				2163 /478	09-29-23	Warranty Surviv			YES	760,857		
37 LUCA LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CCC CONSTRUCTION LLC				1933 /0229	04-28-16				NO	640,000		
				/								
				/								
				/								
				/								
Permit Number	Date	Cost	Building Permit									
M-23-0136	10-25-23	25,000	INSTALL GAS FURNACE & A/C WITH DUCTWORK									
P-23-0035	05-01-23	20,000	NEW CONSTRUCTION PLUMBING ROUGH & FINISH. FUTURE BASEMENT ROUGH UNDERSLAB. KITCHEN & LAUNDRY ROOM ON 2ND									
E-23-0108	03-15-23	0	ROUGH & FINISH ELECTRICAL WORK TO CODE FOR NEW RESIDENTIAL HOME. 200 AMP SERVICE									
B-22-0739	10-27-22	332,500	Construct a 2500 sq ft single family dwelling with 4 bedrooms and 2-1/2 baths, an attached two car garage.									
B-22-0739	10-27-22	332,500	CONSTRUCT 2500 SF SINGLE FAMILY DWELLING W/ 4 BEDROOMS AND 2-1/2 BATHS. AN ATTACHED 2 CAR GARAGE. A 14'X16									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.35	20,030				Total Land Value	28,615		
Date	10/05/2023		13- Res Bldg	1.00	333,440				Total Building Value	476,340		
Inspector	SB								Total Outbuilding Value	0		
Action	Exterior Only								Total Market Value	504,955		
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	118,000	0.97	-75	28,615	House Lot	-75	Condition	ROAD NOT COMPLETE		
Total	0.35					28,615						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	20,030	20,650	20,650	0	0							
Building	333,440	0	0	0	0							
Outbuilding	0	0	0	0	0							
Total	353,470	20,650	20,650	0	0					Totals		
Comments												
2021GL-REMOVE OVERRIDE/UN-MERGE PARCEL FROM 23 LUCA; 75% REDUCTION FOR INCOMPLETE ROAD												
2016GL-BAA REDUCED												
2015GL-ZONING CHANGE PER PLANNING; 2018GL- LOT MERGED/DELETED TEMP OVERRIDE VALUE TO 0												
2017GL-ROAD IN												
2016GL-NEW LOT, MAP 2813-2819												

Location:	37 LUCA LN	Unit
911 Address:		
Map/Block/Lot	042 018	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,683	366,230
Unit		Basement	1,286	33,758
Overall Condition	Average	Central Air	2,683	7,043
Class	A	Extra Fixtures	3	1,575
Stories	2.00	Full Baths	2	17,500
Design (Style)	Colonial	Half Baths	1	4,375
Construction	Wood Frame	Value Before Depr.	0	430,480
Year Built	2023	Depr/Adjust Amount	0	4,305
Percent Complete	100	Final Value (After Depr)	0	426,175

Finished Area	2,683	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,286			
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 %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	2023	Average	36	1,996
Fuel	Natural Gas			Frame Garage	2023	Average	206	11,421
Cooling Type	Central	100 %		Frame Garage	2023	Average	72	3,992
				Frame Garage	2023	Average	216	11,975
				Patio	2023	Average	192	3,360
				Open Porch	2023	Average	217	4,323
				Unfinished Area	2023	Average	216	13,098
Total Building Value								476,340

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

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

