

Unique ID: 049022

Wethersfield

Card No: 1 of 1

Location:	25 WEST LEDGE DR				Map/Lot:	049 022		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	1	Nbhd:	131	Last Update:	04-08-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
CARATASIOS CHARLES					2167 / 1026	04-01-24	Quit Claim			NO	0	
25 WEST LEDGE DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CARATASIOS CHARLES & HARRIET					0426 / 0157	08-25-88				NO	350,000	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		127,070		
Dev Map	Dev Lot 46	11- Res Land	0.37	88,950				Total Building Value		193,796		
Date	07/14/2008	13- Res Bldg	1.00	135,660				Total Outbuilding Value		0		
Inspector	DB							Total Market Value		320,866		
Action	Measured & List											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.37	0.00	131,000	0.97	0	127,070						
Total	0.37					127,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	88,950	88,950	88,950	88,950	88,950							
Building	135,660	135,660	135,660	135,660	135,660							
Outbuilding	0	0	0	0	0							
Total	224,610	224,610	224,610	224,610	224,610					Totals		
Comments												

Location:	25 WEST LEDGE DR	Unit
911 Address:		
Map/Block/Lot	049 022	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,732	127,371
Unit		Basement	1,705	26,854
Overall Condition	Very Good	Basement Garage Bays	2	4,200
Class	C+	Central Air	1,732	2,728
Stories	1.00	Finished Lower Level	405	14,884
Design (Style)	Split Level	Fireplace	1	3,150
Construction	Wood Frame	Full Baths	2	10,500
Year Built	1978	Half Baths	1	2,625
Percent Complete	100	Value Before Depr.	0	192,312
		Depr/Adjust Amount	0	5,769
		Final Value (After Depr)	0	186,542

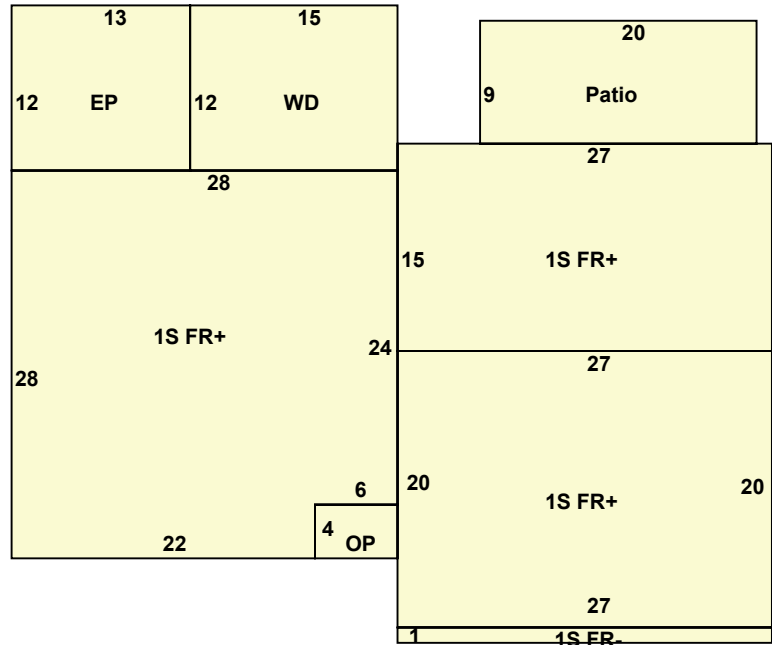
Finished Area	1,732
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,705
Basement Finish	405
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	3
Functional Depreciation %	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1978	Good/Very Good	180	2,815
Fuel	Natural Gas			Patio	1978	Good/Very Good	180	1,602
Cooling Type	Central	100 %		Enclosed Porch	1978	Good/Very Good	156	2,583
				Open Porch	1978	Good/Very Good	24	254

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

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

Total Building Value 193,796



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: 206014

Wethersfield

Card No: 1 of 1

Location:	4 MAXWELL DR				Map/Lot:	206 014		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	07-12-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
TRUDELL IRREVOCABLE FAMILY TRUST INDNTRE KEHOE JOHN R TRUSTEE					2167 /1024	04-01-24	Quit Claim			NO	0	
4 MAXWELL DR WETHERSFIELD, CT 06109												
Additional Owners: TRUDELL PATRICIA K L/U												
Prior Owner History												
TRUDELL PATRICIA K					2167 /1022	04-01-24	Quit Claim			NO	0	
PATRICIA K TRUDELL REVOCABLE TRUST KEHOE JOHN R TRUSTEE					1611 /0194	09-27-10				NO	0	
TRUDELL PATRICIA K REV TRUST					1582 /0348	03-24-10				NO	0	
TRUDELL PATRICIA K					1502 /0242	12-05-08				NO	0	
TRUDELL CHARLES E & PATRICIA K					1285 /0157	09-30-05				YES	254,000	
Permit Number	Date	Cost	Building Permit									
B-20-0976	12-18-20	5,139	Install 9 replacement windows.									
B-20-0976	12-18-20	5,139	Install 9 replacement windows.									
B-16-504	08-23-16	4,340	INSTALL A 5" STAINLESS STEEL UL LISTED CHIMNEY LINER.									
B-16-504	08-23-16	4,340	INSTALL STAINLESS STEEL CHIMNEY LINER									
E-13-276	07-22-13	6,000	INSTALL 20 KW GENERATOR W/ 200 AMP SVC RATED XFR SWITCH									
M-13-142	07-19-13	1,000	INSTALL TWO 120 GALLON PROPANE TANKS AND RUN NEW LINE TO GENERATOR.									
			State Item Codes					Appraised Value				
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.26	65,100				Total Land Value 93,000			
Date	05/07/2024		13- Res Bldg	1.00	83,910				Total Building Value 119,872			
Inspector	W Topliff		14- Res Outbldg	1.00	2,540				Total Outbuilding Value 3,629			
Action	DM No Change								Total Market Value 216,501			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	93,000	1.00	0	93,000						
Total	0.26					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100							
Building	83,910	83,910	83,910	83,910	83,910							
Outbuilding	2,540	2,540	2,540	2,540	2,540							
Total	151,550	151,550	151,550	151,550	151,550					Totals		
Comments												

Unique ID: 206014

Wethersfield

Location:	4 MAXWELL DR	Unit	
911 Address:			
Map/Block/Lot	206 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,323	98,960
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Good	Basement	1,323	19,845
Class	C	Central Air	1,323	1,985
Stories	1.00	Fireplace	2	6,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1957	Value Before Depr.	0	141,790
Percent Complete	100	Depr/Adjust Amount	0	31,194
		Final Value (After Depr)	0	110,596

Finished Area	1,323	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,323			
Basement Finish	500			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Frame Garage	1957	Good	286	7,139
Fuel	Oil			Enclosed Porch	1957	Good	112	1,572
Cooling Type	Central	100 %		Open Porch	1957	Good	63	565

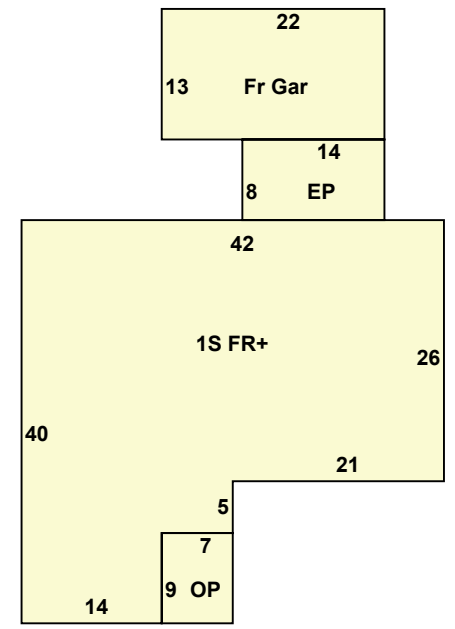
Interior		
Floors	Hardwood	
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 119,872

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				Det Masonry Patio	2008	Average	252	3,629

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



Unique ID: 206014

Wethersfield

Card No: 1 of 1

Location:	4 MAXWELL DR				Map/Lot:	206 014		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	07-12-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
TRUDELL IRREVOCABLE FAMILY TRUST INDNTRE KEHOE JOHN R TRUSTEE					2167 /1024	04-01-24	Quit Claim			NO	0	
4 MAXWELL DR WETHERSFIELD, CT 06109												
Additional Owners: TRUDELL PATRICIA K L/U												
Prior Owner History												
TRUDELL PATRICIA K					2167 /1022	04-01-24	Quit Claim			NO	0	
PATRICIA K TRUDELL REVOCABLE TRUST KEHOE JOHN R TRUSTEE					1611 /0194	09-27-10				NO	0	
TRUDELL PATRICIA K REV TRUST					1582 /0348	03-24-10				NO	0	
TRUDELL PATRICIA K					1502 /0242	12-05-08				NO	0	
TRUDELL CHARLES E & PATRICIA K					1285 /0157	09-30-05				YES	254,000	
Permit Number	Date	Cost	Building Permit									
B-20-0976	12-18-20	5,139	Install 9 replacement windows.									
B-20-0976	12-18-20	5,139	Install 9 replacement windows.									
B-16-504	08-23-16	4,340	INSTALL A 5" STAINLESS STEEL UL LISTED CHIMNEY LINER.									
B-16-504	08-23-16	4,340	INSTALL STAINLESS STEEL CHIMNEY LINER									
E-13-276	07-22-13	6,000	INSTALL 20 KW GENERATOR W/ 200 AMP SVC RATED XFR SWITCH									
M-13-142	07-19-13	1,000	INSTALL TWO 120 GALLON PROPANE TANKS AND RUN NEW LINE TO GENERATOR.									
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 21	11- Res Land	0.26	65,100				Total Land Value 93,000				
Date	05/07/2024	13- Res Bldg	1.00	83,910				Total Building Value 119,872				
Inspector	W Topliff	14- Res Outbldg	1.00	2,540				Total Outbuilding Value 3,629				
Action	DM No Change							Total Market Value 216,501				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	93,000	1.00	0	93,000						
Total	0.26					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100							
Building	83,910	83,910	83,910	83,910	83,910							
Outbuilding	2,540	2,540	2,540	2,540	2,540							
Total	151,550	151,550	151,550	151,550	151,550					Totals		
Comments												

Unique ID: 206014

Wethersfield

Location:	4 MAXWELL DR	Unit	
911 Address:			
Map/Block/Lot	206 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,323	98,960
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Good	Basement	1,323	19,845
Class	C	Central Air	1,323	1,985
Stories	1.00	Fireplace	2	6,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1957	Value Before Depr.	0	141,790
Percent Complete	100	Depr/Adjust Amount	0	31,194
		Final Value (After Depr)	0	110,596

Finished Area 1,323
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,323
Basement Finish	500
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	22
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Frame Garage	1957	Good	286	7,139
Fuel	Oil		Enclosed Porch	1957	Good	112	1,572
Cooling Type	Central	100 %	Open Porch	1957	Good	63	565

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

Exterior		
Exterior	Aluminum	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 119,872

Special Features

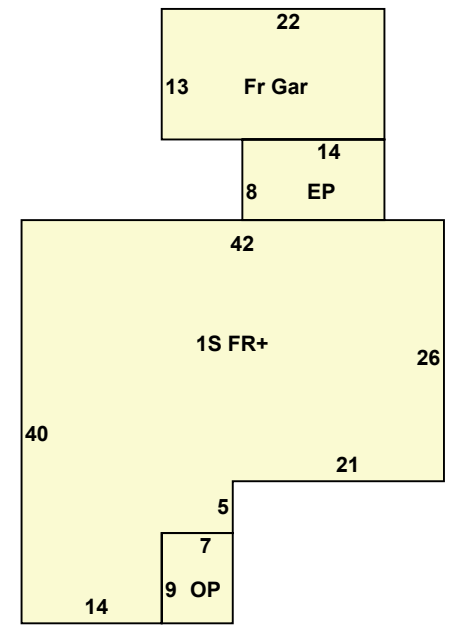
Generator	1
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Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	252	3,629					

Room Summary

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



Unique ID: 230042

Wethersfield

Location:	252 MAPLE ST	Unit	
911 Address:			
Map/Block/Lot	230 042		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,158	92,130
Unit		Basement	978	14,670
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	114,800
Design (Style)	Ranch	Depr/Adjust Amount	0	34,440
Construction	Wood Frame	Final Value (After Depr)	0	80,360
Year Built	1953			
Percent Complete	100			

Finished Area	1,158	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	978			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Interior			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 30
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1953	Average	216	4,838
Fuel	Oil			Patio	1953	Average	180	1,080
Cooling Type	None	0 %		Patio	2022	Average	153	1,530

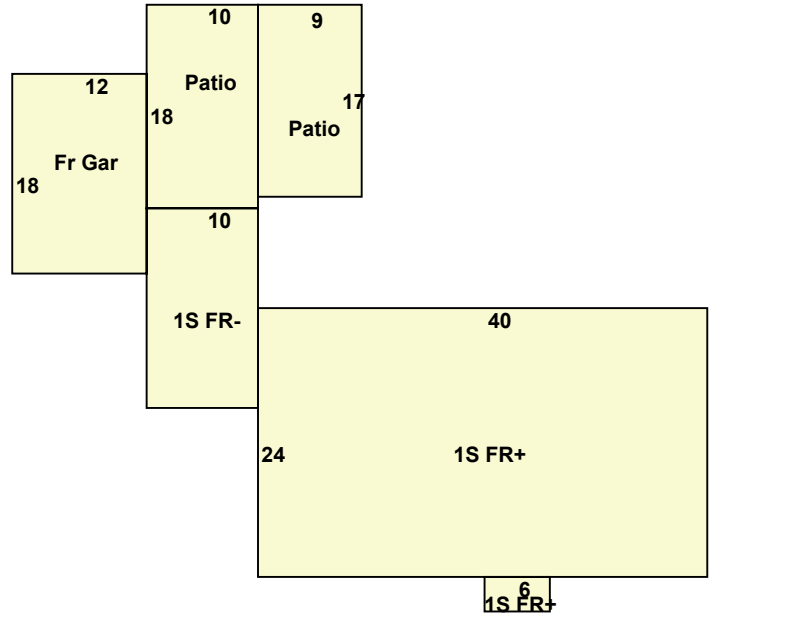
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 87,808

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1953	Average	48	336					
Frame Shed	1955	Average	56	392					

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



Unique ID: 0680021401

Wethersfield

Card No: 1 of 1

Location:	1310-20 BERLIN TPK				Map/Lot:	068 002 1401		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	04-08-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
SERIGNESE ANTHONY					2167 / 1142	04-03-24	Warranty Deed			YES	125,000	
1310 BERLIN TPKE #412 WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MARTINS MARIO & MARIA H					1221 / 0135	01-18-05				YES	70,000	
CARRASQUILLO JUAN JR					0976 / 0098	12-02-02				YES	54,000	
COWLES PATRICIA & BERUBE RONALD R					0807 / 0068	08-18-00				NO	0	
BERUBE JEANETTE B					0417 / 0360	06-03-88				NO	85,000	
					/							
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 1-40		15- Condominium	1.00	43,720				Total Land Value			0
Date	05/23/2018 12/16/2008								Total Building Value			62,464
Inspector	EQ								Total Outbuilding Value			0
Action	DM No Change Hearing-No Chng								Total Market Value			62,464
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	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	43,720	43,720	43,720	43,720	43,720							
Outbuilding	0	430	430	430	430							
Total	43,720	44,150	44,150	44,150	44,150							
										Totals		
Comments												
2024GL: DELETE DETACHED OP BUILDING 1 UNIT 401												

LOCATION:	1310-20 BERLIN TPK 1401
911 ADDRESS:	
MAP/BLOCK/LOT:	068 002 1401

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Park Ridge Model B 643 Style Condominium	Base Rate	643	78,446
	Central Air	643	965
	Full Baths	1	5,000
	Value Before Depr.	0	84,411
	Depr/Adjust Amount	0	21,947
	Final Value (After Dep)	0	62,464

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 Vinyl
Fireplaces	0
Wood Stoves	0

EXTERIOR

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

SPECIAL FEATURES

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
643	3	1	1	1	0

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

Location:	750 RIDGE RD	Unit
911 Address:		
Map/Block/Lot	105 029	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,963	148,638
Unit		Basement	1,763	27,767
Overall Condition	Average	Central Air	1,963	3,092
Class	C+	Extra Fixtures	1	315
Stories	1.00	Fireplace	2	6,300
Design (Style)	Ranch	Full Baths	1	5,250
Construction	Masonry	Half Baths	2	5,250
Year Built	1950	Value Before Depr.	0	196,612
Percent Complete	100	Depr/Adjust Amount	0	60,950
		Final Value (After Depr)	0	135,663

Finished Area 1,963
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,763
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
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 %	Unfinished Attic	1950	Average	622	15,772
Fuel	Natural Gas		Frame Garage	1950	Average	462	10,711
Cooling Type	Central	100 %	Patio	1950	Average	136	843
			Patio	1950	Average	240	1,487

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

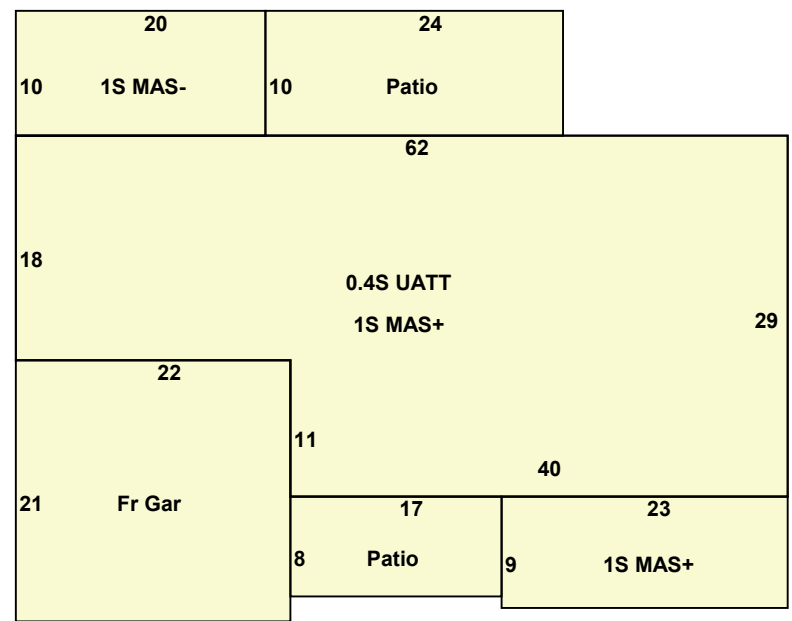
Exterior		
Exterior	Brick/Masonr	Stone
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 164,476

Special Features	
Extra Fixtures	1

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Fair	80	638					

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



Unique ID: 145043

Wethersfield

Card No: 1 of 1

Location:	74 MORGAN CIR				Map/Lot:	145 043		Zone:	AA	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	118	Last Update:	04-08-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
MEEHAN JOAN C					2167 /22	04-04-24	Quit Claim			NO	0	
74 MORGAN CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MEEHAN JOAN C & DANIEL M					2153 /493	10-12-22				NO	0	
MEEHAN JOAN C					1461 /0177	03-12-08				NO	0	
HOMICK JOAN C					1367 /0055	10-10-06				YES	304,000	
GUILMARTIN GENEVIEVE I L/U					0540 /0083	01-28-93				NO	0	
					/							
Permit Number	Date	Cost	Building Permit									
B-20-0476	07-25-20	0	DEMOLISH INGROUND POOL (PREVIOUSLY PAID & APPROVED ON PERMIT #B-20-0086). CHANGING CONTRACTOR									
B-20-0086	02-19-20	7,500	Demolish inground swimming pool.									
B-20-0086	02-19-20	7,500	Demolish inground swimming pool.									
BP07677	12-12-07	2,500	10X12 shed									
BP07325	07-06-07	1,000	15X15 deck									
BP07008	01-03-07	2,000	Vinyl Siding									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot E	11- Res Land	0.38	80,120				Total Land Value		114,460		
Date	12/02/2020	13- Res Bldg	1.00	96,760				Total Building Value		138,226		
Inspector		14- Res Outbldg	1.00	1,910				Total Outbuilding Value		2,734		
Action	Letter/No Reply							Total Market Value		255,420		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.38	0.00	118,000	0.97	0	114,460						
Total	0.38					114,460						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	80,120	80,120	80,120	80,120	80,120							
Building	96,760	96,900	96,900	96,900	96,900							
Outbuilding	1,910	1,920	1,920	1,920	1,920							
Total	178,790	178,940	178,940	178,940	178,940					Totals		
Comments												
2024GL: TSP TO EP 2020GL-DEMO INGROUND POOL												

Location:	74 MORGAN CIR	Unit	
911 Address:			
Map/Block/Lot	145 043		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,300	95,979
Unit		Basement	1,300	19,500
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,300	1,950
Stories	1.00	Finished Lower Level	600	21,000
Design (Style)	Raised Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1967	Value Before Depr.	0	155,429
Percent Complete	100	Depr/Adjust Amount	0	24,869
		Final Value (After Depr)	0	130,560

Finished Area 1,300
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,300
Basement Finish	600
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	16
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1967	Good	225	3,213
Fuel	Oil			Patio	1967	Good	120	948
Cooling Type	Central	100 %		Enclosed Porch	1967	Good	120	1,814
				Open Porch	1967	Good	175	1,691

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 138,226

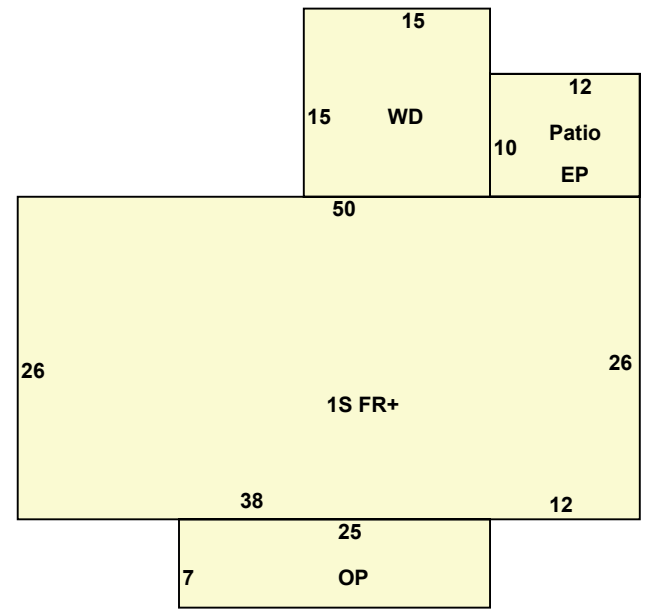
Special Features

Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2008	Good	120	2,734					

Room Summary

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



Unique ID: 205049

Wethersfield

Card No: 1 of 1

Location:	102 BELCHER RD				Map/Lot:	205 049		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	04-11-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BUDO BESMIR ZENELAJ GERTA					2167 / 1190	04-04-24	Warranty Deed			YES	355,000	
102 BELCHER RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HUSSAIN RAHAT					2009 / 0320	09-05-17				NO	156,000	
BURKE HENRIETTA E EST					2009 / 0319	09-05-17				NO	0	
BURKLE HENRIETTA E EST URWEIDER HERBERT & ZITO EDWARD CO E					2003 / 0049	07-20-17				NO	0	
BURKLE HENRIETTA A					0887 / 0096	11-28-01				NO	0	
BURKLE JOHN & HENRIETTA E					0128 / 0528	01-19-49				NO	0	
Permit Number	Date	Cost	Building Permit									
BP-564	10-15-09	12,000	REMOVE 2 LAYERS OF SHINGES AND REPLACE									
MP03019	04-25-03	3,250	Repl furnace									
State Item Codes												
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 22	11- Res Land	0.20	65,090				Total Land Value		93,000		
Date	04/11/2024	13- Res Bldg	1.00	68,140				Total Building Value		97,339		
Inspector	SB	14- Res Outbldg	2.00	9,640				Total Outbuilding Value		13,767		
Action	LISTING REVIEW							Total Market Value		204,106		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.20	0.00	93,000	1.00	0	93,000						
Total	0.20					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	65,090	65,090	65,090	65,090	65,090							
Building	68,140	66,670	66,670	66,670	66,670							
Outbuilding	9,640	9,640	9,640	9,640	9,640							
Total	142,870	141,400	141,400	141,400	141,400					Totals		
Comments												
2024GL: LISTING REVIEW - BTHRM CNT, 1 XTRA FIXTURE 2009 REROOF												

Location:	102 BELCHER RD	Unit	
911 Address:			
Map/Block/Lot	205 049		

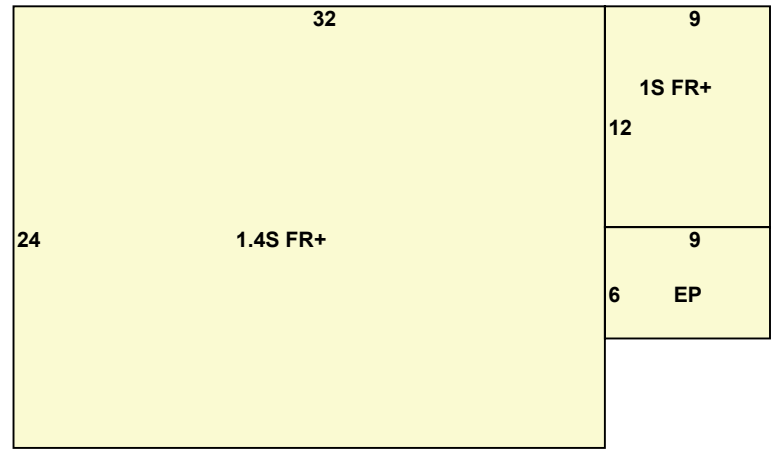
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,183	103,098
Unit		Basement	876	13,140
Overall Condition	Good	Central Air	1,183	1,775
Class	C	Extra Fixtures	1	300
Stories	1.40	Fireplace	1	3,000
Design (Style)	Cape	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1950	Value Before Depr.	0	128,813
Percent Complete	100	Depr/Adjust Amount	0	32,203
		Final Value (After Depr)	0	96,610

Finished Area	1,183	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	876			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
Grade Factor	0	Physical Depreciation %	25	
Economic Depreciation %	0	Functional Depreciation %	0	
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Enclosed Porch	1950	Good	54	729
Fuel	Oil							
Cooling Type	Central	100 %						
Interior								
Floors	Hardwood							
Attic Access								
Walls	Plaster							
Fireplaces	1							
Wood Stoves	0							
Exterior								
Exterior	Vinyl Siding							
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value								97,339

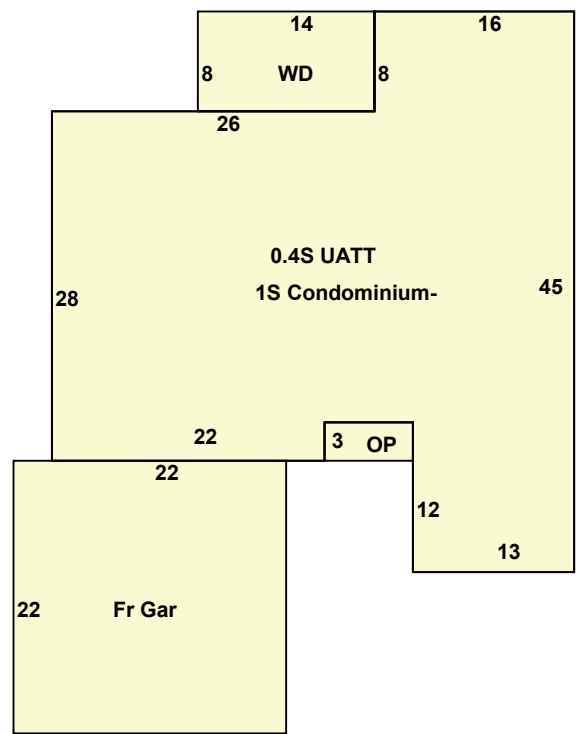
Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1				Frame Garage	1954	Average	594	13,306
					Det Masonry Patio	2008	Average	32	461

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



Location:	16 TRISTIAN CT				Map/Lot:	102 002 R049		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:		Last Update:	08-09-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
FALVO SURVIVORS TRUST FALVO LOUIS A					2168 /28	04-05-24	Quit Claim			NO	0	
16 TRISTAN CT WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FALVO LOUIS					2168 /25	04-05-24	Warranty Deed			YES	380,000	
HOWLETT FAMILY IRREVOCABLE TRUST MARSH CHARLES W TRUSTEE					2160 /14	06-05-23	Affidavit			NO	0	
HOWLETT FAMILY IRREVOCABLE TRUST HOWLETT BEVERLY R TRUSTEE					2150 /1115	08-15-22	Quit Claim			NO	0	
HOWLETT BEVERLY					2132 /37	08-03-21	Probate			NO	0	
RUSTIC JANET R EST					2102 /19	04-03-20	Probate			NO	0	
Permit Number	Date	Cost	Building Permit									
B-24-0610	05-30-24	15,000	Remove existing roofing. 6' of ice/water shield. Synthetic moisture barrier to balance. Tape all plywoo									
B-24-0610	05-30-24	15,000	REMOVE EXISTING ROOFING. 6' OF ICE/WATER SHIELD. SYNTHETIC MOISTURE BARRIER TO BALANCE. TAPE ALL PLYWOO									
B-23-1083	11-13-23	21,000	Replace all windows and 2 doors in 1 unit. (# 16 Tristian CT.)									
BP-99-0304	06-21-99	2,600										
			State Item Codes					Appraised Value				
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 49		15- Condominium	1.00	153,990				Total Land Value 0			
Date	05/08/2018 01/15/2014								Total Building Value 219,990			
Inspector	EQ								Total Outbuilding Value 0			
Action	DM Change Chg after Hear								Total Market Value 219,990			
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	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	153,990	153,990	153,990	153,990	153,990							
Outbuilding	0	0	0	0	0							
Total	153,990	153,990	153,990	153,990	153,990					Totals		
Comments												
2/8/23: MAILING ADDRESS CHANGE CRAWL SPACE												

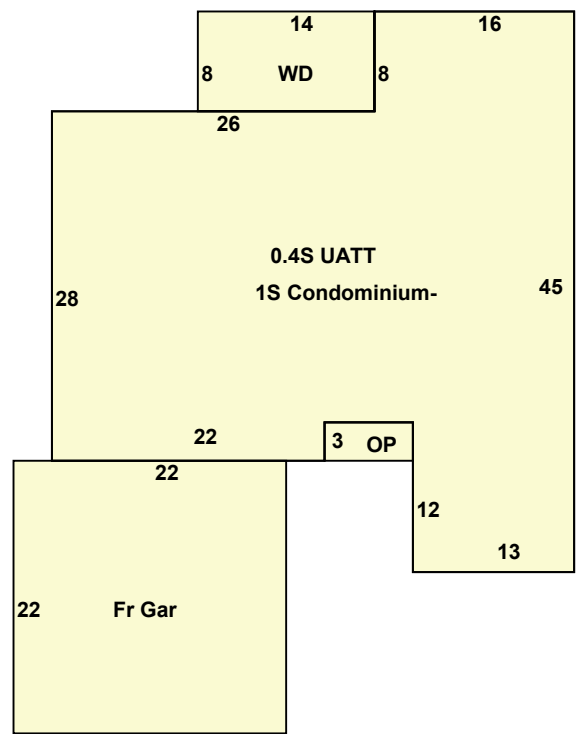
LOCATION:		16 TRISTIAN CT			
911 ADDRESS:					
MAP/BLOCK/LOT:		102 002 R049			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Collier Farms	Base Rate	1,400	191,800	
Model	Style R	Central Air	1,400	2,100	
Style	Condominium	Extra Fixtures	1	300	
		Fireplace	1	3,000	
		Full Baths	2	10,000	
		Value Before Depr.	0	207,200	
		Depr/Adjust Amount	0	20,720	
		Final Value (After Dep)	0	186,480	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	1.00				
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	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		Unfinished Attic	560	17,640
Cooling Type	Central	100 %	Wood Deck	112	1,714
			Frame Garage	484	13,939
			Open Porch	21	217
INTERIOR					
Floors	Laminate	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
1,400	4	2	1	2	0



Description	Year Blt	Area/Qty	Value
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Location:	16 TRISTIAN CT				Map/Lot:	102 002 R049		Zone:	SRD	Date Printed:	11-15-24		
911 Address:					Exempt			Nbhd:		Last Update:	08-09-24		
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
FALVO SURVIVORS TRUST FALVO LOUIS A					2168 /28	04-05-24	Quit Claim			NO	0		
16 TRISTAN CT WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
FALVO LOUIS					2168 /25	04-05-24	Warranty Deed			YES	380,000		
HOWLETT FAMILY IRREVOCABLE TRUST MARSH CHARLES W TRUSTEE					2160 /14	06-05-23	Affidavit			NO	0		
HOWLETT FAMILY IRREVOCABLE TRUST HOWLETT BEVERLY R TRUSTEE					2150 /1115	08-15-22	Quit Claim			NO	0		
HOWLETT BEVERLY					2132 /37	08-03-21	Probate			NO	0		
RUSTIC JANET R EST					2102 /19	04-03-20	Probate			NO	0		
Permit Number	Date	Cost	Building Permit										
B-24-0610	05-30-24	15,000	Remove existing roofing. 6' of ice/water shield. Synthetic moisture barrier to balance. Tape all plywoo										
B-24-0610	05-30-24	15,000	REMOVE EXISTING ROOFING. 6' OF ICE/WATER SHIELD. SYNTHETIC MOISTURE BARRIER TO BALANCE. TAPE ALL PLYWOO										
B-23-1083	11-13-23	21,000	Replace all windows and 2 doors in 1 unit. (# 16 Tristian CT.)										
BP-99-0304	06-21-99	2,600											
			State Item Codes					Appraised Value					
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value				0
Dev Map	Dev Lot 49		15- Condominium	1.00	153,990				Total Building Value				219,990
Date	05/08/2018 01/15/2014								Total Outbuilding Value				0
Inspector	EQ								Total Market Value				219,990
Action	DM Change Chg after Hear												
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	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value		
Land	0	0	0	0	0								
Building	153,990	153,990	153,990	153,990	153,990								
Outbuilding	0	0	0	0	0								
Total	153,990	153,990	153,990	153,990	153,990				Totals				
Comments													
2/8/23: MAILING ADDRESS CHANGE CRAWL SPACE													

LOCATION:		16 TRISTIAN CT			
911 ADDRESS:					
MAP/BLOCK/LOT:		102 002 R049			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Collier Farms	Base Rate	1,400	191,800	
Model	Style R	Central Air	1,400	2,100	
Style	Condominium	Extra Fixtures	1	300	
		Fireplace	1	3,000	
		Full Baths	2	10,000	
		Value Before Depr.	0	207,200	
		Depr/Adjust Amount	0	20,720	
		Final Value (After Dep)	0	186,480	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	1.00				
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	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		Unfinished Attic	560	17,640
Cooling Type	Central	100 %	Wood Deck	112	1,714
			Frame Garage	484	13,939
			Open Porch	21	217
INTERIOR					
Floors	Laminate	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
1,400	4	2	1	2	0



Description	Year Blt	Area/Qty	Value
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Unique ID: 148014

Wethersfield

Card No: 1 of 1

Location:	83 GRIST MILL RD	Map/Lot:	148 014	Zone:	A1	Date Printed:	11-15-24
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911 Address:		Exempt		Route	2	Nbhd:	118	Last Update:	05-03-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
CARMELO & ALLISON FERLA LIVING TRUST FERLA CARMELO & ALLISON TRUSTE		2168 /53	04-08-24	Quit Claim	NO	0
83 GRIST MILL RD WETHERSFIELD , CT 06109						

Additional Owners: FERLA CARMELO 2077/101 CATRICALA ANTONELLA FERLA

Prior Owner History		Volume/Page	Date	Sales Type	Valid	Sale Price
FERLA PAUL & ADELINE N L/U		2077 /101	03-22-19	Quit Claim	NO	0
FERLA PAUL & ADELINA N		0328 /0428	02-18-82		NO	41,000
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
BP03422	08-08-03	9,700	Strip & reroof

Census/Tract	4926	State Item Codes				Appraised Value	
		Code	Quantity	Value	Code	Quantity	Value
Dev Map	Dev Lot 25	11- Res Land	0.43	83,430			Total Land Value 119,180
Date 04/24/2024	03/05/2009	13- Res Bldg	1.00	168,980			Total Building Value 241,400
Inspector W Topliff							Total Outbuilding Value 0
Action DM No Change BAA Reduction							Total Market Value 360,580

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.43	0.00	118,000	1.01	0	119,180				
Total	0.43					119,180				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	83,430	83,430	83,430	83,430	83,430						
Building	168,980	168,980	168,980	168,980	168,980						
Outbuilding	0	0	0	0	0						
Total	252,410	252,410	252,410	252,410	252,410				Totals		

Comments

Unique ID: 135010

Wethersfield

Card No: 1 of 1

Location:	28 HIGHCREST RD				Map/Lot:	135 010		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	137	Last Update:	06-27-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BHURA FARAAZHAMED & KHALID SEHAR NADEEM					2168 /35	04-08-24	Warranty Deed			YES	600,000	
28 HIGHCREST RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PHAM EMILIA & CYRIL					1501 /0213	11-20-08				YES	315,000	
TRAINA FLENA & SEBASTIANO					1451 /0038	01-02-08				NO	0	
TRAINA SEBASTIANO					1451 /0036	01-02-08				NO	313,000	
DEUTSCHE BANK NATIONAL TRUST CO					1444 /0045	11-14-07				NO	0	
TINNIRELLA TERRENCE N					1233 /0058	03-15-05				NO	0	
Permit Number	Date	Cost	Building Permit									
TB-11-218	05-27-11	750	REMOVE INGROUND POOL, FILL W/ DIRT & TOPSOIL									
			State Item Codes					Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 1	11- Res Land	0.35	95,900				Total Land Value 137,000				
Date	05/21/2024	13- Res Bldg	1.00	157,310				Total Building Value 224,730				
Inspector	SB	14- Res Outbldg	1.00	1,320				Total Outbuilding Value 1,882				
Action	LISTING REVIEW							Total Market Value 363,612				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	137,000	1.00	0	137,000						
Total	0.35					137,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	95,900	95,900	95,900	95,900	95,900							
Building	157,310	152,830	152,830	152,830	152,830							
Outbuilding	1,320	1,320	1,320	1,320	1,320							
Total	254,530	250,050	250,050	250,050	250,050					Totals		
Comments												
2024DM: LISTING REVIEW - 2 XTRA FIXTURES; NO DECK, STONE PATIO 2011-REMOVED INGROUND POOL												

Location:	28 HIGHCREST RD	Unit	
911 Address:			
Map/Block/Lot	135 010		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,954	194,846
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Avg/Good	Basement	672	10,080
Class	C	Central Air	2,954	4,431
Stories	2.00	Extra Fixtures	2	600
Design (Style)	Split Level	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	3	15,000
Year Built	1973	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	237,957
		Depr/Adjust Amount	0	38,073
		Final Value (After Depr)	0	199,884

Finished Area	2,954	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	672			
Basement Finish	500			
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 %
				16
				0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1973	Average/Good	484	13,010
Fuel	Natural Gas			Stone Patio	1973	Average/Good	480	9,480
Cooling Type	Central	100 %		Stone Patio	1973	Average/Good	88	1,738
				Open Porch	1973	Average/Good	64	618

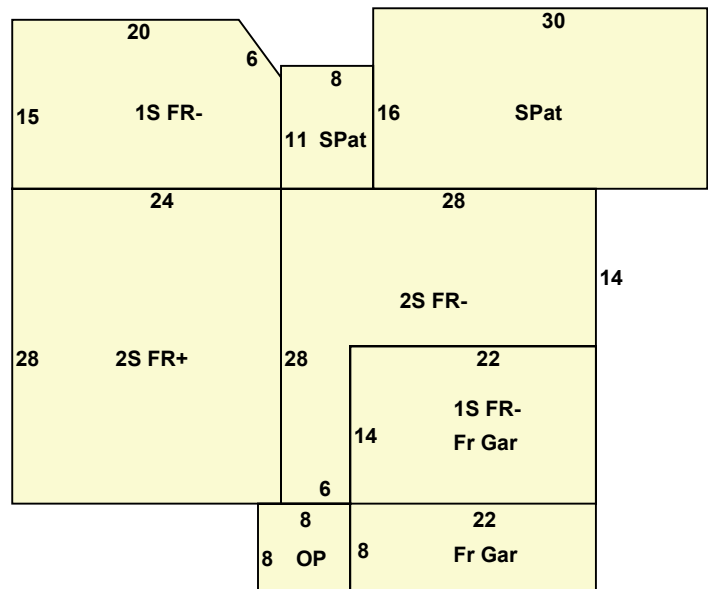
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 224,730

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	2								
					Frame Shed	1998	Good	96	1,882

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
9	4	1	3	1



Unique ID: 130049

Wethersfield

Card No: 1 of 1

Location:	463 BRIMFIELD RD	Map/Lot:	130 049	Zone:	A	Date Printed:	11-15-24
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911 Address:		Exempt		Route	6	Nbhd:	105	Last Update:	05-03-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
NICHOLAS GIOSA LIVING TRUST GIOSA NICHOLAS TRUSTEE		2168 /80	04-09-24	Quit Claim	NO	0
20000 PETRUCKA CIRCLE LEHIGH ACRES , FL 33936						

Additional Owners:

Prior Owner History						
GIOSA NICHOLAS	0543	/0099	03-31-93		NO	0
	/					
	/					
	/					

Permit Number	Date	Cost	Building Permit
MP-0064	06-21-10	5,209	Install replacement oil burner w/ tankless water heater
BP04822	12-17-04	6,200	Strip 2 layers & reroof

Census/Tract	4925	State Item Codes					Appraised Value		
		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	105,000
Dev Map	Dev Lot P233	11- Res Land	0.23	73,500				Total Building Value	131,685
Date 05/07/2024		13- Res Bldg	1.00	92,180				Total Outbuilding Value	448
Inspector W Topliff		14- Res Outbldg	1.00	310				Total Market Value	237,133
Action DM No Change									

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.23	0.00	105,000	1.00	0	105,000				
Total	0.23					105,000				

	Assessment History (Prior Years as of Oct 1)					490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	73,500	73,500	73,500	73,500	73,500						
Building	92,180	92,180	92,180	92,180	92,180						
Outbuilding	310	310	310	310	310						
Total	165,990	165,990	165,990	165,990	165,990				Totals		

Comments

2018GL-PICTOMETRY, CHANGE DECK SIZE

Location:	463 BRIMFIELD RD	Unit	
911 Address:			
Map/Block/Lot	130 049		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,688	151,414
Unit		Average Quality Basement Fi	300	4,500
Overall Condition	Average	Basement	672	10,080
Class	C	Fireplace	1	3,000
Stories	2.00	Full Baths	1	5,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	176,494
Year Built	1957	Depr/Adjust Amount	0	52,948
Percent Complete	100	Final Value (After Depr)	0	123,546

Finished Area 1,688
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	672
Basement Finish	300
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Grade Factor	0	Physical Depreciation %	30
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value	
Heating Type	Hot Water	100 %	Wood Deck	2011	Good	96	1,616
Fuel	Oil		Frame Garage	1957	Average	240	5,376
Cooling Type	None	0 %	Enclosed Porch	1957	Average	91	1,147

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

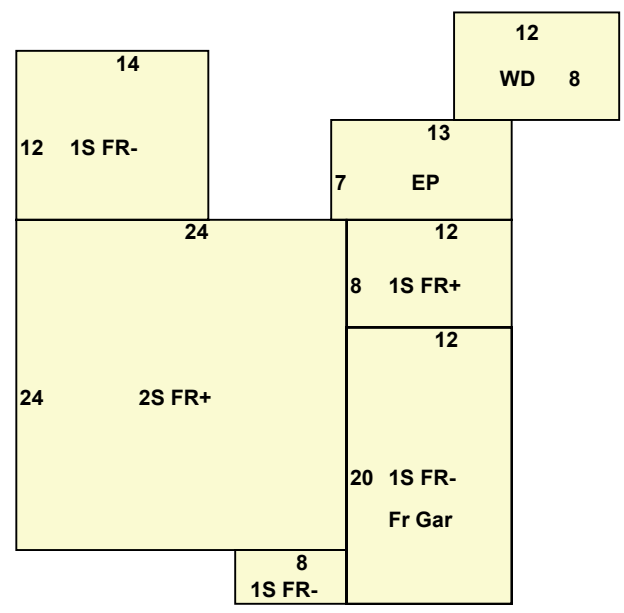
Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 131,685

Special Features

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

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



Location:	79 OXFORD ST				Map/Lot:	169 046		Zone:	C	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	11-11-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
TIU ARTHUR ARCHIE FORTUNE & DIMAPILAS KAREN NIKKI BATHAN					2168 /95	04-09-24	Warranty Surviv		YES	340,000		
79 OXFORD ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
OLIVERI JOSEPH & LYNNE					2158 /1167	04-27-23	Warranty Surviv		NO	205,000		
PEREZ MICHAEL D					0693 /0260	04-03-98			YES	114,500		
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0535	08-15-24	23,000	Wire a roof mounted solar PV system, 17 panels (6.970 kW DC).									
B-24-0902	08-15-24	10,000	Metal roof upgrades clear PV system, 17 panels (6.970 kW DC).									
E-24-0490	07-24-24	695	No structural upgrades.									
E-24-0477	07-24-24	695	Add power to sump pump.									
P-24-0184	05-28-24	3,700	CUT AND CAP BWV AND INSTALL A SUMP PUMP WITH BATTERY BACK UP AND DISCHARGE OUT THE FRONT OF HOME AS SHOWN									
P-23-0188	09-26-23	8,000	Replace diverter for tub and shower 2nd floor. Toilet and sink replaced. Replace section of galvanized									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot PT13	11- Res Land	0.13	64,400				Total Land Value		92,000		
Date	05/21/2024	13- Res Bldg	1.00	71,530				Total Building Value		102,178		
Inspector	SB	14- Res Outbldg	2.00	5,460				Total Outbuilding Value		7,803		
Action	LISTING REVIEW							Total Market Value		201,981		
Acres												
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.13	0.00	92,000	1.00	0	92,000						
Total	0.13					92,000						
Assessment History (Prior Years as of Oct 1)												
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value	
Land	64,400	64,400	64,400	64,400	64,400							
Building	71,530	63,770	63,770	63,770	63,770							
Outbuilding	5,460	5,570	5,570	5,570	5,570							
Total	141,390	133,740	133,740	133,740	133,740							
490 Appraised Totals												
									Totals			
Comments												
2025GL: SOLAR (6.97kw) 2024GL: FULLY REMODELED; REMOVE METAL SHED DETACHED GARAGE HAS OP REAR DORMER- 10'												

Unique ID: 169046

Wethersfield

Location:	79 OXFORD ST	Unit	
911 Address:			
Map/Block/Lot	169 046		

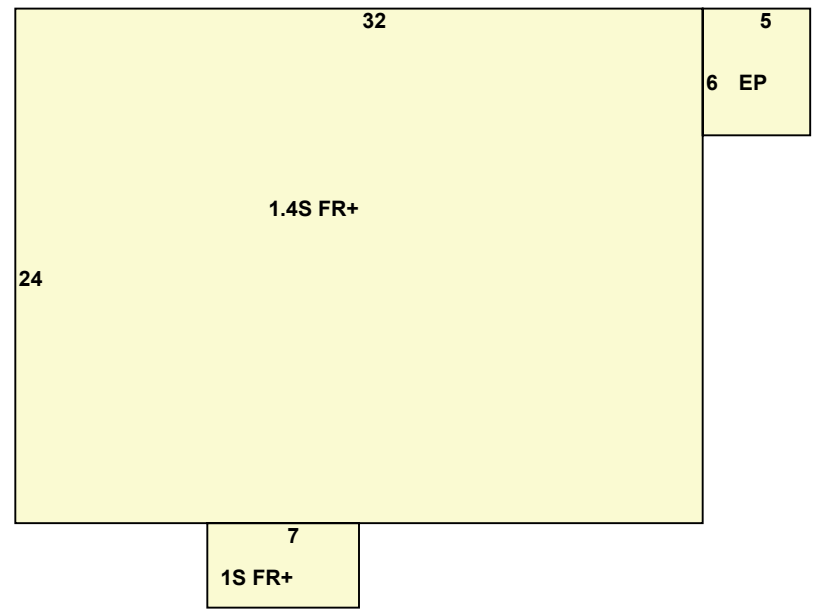
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,103	96,126
Unit		Average Quality Basement Fi	300	4,500
Overall Condition	Good/VG	Basement	796	11,940
Class	C	Full Baths	2	10,000
Stories	1.40	Value Before Depr.	0	122,566
Design (Style)	Cape	Depr/Adjust Amount	0	20,836
Construction	Wood Frame	Final Value (After Depr)	0	101,730
Year Built	1953			
Percent Complete	100			

Finished Area	1,103	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	796			
Basement Finish	300			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 17
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Enclosed Porch	1953	Good/Very Good	30	448
Fuel	Oil							
Cooling Type	None	0 %						
Interior								
Floors	Carpet							
Attic Access								
Walls	Plaster							
Fireplaces	0							
Wood Stoves	0							
Exterior								
Exterior	Vinyl Siding							
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value								102,178

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	17								
					Frame Garage	1955	Average	288	6,451
					Open Porch	1955	Average	168	1,352

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



Unique ID: 207049

Wethersfield

Card No: 1 of 1

Location:	506 SILAS DEANE HWY				Map/Lot:	207 049		Zone:	TC	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	C35	Last Update:	05-30-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
PISTRITTO REVES ANGELA GABRIELLA					2168 / 123	04-11-24	Quit Claim			NO	0	
426 MAPLE ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PISTRITTO GIUSEPPE					2168 / 121	04-11-24	Quit Claim			NO	0	
AGS REALTY LLC					0945 / 0034	08-20-02				YES	390,000	
AGS REALTY LLC					0945 / 0031	08-20-02				YES	390,000	
GATZEN JOANN					0314 / 0326	10-10-78				NO	65,000	
					/							
Permit Number	Date	Cost	Building Permit									
E-15-316	08-06-15	4,500	BRANCH CIRCUIT & OUTLETS FOR CASHWRAP/OFFICE SPACE. PENDANT LIGHTING, EMERGENCY LIGHTING, DATA, VOICE & CC									
EP08072	03-19-08	1,000	2 NEW BRANCH CIRCUITS									
EP08073	03-19-08	2,000	NEW METERS & DISCONNECT FOR BASMENT UNIT									
BP07411	08-03-07	1,400	Remdl 15X40 bthrm/office area									
BP06685	11-09-06	22,840	Rubber roof									
BP03344	07-03-03	1,600	2.6X8 sign									
				State Item Codes					Appraised Value			
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		175,000		
Dev Map	Dev Lot 4	21- Comm Land	0.36	122,510				Total Building Value		592,862		
Date	05/16/2018	22-Comm Bldg	1.00	415,000				Total Outbuilding Value		6,460		
Inspector	EQ	25-Comm Outbldg	1.00	4,520				Total Market Value		774,322		
Action	Measure & List											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.36	0.00	500,000	1.00	-65	175,000	Primary Site	-65	Location			
Total	0.36					175,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	122,510	122,510	122,510	122,510	122,510							
Building	415,000	415,000	415,000	415,000	415,000							
Outbuilding	4,520	4,520	4,520	4,520	4,520							
Total	542,030	542,030	542,030	542,030	542,030					Totals		
Comments												
INTEGRITY, THISTLE, MAGIC STAR 2018 EX QUAL-4 STATIONS, MARBLE FL; BSMNT LEVEL ECO=MKT HAS EX QUAL ENTRANCE/STRS												

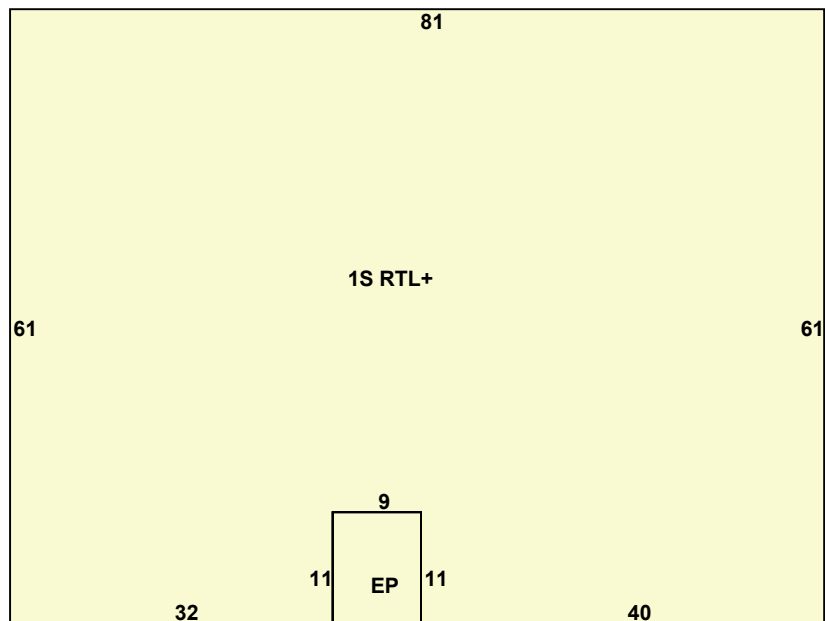
Unique ID: 207049

Wethersfield

Location: 506 SILAS DEANE HWY Unit

THISTLE NEEDLEWORKS							
Use	Class	Quality	Stry	WH	Area	BG	Units
Retail Store	Masonry	C	1	10	4,842	NO	
Retail Store	Masonry	C	1	10	4,842	YES	

Commercial Building Description	Description	Area/Qty	Value
Building Use Retail Store	Base Value	9,684	677,880
Class Masonry	Central Air	677,880	10,168
Overall Condition Good	Value Before Depr.	0	688,048
Construction Quality C	Depr/Adjust Amount	0	151,371
Stories 1.00	Final Value (After Depr)	0	536,678
Year Built 1955			
Remodel			
Percent Complete 100			
GLA 4,842			
Basement			
Basement Area 4842			
Basement Unfinished Area	Grade Factor 0 Physical Depreciation % 22		
HVAC	Functional Depreciation % 0 Economical Depreciation % 0		
Heating Type Forced Hot Air	Attached Component Computations		
Fuel Type Natural Gas	Type	Yr Bilt	Condition Area/Qty Value
Cooling Type Central 100 %	Enclosed Porch	1955	Good 99 1,181
Interior			
Floors Ceram Clay Tile			
Walls Drywall			
Wall Height 10			
Exterior			
Exterior Walls Brick			
Roof Cover T+G/Rubber			
Special Features			



Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Paving	1999	Average	5,000	6,460					
Total Building Value									
Building 1	Value	537,859							
Valuation Method	I								

Unique ID: 207049

Wethersfield

Card No: 1 of 1

Location:	506 SILAS DEANE HWY				Map/Lot:	207 049		Zone:	TC	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	C35	Last Update:	05-30-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
PISTRITTO REVES ANGELA GABRIELLA					2168 / 123	04-11-24	Quit Claim			NO	0	
426 MAPLE ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PISTRITTO GIUSEPPE					2168 / 121	04-11-24	Quit Claim			NO	0	
AGS REALTY LLC					0945 / 0034	08-20-02				YES	390,000	
AGS REALTY LLC					0945 / 0031	08-20-02				YES	390,000	
GATZEN JOANN					0314 / 0326	10-10-78				NO	65,000	
					/							
Permit Number	Date	Cost	Building Permit									
E-15-316	08-06-15	4,500	BRANCH CIRCUIT & OUTLETS FOR CASHWRAP/OFFICE SPACE. PENDANT LIGHTING, EMERGENCY LIGHTING, DATA, VOICE & CC									
EP08072	03-19-08	1,000	2 NEW BRANCH CIRCUITS									
EP08073	03-19-08	2,000	NEW METERS & DISCONNECT FOR BASMENT UNIT									
BP07411	08-03-07	1,400	Remdl 15X40 bthrm/office area									
BP06685	11-09-06	22,840	Rubber roof									
BP03344	07-03-03	1,600	2.6X8 sign									
					State Item Codes					Appraised Value		
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	21- Comm Land	0.36	122,510				Total Land Value 175,000			
Date	05/16/2018		22-Comm Bldg	1.00	415,000				Total Building Value 592,862			
Inspector	EQ		25-Comm Outbldg	1.00	4,520				Total Outbuilding Value 6,460			
Action	Measure & List								Total Market Value 774,322			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.36	0.00	500,000	1.00	-65	175,000	Primary Site	-65	Location			
Total	0.36					175,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	122,510	122,510	122,510	122,510	122,510							
Building	415,000	415,000	415,000	415,000	415,000							
Outbuilding	4,520	4,520	4,520	4,520	4,520							
Total	542,030	542,030	542,030	542,030	542,030					Totals		
Comments												
INTEGRITY, THISTLE, MAGIC STAR 2018 EX QUAL-4 STATIONS, MARBLE FL; BSMNT LEVEL ECO=MKT HAS EX QUAL ENTRANCE/STRS												

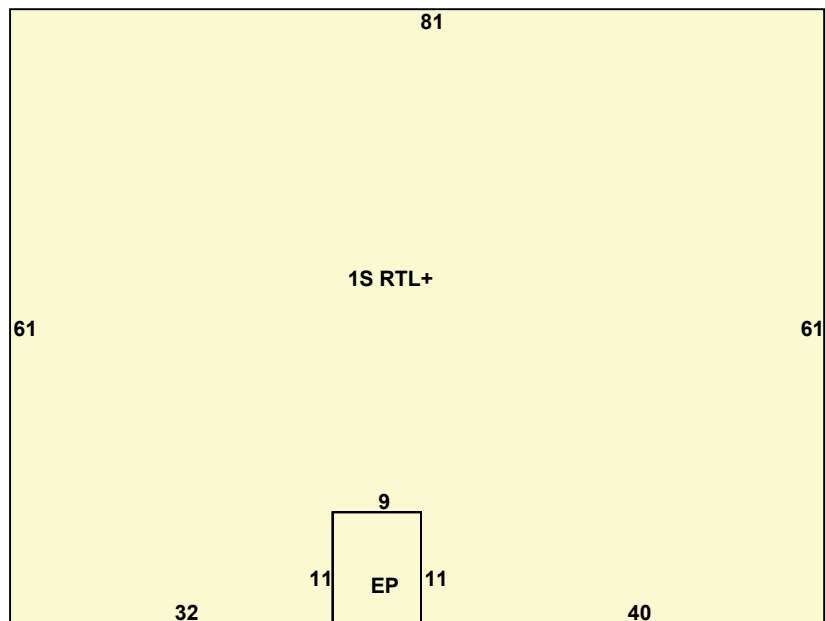
Unique ID: 207049

Wethersfield

Location: 506 SILAS DEANE HWY Unit

THISTLE NEEDLEWORKS							
Use	Class	Quality	Stry	WH	Area	BG	Units
Retail Store	Masonry	C	1	10	4,842	NO	
Retail Store	Masonry	C	1	10	4,842	YES	

Commercial Building Description		Description	Area/Qty	Value
Building Use	Retail Store	Base Value	9,684	677,880
Class	Masonry	Central Air	677,880	10,168
Overall Condition	Good	Value Before Depr.	0	688,048
Construction Quality	C	Depr/Adjust Amount	0	151,371
Stories	1.00	Final Value (After Depr)	0	536,678
Year Built	1955			
Remodel				
Percent Complete	100			
GLA	4,842			
Basement				
Basement Area	4842			
Basement Unfinished Area		Grade Factor	0	Physical Depreciation % 22
HVAC		Functional Depreciation %	0	Economical Depreciation % 0
Heating Type	Forced Hot Air	Attached Component Computations		
Fuel Type	Natural Gas	Type	Yr Bilt	Condition
Cooling Type	Central 100 %	Enclosed Porch	1955	Good
Interior		Area/Qty	Value	
Floors	Ceram Clay Tile	99	1,181	
Walls	Drywall			
Wall Height	10			
Exterior				
Exterior Walls	Brick			
Roof Cover	T+G/Rubber			
Special Features				



Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Paving	1999	Average	5,000	6,460					

Total Building Value			
Building	1	Value	537,859
Valuation Method	I		

Unique ID: 153038

Wethersfield

Card No: 1 of 1

Location:	158 DIX RD	Map/Lot:	153 038	Zone:	A	Date Printed:	11-15-24
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911 Address:		Exempt		Route	6	Nbhd:	108	Last Update:	05-21-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
MOHAMMAD FATIMA E & MUMINOVIC ADIS		2168 / 146	04-12-24	Warranty Surviv	YES	395,000
158 DIX RD WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
CUNNINGHAM ROSEMARIE		2166 / 94	01-05-24	Quit Claim	NO	0
CUNNINGHAM ROSEMARIE & TATA SANDRA		1728 / 0140	08-03-12		NO	0
CRISTOFARO ROCCO & LUCIA		1211 / 0239	12-02-04		YES	185,000
LOSCHIAVO GIRA C & VALENTE MARIA C		0624 / 0060	08-16-96		YES	110,000

Permit Number	Date	Cost	Building Permit
EP08013	01-02-08	1,600	200 amp service
BP07148	05-02-07	1,500	Reside house w/wood shingles
BP06090	04-11-06	6,500	16X24 detached garage
BO05255	06-28-05	4,300	14X14 addn
BP05194	05-31-05	750	8X10 shed
BP05133	05-10-05	2,500	Strip & reroof

Census/Tract				State Item Codes			Appraised Value		
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	108,000
Dev Map	Dev Lot EPT1	11- Res Land	0.29	75,600				Total Building Value	103,401
Date	05/21/2024	13- Res Bldg	1.00	72,380				Total Outbuilding Value	13,061
Inspector	SB	14- Res Outbldg	2.00	9,140				Total Market Value	224,462
Action	LISTING REVIEW								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.29	0.00	108,000	1.00	0	108,000				
Total	0.29					108,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	75,600	75,600	75,600	75,600	75,600						
Building	72,380	75,060	67,060	67,060	67,060						
Outbuilding	9,140	12,460	12,460	12,460	12,460						
Total	157,120	155,120	155,120	155,120	155,120				Totals		

Comments
 2024GL: LISTING REVIEW - 3 BDRMS, 2 FULL BATHS, WD IS EP, PATIOS ARE ATTACHED
 PULL DOWN ATTIC STAIRS

Location:	158 DIX RD	Unit	
911 Address:			
Map/Block/Lot	153 038		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,314	98,287
Unit		Basement	1,118	16,770
Overall Condition	Average	Central Air	1,314	1,971
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Value Before Depr.	0	130,028
Construction	Wood Frame	Depr/Adjust Amount	0	39,008
Year Built	1957	Final Value (After Depr)	0	91,020
Percent Complete	100			

Finished Area	1,314	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,118			
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 %		Frame Garage	1957	Average	280	6,272
Fuel	Natural Gas			Masonry Patio	2006	Average	180	2,565
Cooling Type	Central	100 %		Masonry Patio	2008	Average	100	1,440
				Enclosed Porch	1957	Average	144	1,814
				Open Porch	1957	Average	36	290

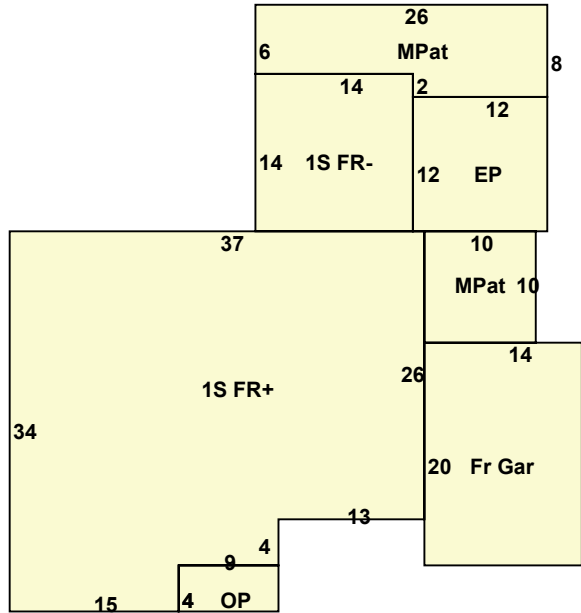
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 103,401

Special Features		Detached Component Computations									
Generator	1	Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
		Frame Garage	2006	Good	384	12,165					
		Frame Shed	2008	Average	80	896					

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



Unique ID: 075016

Wethersfield

Location:	411 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	075 016		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,733	243,920
Unit		Basement	1,040	15,600
Overall Condition	Average	Central Air	2,733	4,100
Class	C	Fireplace	1	3,000
Stories	2.40	Full Baths	1	5,000
Design (Style)	Tudor	Half Baths	1	2,500
Construction	Masonry	Low Quality Basement Finish	264	1,848
Year Built	1929	Value Before Depr.	0	275,968
Percent Complete	100	Depr/Adjust Amount	0	96,589
		Final Value (After Depr)	0	179,379

Finished Area	2,733	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,040			
Basement Finish	264			
Bsmt Room Style	Low			
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 %	Masonry Patio	2022	Average	900	13,500
Fuel	Oil		Enclosed Porch	1929	Average	36	442
Cooling Type	Central	100 %	Open Porch	1929	Average	52	408
			Open Porch	2008	Average	12	134
			Open Porch	1929	Average	132	1,036

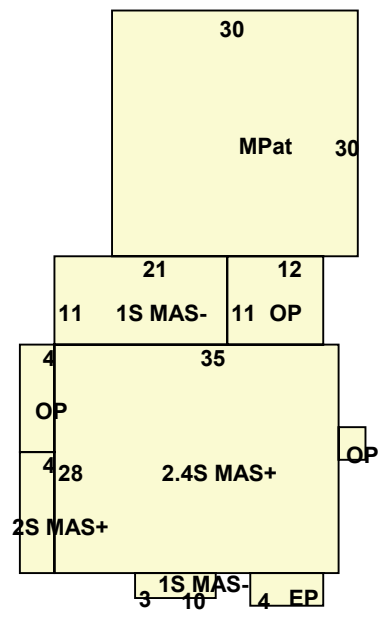
Interior		
Floors	Hardwood	
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Brick/Masonr	Stucco
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 194,899

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1929	Average	400	8,320					
Pergola	2022	Average	120	1,200					
Frame Shed	1969	Average	100	700					

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



Unique ID: 246029

Wethersfield

Card No: 1 of 1

Location:	45 GARDEN ST				Map/Lot:	246 029		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	116	Last Update:	05-22-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
GOLDREICH MARCIA					2168 /244	04-15-24	Warranty Deed		YES	400,000		
45 GARDEN ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MEILINGER JOHN B					1948 /0317	08-02-16			YES	240,000		
FOOTE PATRICIA D & STEPHEN C					1169 /0166	06-14-04			NO	0		
FOOTE PATRICIA D					1169 /0165	06-14-04			NO	0		
DONAGHUE PATRICIA K					0495 /0265	05-21-91			NO	158,000		
					/							
Building Permit												
Permit Number	Date	Cost										
ROW-24-0574	10-10-24	0	Sidewalk / Remove and replace sidewalk slabs									
TM-16-52	03-30-16	5,100	C/A 3/30/16-REPLACE GAS FURNACE									
EP-0082	04-27-10	2,400	Wiring kitchen remodel									
EP-0055	03-31-10	1,500	Electricals for kitchen remodel									
PP-0052	03-30-10	400	Plumbing for kitchen remodel									
BP07599	11-06-07	4,200	Strip & reroof									
Census/Tract				State Item Codes				Appraised Value				
4921			Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot	WPT	11- Res Land	0.23	81,200				Total Land Value 116,000			
Date	05/22/2024		13- Res Bldg	1.00	75,370				Total Building Value 107,672			
Inspector	SB		14- Res Outbldg	1.00	5,270				Total Outbuilding Value 7,526			
Action	LISTING REVIEW								Total Market Value 231,198			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.23	0.00	116,000	1.00	0	116,000						
Total	0.23					116,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	81,200	81,200	81,200	81,200	81,200							
Building	75,370	75,370	75,370	75,370	75,370							
Outbuilding	5,270	5,270	5,270	5,270	5,270							
Total	161,840	161,840	161,840	161,840	161,840					Totals		
Comments												
2016GL-DEP CODE, CHG SKETCH, LISTING, PICTOMETRY 2010-KITCHEN RENOVATIONS												

Location:	45 GARDEN ST	Unit	
911 Address:			
Map/Block/Lot	246 029		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,120	89,107
Unit		Average Quality Basement Fi	560	8,400
Overall Condition	Good/VG	Basement	1,120	16,800
Class	C	Central Air	1,120	1,680
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Value Before Depr.	0	123,987
Year Built	1953	Depr/Adjust Amount	0	21,078
Percent Complete	100	Final Value (After Depr)	0	102,909

Finished Area	1,120	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,120			
Basement Finish	560			
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 %	Patio	1953	Good/Very Good	238	1,838
Fuel	Natural Gas		Enclosed Porch	1953	Good/Very Good	168	2,510
Cooling Type	Central	100 %	Open Porch	1953	Good/Very Good	12	115
			Open Porch	1953	Good/Very Good	32	305

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

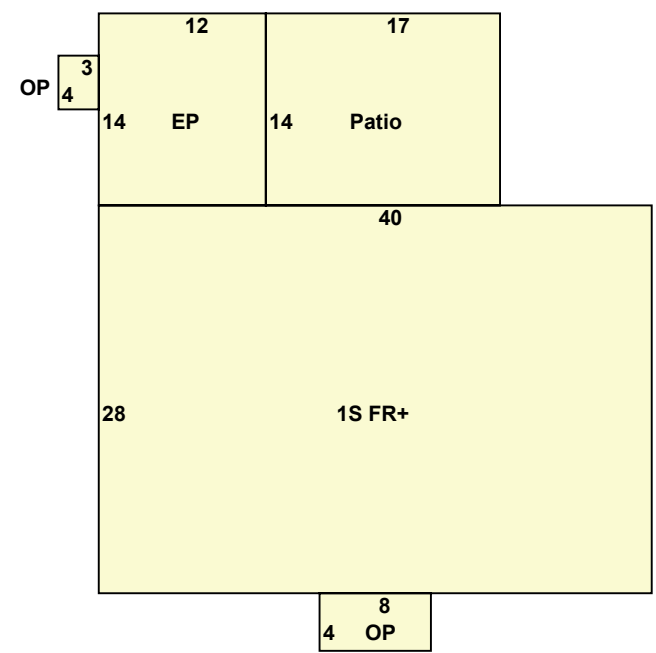
Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 107,672

Special Features

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1953	Average	336	7,526					

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



Unique ID: 248032

Wethersfield

Card No: 1 of 1

Location:	20 WILLARD ST				Map/Lot:	248 032		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	107	Last Update:	05-03-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
CLARK JOYCE D					2168 /249	04-16-24		Quit Claim		NO	0	
20 WILLARD ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CLARK JOYCE D & ALLAN					0738 /0283	02-03-99				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
P-19-0016	01-10-19	1,135	REPL WATER HEATER									
M-15-240	10-27-15	3,919	REMOVE OLD FURNACE AND INSTALL A GAS FURNACE.									
M-15-240	10-27-15	3,919	REMOVE OLD FURNACE & INSTALL NEW									
B-10-100	07-28-10	500	INSTALLATION OF TEMPORARY MEMBRANE STRUCTURE FOR 6 MONTHS, FROM AUGUST 1, 2010 THROUGH JANUARY 31, 2011.									
B-10-100	07-27-10	500	Temp. install membrrane structure for 6 months									
BP-0851	11-17-09	13,000	Remove 1l ayer & reroof									
				State Item Codes				Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		108,070		
Dev Map	Dev Lot 7	11- Res Land	0.26	75,650				Total Building Value		98,616		
Date	05/08/2018	13- Res Bldg	1.00	69,030				Total Outbuilding Value		0		
Inspector	EQ							Total Market Value		206,686		
Action	DM No Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	107,000	1.01	0	108,070						
Total	0.26					108,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	75,650	75,650	75,650	75,650	75,650							
Building	69,030	69,030	69,030	69,030	69,030							
Outbuilding	0	0	0	0	0							
Total	144,680	144,680	144,680	144,680	144,680					Totals		
Comments												
24' REAR DORMER UAT-LOW CLNG HEIGHT												

Unique ID: 041001

Wethersfield

Card No: 1 of 1

Location:	216 BACK LN			Map/Lot:	041 001		Zone:	AA	Date Printed:	11-15-24		
911 Address:				Exempt		Route	2	Nbhd:	108	Last Update:	05-31-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
KEYBANK NA TRUSTEE RAYMOND E LARSON TRUST				2168 /287	04-17-24	Trustees Deed			NO	0		
4900 TEIDEMAN RD #3 - TRE 0377 BROOKLYN , OH 44114												
Additional Owners:												
Prior Owner History												
PEOPLES UNITED BANK NA TRUSTEE				1955 /0320	09-15-16				NO	0		
BANK OF AMERICA NA TRUSTEE				1953 /0076	08-26-16				NO	0		
LARSEN RAYMOND E TRUST C/O HARDING & CARBONE				1652 /0033	05-06-11				NO	0		
LARSON RAYMOND E EST				1652 /0032	05-06-11				NO	0		
LARSON RAYMOND E EST C/O MCNAMARA LYNN A				1513 /0068	02-26-09				NO	0		
Permit Number	Date	Cost	Building Permit									
P-18-0032	10-24-18	850	Install LP gas line from (1) 12 og horizontal LP tank to 9/CW generator.									
P-18-0033	10-24-18	850	INSTALL GAS LINE TO GENERATOR									
E-18-0047	10-01-18	5,000	Install (1) generator with 16 circuit ats. Ats to be installed in basement next to main panel. move well									
E-18-0047	10-01-18	5,000	INSTALL GENERATOR									
E-12-80	03-28-12	2,500	INSTALL 3 GANG METER SOCKET ON HOME TO INCLUDE BARN									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	1.00	79,380				Total Land Value 190,668			
Date	05/19/2018	SPT3	12- Res Excess	8.22	54,090				Total Building Value 122,208			
Inspector	EQ		13- Res Bldg	1.00	85,550				Total Outbuilding Value 306,518			
Action	DM No Change		14- Res Outbldg	12.00	214,560				Total Market Value 619,394			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	1.00	0.00	108,000	1.05	0	113,400						
Excess	8.22	0.00	10,000	0.94	0	77,268						
Total	9.22					190,668						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	133,470	133,470	133,470	133,470	133,470							
Building	85,550	85,550	85,550	85,550	85,550							
Outbuilding	214,560	214,560	214,560	214,560	214,560							
Total	433,580	433,580	433,580	433,580	433,580					Totals		
Comments												
ALL OUTBUILDINGS CONNECTED EXCEPT FARMING PER OWNER SHD2=OFC TACK RM + RAMP FREESTANDING SHED EST AT 15X9 KNOWN AS CEDAR LEDGE FARM 2014-REMOVED FARMLAND NO LONGER												

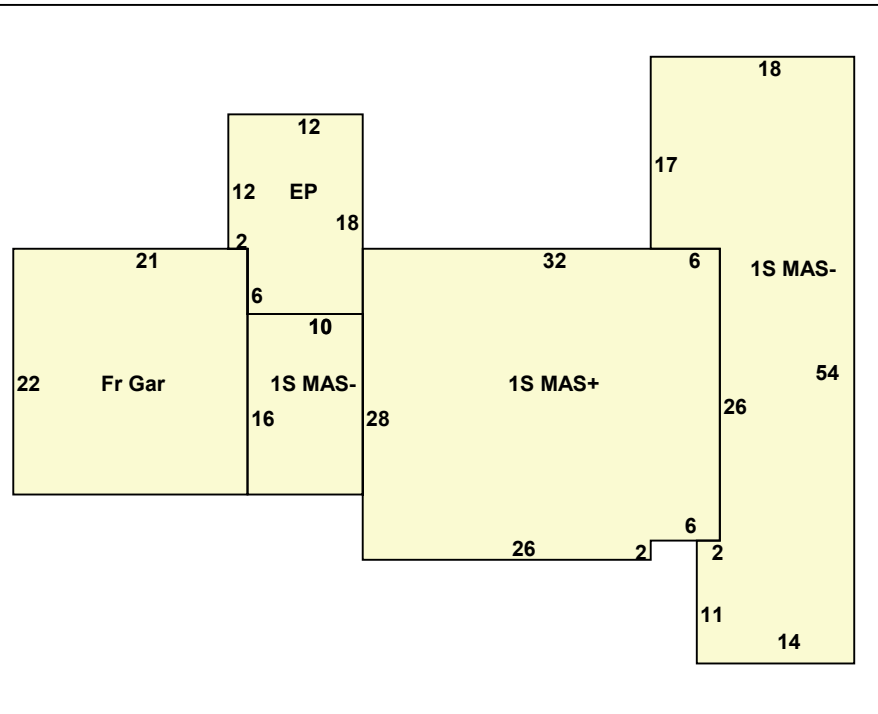
Location:	216 BACK LN	Unit
911 Address:		
Map/Block/Lot	041 001	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,816	130,952
Unit		Average Quality Basement Fi	270	4,050
Overall Condition	Average	Basement	884	13,260
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Value Before Depr.	0	161,262
Construction	Masonry	Depr/Adjust Amount	0	51,604
Year Built	1946	Final Value (After Depr)	0	109,658
Percent Complete	100			
Finished Area	1,816			
Finished Area Does Not Include Finished Basement Area				
Foundation				
Basement Area	884			
Basement Finish	270			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 32
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	1946	Average	462	10,058
Fuel	Oil			Enclosed Porch	1946	Average	204	2,497
Cooling Type	None	0 %						
Interior								
Floors	Hardwood	Carpet						
Attic Access								
Walls	Plaster							
Fireplaces	1							
Wood Stoves	0							
Exterior								
Exterior	Brick/Masonr							
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value							122,208	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				2 Story Barn	1947	Average	600	10,200
					Arena	1999	Average/Good	12,000	241,200
					Frame Shed	1952	Average	504	3,528
					Frame Shed	1950	Average	190	1,380
					Frame Shed	1960	Average	432	3,024
					Frame Shed	1946	Average	168	1,176
					Frame Shed	1960	Average	63	441
					Frame Shed	1980	Average	64	448
					Lean To Shed	1980	Average	64	320
					Shed w Loft	1990	Good	736	5,851
					Stables Stables	1947	Good	600	19,500
					Stables Stables	1947	Good	600	19,500

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



Unique ID: 143006

Wethersfield

Card No: 1 of 1

Location:	401 COPPERMILL RD				Map/Lot:	143 006		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	128	Last Update:	10-29-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
PROPERTY EDGE LLC					2168 /277	04-17-24		Foreclosure		NO	375,000	
PO BOX 275 MARION , CT 06444												
Additional Owners:												
Prior Owner History												
THOMPSON ALBERT & JOANNE					0932 /0239	06-20-02				YES	309,900	
RUZZIER LUCIO C S & ANTOINETTE L					0381 /0392	12-31-86				NO	225,000	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-24-0359	11-04-24	12,000	Replacement of the gas furnace and ac equipment.									
M-24-0325	11-04-24	1,200	Add gas line to hvac. unit in attic. air test. complete gas system.									
B-24-1108	09-24-24	20,400	Remove aluminum siding and install vinyl siding									
P-24-0306	09-16-24	9,000	Remove existing windows install new construction still wi									
E-24-0617	09-13-24	10,600	Add new tub/shower replace kitchen sink and bath fixture.									
B-24-0785	07-11-24	20,000	ELECTRICAL WIRING FOR REMODELED HOME. KITCHEN. MASTER BEDROOM. MASTER BATHROOM. MAIN BATHROOM. ADDING 20 R									
Remodel kitchen with new cabinets, counters, and appliances. Remodel 2 full bathrooms and 1 half bathroom												
State Item Codes							Appraised Value					
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value				124,160
Dev Map	Dev Lot 14	11- Res Land	0.36	86,910				Total Building Value				172,393
Date	07/05/2018	13- Res Bldg	1.00	120,680				Total Outbuilding Value				0
Inspector	EQ							Total Market Value				296,553
Action	DM Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	128,000	0.97	0	124,160						
Total	0.36					124,160						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value	
Land	86,910	86,910	86,910	86,910	86,910							
Building	120,680	120,680	120,680	120,680	120,680							
Outbuilding	0	0	0	0	0							
Total	207,590	207,590	207,590	207,590	207,590							
										Totals		
Comments												

Unique ID: 224002

Wethersfield

Card No: 1 of 1

Location:	8 WELLS RD			Map/Lot:	224 002		Zone:	C/B	Date Printed:	11-15-24		
911 Address:				Exempt		Route	6	Nbhd:	103	Last Update:	09-17-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
SENDEROVIC ZEJID & ADISA				2169 /962	06-06-24	Warranty Deed			NO	270,000		
57 MARSHALL RD APT B ROCKY HILL , CT 06067												
Additional Owners:												
Prior Owner History												
CASCADE FUNDING MORTGAGE TRUST HB11				2168 /325	04-19-24	Quit Claim			NO	0		
MORTGAGE ASSETS MANAGEMENT LLC				2160 /24	06-05-23	Committee Deed			NO	245,000		
HODGE CORINNE V				2141 /1164	01-21-22	Probate			NO	0		
HODGE CORRINE V				1412 /0286	05-31-07				NO	0		
HODGE CORINNE V & DAVID W				0923 /0312	05-07-02				NO	0		
Permit Number	Date	Cost	Building Permit									
B-24-0673	06-12-24	2,300	Install new sheetrock in living room , kitchen area and bathroom.									
P-24-0201	06-10-24	3,500	Remodel bathroom by installing new toilet and sink .									
E-24-0375	06-07-24	2,500	Upgrade panel. Install canless spot lights - 4 in kitchen , 6 in living room 3 in 3 closets , 1 in bathro									
BP01312	06-14-01	1,575	8X16 shed									
BP-99-0239	06-02-99	5,000										
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.95	72,100				Total Land Value 103,000			
Date	09/17/2024	19C	13- Res Bldg	1.00	70,490				Total Building Value 100,701			
Inspector	SB		14- Res Outbldg	2.00	7,850				Total Outbuilding Value 11,213			
Action	Phone								Total Market Value 214,914			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.95	0.00	103,000	1.00	0	103,000						
Total	0.95					103,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	72,100	72,100	72,100	72,100	72,100							
Building	70,490	64,850	64,850	64,850	64,850							
Outbuilding	7,850	7,850	7,850	7,850	7,850							
Total	150,440	144,800	144,800	144,800	144,800					Totals		
Comments												
2024GL: KITCHEN & BATH REMODEL 2024GL: LISTING REVIEW - 1 XTRA FIXTURE ZONING CHANGE PER PLANNING												

Location:	8 WELLS RD	Unit	
911 Address:			
Map/Block/Lot	224 002		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,108	88,152
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Avg/Good	Basement	1,108	16,620
Class	C	Extra Fixtures	1	300
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Value Before Depr.	0	120,572
Year Built	1960	Depr/Adjust Amount	0	27,732
Percent Complete	100	Final Value (After Depr)	0	92,841

Finished Area	1,108	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,108			
Basement Finish	500			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 23
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1960	Average/Good	420	5,498
Fuel	Oil		Enclosed Porch	1960	Average/Good	150	2,079
Cooling Type	None	0 %	Open Porch	1960	Average/Good	32	288

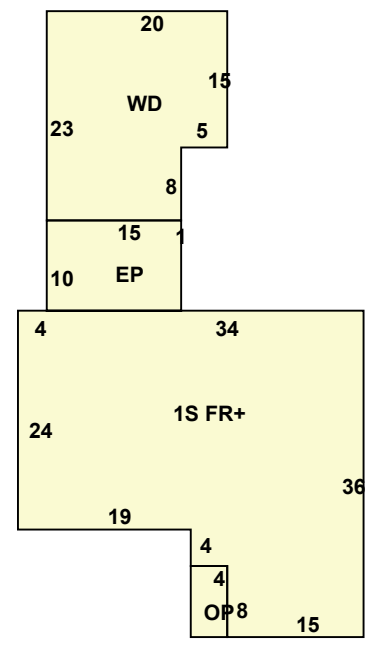
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 100,701

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1								
Frame Garage	1962	Average	440	10,188					
Frame Shed	2001	Average	128	1,075					

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



Unique ID: 170056

Wethersfield

Card No: 1 of 1

Location:	44 HIGHVIEW AVE				Map/Lot:	170 056		Zone:	C	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	11-06-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MARTIN AMY ZIMA					2172 /813	09-03-24	Warranty Deed		YES	330,000		
44 HIGHVIEW AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BCW MORGAN LLC					2168 /985	05-06-24	Warranty Deed		NO	245,000		
DEMILIA ROCCO C					2168 /355	04-19-24	Exec Deed		NO	0		
DEMILIA LORRAINE C					0893 /0310	12-20-01			NO	0		
DEMILIA ROCCO A & LORRAINE C					0173 /0500	12-07-56			NO	0		
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0671	09-19-24	3,400	Service upgrade complete tear down due to deteriorating interior panel and exterior conductor .									
E-10-96	09-24-10	375	Install 6 new outlets. update wiring in upstairs bedroom remodel.									
B-10-281	09-24-10	12,500	Remodel 2 existing upstairs bedrooms. (ceiling, walls, floors) add walk in closet									
BP04266	05-25-04	4,000	Strip & reroof									
MP02119	08-09-02	3,750	Repl boiler									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			92,000
Dev Map		Dev Lot	11- Res Land	0.17	64,400				Total Building Value			102,548
Date	10/08/2024	12/17/2008	13- Res Bldg	1.00	71,780				Total Outbuilding Value			0
Inspector									Total Market Value			194,548
Action	LISTING REVIEW Hearing-Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.17	0.00	92,000	1.00	0	92,000						
Total	0.17					92,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	64,400	64,400	64,400	64,400	64,400							
Building	71,780	71,780	71,780	71,780	71,780							
Outbuilding	0	0	0	0	0							
Total	136,180	136,180	136,180	136,180	136,180					Totals		
Comments												
EXT = COMM. INFL.												

Unique ID: 170056

Wethersfield

Location:	44 HIGHVIEW AVE	Unit
911 Address:		
Map/Block/Lot	170 056	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,356	114,799
Unit		Basement	848	12,720
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.40	Value Before Depr.	0	135,519
Design (Style)	Cape	Depr/Adjust Amount	0	35,235
Construction	Wood Frame	Final Value (After Depr)	0	100,284
Year Built	1947			
Percent Complete	100			

Finished Area 1,356
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	848
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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Open Porch	1947	Good	266	2,264
Fuel	Oil						
Cooling Type	None	0 %					

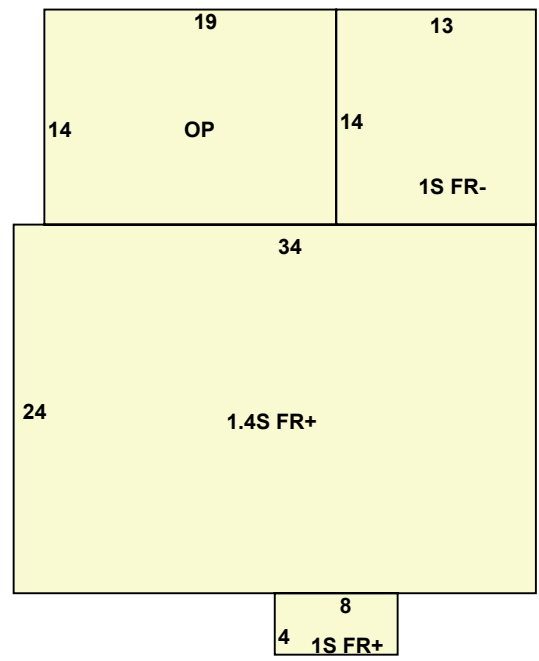
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 102,548

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	0



Unique ID: 0680021206

Wethersfield

Card No: 1 of 1

Location:	1310-20 BERLIN TPK				Map/Lot:	068 002 1206		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	05-03-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
CARUSO DANIEL					2168 / 357	04-19-24	Warranty Deed			YES	89,000	
1310-20 BERLIN TPK 1206 WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CLABBY DEIRDRE					1295 / 0234	11-14-05				YES	86,000	
HORAN WILLIAM F					0383 / 0494	02-12-87				NO	58,000	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 1-20		15- Condominium	1.00	43,720				Total Land Value 0			
Date	02/23/2008	12/16/2008							Total Building Value 62,464			
Inspector	BD								Total Outbuilding Value 0			
Action	3rd Att to list	Hearing-No Chng							Total Market Value 62,464			
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	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	43,720	43,720	43,720	43,720	43,720							
Outbuilding	0	430	430	430	430							
Total	43,720	44,150	44,150	44,150	44,150							
										Totals		
Comments												
2024GL: DELETE DETACHED OP BUILDING 1 UNIT 206												

LOCATION:		1310-20 BERLIN TPK 1206			
911 ADDRESS:					
MAP/BLOCK/LOT:		068 002 1206			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex Park Ridge		Base Rate	643	78,446	
		Central Air	643	965	
		Full Baths	1	5,000	
Model B 643		Value Before Depr.	0	84,411	
		Depr/Adjust Amount	0	21,947	
Style Condominium		Final Value (After Dep)	0	62,464	
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		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	26		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type Hot Water	100 %	Description	Area/Qty	Value	
Fuel Type Oil					
Cooling Type Central	100 %				
INTERIOR					
Floors Carpet	Vinyl				
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
		Location			
		Floor/Unit Location	Interior		
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
643	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 160014

Wethersfield

Card No: 1 of 1

Location:	62 HILLSDALE AVE				Map/Lot:	160 014		Zone:	B	Date Printed:	11-15-24		
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	08-07-24	
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price		
MCCABE MARY					2168 / 352	04-19-24		Warranty Deed		YES	340,000		
62 HILLSDALE AVE WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
AMIN BIBI F					1205 / 0250	11-05-04				YES	182,500		
SCHOENHOLZ SHIRLEY & VASQUENZA INNOCENCE R					0356 / 0409	07-03-85				NO	0		
					/								
					/								
					/								
Permit Number	Date	Cost	Building Permit										
B-24-0617	05-28-24	4,889	Roof replacement 5sq., re-shingle GAF timberline HDZ, ice and water shield 6', tape plywood seams if appli										
BP-1009	12-04-09	5,691	Remove 1 layer & reroof										
State Item Codes													
Census/Tract	4923	Code			Quantity	Value	Code		Quantity	Value	Appraised Value		
Dev Map	Dev Lot	PT12	11- Res Land	0.21	64,400					Total Land Value		92,000	
Date	05/22/2024		13- Res Bldg	1.00	71,490					Total Building Value		102,125	
Inspector	SB		14- Res Outbldg	1.00	7,190					Total Outbuilding Value		10,278	
Action	LISTING REVIEW										Total Market Value		204,403
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.21	0.00	92,000	1.00	0	92,000							
Total	0.21					92,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	64,400	64,410	64,410	64,410	64,410								
Building	71,490	66,330	66,330	66,330	66,330								
Outbuilding	7,190	7,190	7,190	7,190	7,190								
Total	143,080	137,930	137,930	137,930	137,930					Totals			
Comments													
2024GL: BEDROOM COUNT; ADD EXISTING PATIO & DECK													

Unique ID: 160014

Wethersfield

Location:	62 HILLSDALE AVE	Unit
911 Address:		
Map/Block/Lot	160 014	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,212	93,954
Unit		Average Quality Basement Fi	350	5,250
Overall Condition	Good	Basement	900	13,500
Class	C	Full Baths	2	10,000
Stories	1.00	Value Before Depr.	0	122,704
Design (Style)	Ranch	Depr/Adjust Amount	0	28,222
Construction	Wood Frame	Final Value (After Depr)	0	94,482
Year Built	1955			
Percent Complete	100			

Finished Area	1,212
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	900
Basement Finish	350
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	23
Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	Wood Deck	2016	Good	60	1,010
Fuel	Oil	Concrete Patio	2016	Good	428	6,356
Cooling Type	None	Enclosed Porch	1955	Good	20	277

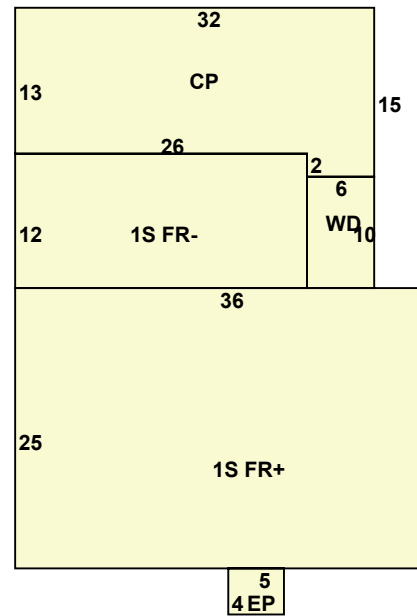
Interior	
Floors	Carpet
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 102,125

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1964	Average	440	10,278					

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



Unique ID: 144023

Wethersfield

Card No: 1 of 1

Location:	POND SIDE DR	Map/Lot:	144 023	Zone:	AA	Date Printed:	11-15-24
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911 Address:		Exempt		Route	3	Nbhd:	137	Last Update:	05-03-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
LIPKA CHARLES R & BROOKS RUSSELL E		2168 / 416	04-22-24	Quit Claim	NO	0
39 POND SIDE DR WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
BROOKS RUSSELL E		0290 / 0958	12-20-73		NO	0
		/				
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit

Census/Tract		State Item Codes					Appraised Value		
4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	7,695
Dev Map	Dev Lot RR51	51-Res Vac Land	0.81	5,390				Total Building Value	0
Date 05/30/2008	12/15/2008							Total Outbuilding Value	0
Inspector DB								Total Market Value	7,695
Action Vacant	Hearing-No Show								

Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
Res Vac Excess	0.81	0.00	10,000	1.00	-5	7,695	Res Vac Excess	-5	Location		
Total	0.81					7,695					

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	5,390	5,390	5,390	5,390	5,390						
Building	0	0	0	0	0						
Outbuilding	0	0	0	0	0						
Total	5,390	5,390	5,390	5,390	5,390				Totals		

Comments
 LAND LOCKED

Unique ID: 144023

Wethersfield

Location:	POND SIDE DR	Unit	
911 Address:			
Map/Block/Lot	144 023		

General Description	Description	Area/Qty	Value
Building Use Unit Overall Condition Class Stories Design (Style) Construction Year Built Percent Complete			
Finished Area 0 <small>Finished Area Does Not Include Finished Basement Area</small>			
Foundation			
Basement Area Basement Finish Bsmt Room Style Basement Walls Outside Entry Basement Garage Bays Sump Pump			
	Grade Factor Physical Depreciation % Economic Depreciation % Functional Depreciation %		
Attached Component Computations			
HVAC			
	Type	Yr Built	Condition Area/Qty Value
Heating Type % Fuel Cooling Type %			
Interior			
Floors Attic Access Walls Fireplaces Wood Stoves			
Exterior			
Exterior Roof Cover Roof Type			
Total Building Value			



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					

Unique ID: 168047

Wethersfield

Card No: 1 of 1

Location:		19 LEXINGTON ST				Map/Lot:		168 047		Zone:	B	Date Printed:		11-15-24	
911 Address:						Exempt			Route	8	Nbhd:	92	Last Update:		10-09-24
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
FERNANDEZ TOMASA						2172 /269		08-19-24		Warranty Deed			YES	353,000	
19 LEXINGTON ST WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
FREEDOM PROPERTY LLC						2168 /375		04-22-24		Fiduciary Deed			NO	210,000	
PAPARELLA BENEDICT A						2168 /374		04-22-24		Probate			NO	0	
PAPARELLA BENEDICT A						0971 /0217		11-20-02					NO	0	
PAPARELLA BENEDICT A & LOUISE						0230 /0240		08-03-64					NO	0	
						/									
Permit Number		Date		Cost		Building Permit									
M-19-0069		04-10-19		3,172		REPL OIL TANK IN BASEMENT									
B-17-627		10-26-18		2,185		INSTALL CHINMEY LINING SYSTEM									
						State Item Codes						Appraised Value			
Census/Tract		4923				Code	Quantity	Value	Code	Quantity	Value	Total Land Value			92,000
Dev Map		Dev Lot 18 R				11- Res Land	0.18	64,410				Total Building Value			98,676
Date		09/04/2024				13- Res Bldg	1.00	69,070				Total Outbuilding Value			7,217
Inspector		SB				14- Res Outbldg	3.00	5,050				Total Market Value			197,893
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	92,000	1.00	0	92,000								
Total		0.18					92,000								
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value			
Land		64,410	64,410	64,410	64,410	64,410									
Building		69,070	69,070	69,070	69,070	69,070									
Outbuilding		5,050	6,590	6,590	6,590	6,590									
Total		138,530	140,070	140,070	140,070	140,070									
											Totals				
Comments															
2024GL: LISTING REVIEW - PATIO CONSTRUCTION FULL REAR DORMER															

Unique ID: 168047

Wethersfield

Location:	19 LEXINGTON ST	Unit	
911 Address:			
Map/Block/Lot	168 047		

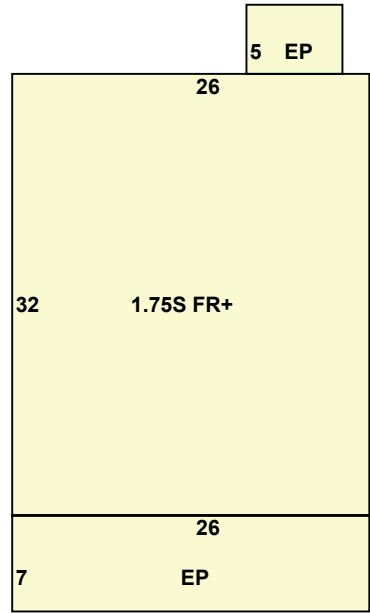
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,456	116,480
Unit		Basement	832	12,480
Overall Condition	Good	Extra Fixtures	2	600
Class	C	Full Baths	1	5,000
Stories	1.75	Half Baths	1	2,500
Design (Style)	Bungalow	Value Before Depr.	0	137,060
Construction	Wood Frame	Depr/Adjust Amount	0	41,118
Year Built	1930	Final Value (After Depr)	0	95,942
Percent Complete	100			

Finished Area	1,456	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	832			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Walkout			
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation % 30
		Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Enclosed Porch	1930	Good	35	441
Fuel	Oil		Enclosed Porch	1930	Good	182	2,298
Cooling Type	None	0 %					
Interior							
Floors	Carpet	Hardwood					
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						98,676	

Special Features			Detached Component Computations						
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	2								
Frame Garage	1930	Average	200	4,160					
Paver Patio	2007	Average	328	2,519					
Frame Shed	2007	Average	48	588					

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



Unique ID: 168047

Wethersfield

Card No: 1 of 1

Location:	19 LEXINGTON ST				Map/Lot:	168 047		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	10-09-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
FERNANDEZ TOMASA					2172 /269	08-19-24		Warranty Deed		YES	353,000	
19 LEXINGTON ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FREEDOM PROPERTY LLC					2168 /375	04-22-24		Fiduciary Deed		NO	210,000	
PAPARELLA BENEDICT A					2168 /374	04-22-24		Probate		NO	0	
PAPARELLA BENEDICT A					0971 /0217	11-20-02				NO	0	
PAPARELLA BENEDICT A & LOUISE					0230 /0240	08-03-64				NO	0	
					/							
Permit Number	Date	Cost	Building Permit									
M-19-0069	04-10-19	3,172	REPL OIL TANK IN BASEMENT									
B-17-627	10-26-18	2,185	INSTALL CHINMEY LINING SYSTEM									
State Item Codes												
Census/Tract	4923	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot	18 R	11- Res Land	0.18	64,410						Total Land Value	92,000
Date	09/04/2024		13- Res Bldg	1.00	69,070						Total Building Value	98,676
Inspector	SB		14- Res Outbldg	3.00	5,050						Total Outbuilding Value	7,217
Action	LISTING REVIEW										Total Market Value	197,893
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	92,000	1.00	0	92,000						
Total	0.18					92,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	64,410	64,410	64,410	64,410	64,410							
Building	69,070	69,070	69,070	69,070	69,070							
Outbuilding	5,050	6,590	6,590	6,590	6,590							
Total	138,530	140,070	140,070	140,070	140,070					Totals		
Comments												
2024GL: LISTING REVIEW - PATIO CONSTRUCTION FULL REAR DORMER												

Unique ID: 168047

Wethersfield

Location:	19 LEXINGTON ST	Unit	
911 Address:			
Map/Block/Lot	168 047		

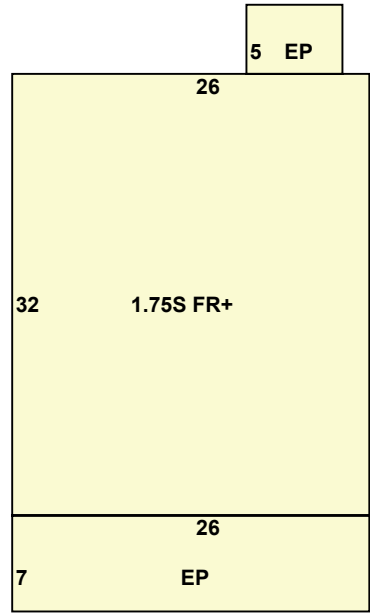
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,456	116,480
Unit		Basement	832	12,480
Overall Condition	Good	Extra Fixtures	2	600
Class	C	Full Baths	1	5,000
Stories	1.75	Half Baths	1	2,500
Design (Style)	Bungalow	Value Before Depr.	0	137,060
Construction	Wood Frame	Depr/Adjust Amount	0	41,118
Year Built	1930	Final Value (After Depr)	0	95,942
Percent Complete	100			

Finished Area	1,456	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	832			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Walkout			
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 %		Enclosed Porch	1930	Good	35	441
Fuel	Oil			Enclosed Porch	1930	Good	182	2,298
Cooling Type	None	0 %						
Interior								
Floors	Carpet	Hardwood						
Attic Access								
Walls	Plaster							
Fireplaces	0							
Wood Stoves	0							
Exterior								
Exterior	Vinyl Siding							
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value							98,676	

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	2				Frame Garage	1930	Average	200	4,160
					Paver Patio	2007	Average	328	2,519
					Frame Shed	2007	Average	48	588

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



Unique ID: 036005007E

Wethersfield

Card No: 1 of 1

Location:	7E BARRINGTON DR				Map/Lot:	036 005 007E		Zone:	SRD	Date Printed:	11-15-24		
911 Address:					Exempt			Nbhd:		Last Update:	10-03-24		
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
OREN HAROLD & NANCY					2172 / 1166	09-06-24	Exec Deed			NO	321,000		
7 BARRINGTON DR UNIT E WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
BLUM CURTIS J EST JAMES BLUM EXEC					2170 / 558	06-24-24	Probate			NO	0		
BLUM CURTIS J EST JAMES BLUM EXEC					2168 / 429	04-23-24	Probate			NO	0		
BLUM CURTIS J					0673 / 0336	11-03-97				YES	112,000		
					/								
					/								
Permit Number	Date	Cost	Building Permit										
TE-11-57	04-04-11	800	REWIRE FRONT LIGHTS TO GARAGE FOR UNITS 7A-7E										
BP01362	06-27-01	1,200	Strip & reroof										
State Item Codes													
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Appraised Value					
Dev Map	Dev Lot	15- Condominium	1.00	98,280				Total Land Value					0
Date	05/03/2024							Total Building Value					140,402
Inspector	GH							Total Outbuilding Value					0
Action	DM No Change							Total Market Value					140,402
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	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	0	0	0	0	0								
Building	98,280	98,280	98,280	98,280	98,280								
Outbuilding	0	0	0	0	0								
Total	98,280	98,280	98,280	98,280	98,280								
										Totals			
Comments													
HANDICAP UNIT PULL DOWN ATTIC STAIRS													

LOCATION:	7E BARRINGTON DR
911 ADDRESS:	
MAP/BLOCK/LOT:	036 005 007E

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Brandywine Vlg Model Flat Style Condominium	Base Rate	1,104	155,664
	Central Air	1,104	1,656
	Fireplace	1	3,000
	Full Baths	2	10,000
	Value Before Depr.	0	170,320
	Depr/Adjust Amount	0	32,361
	Final Value (After Dep)	0	137,959

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1983
Percent Complete	100

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

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

INTERIOR	
Floors	Hardwood
Fireplaces	1
Wood Stoves	0

EXTERIOR

Exterior Walls	
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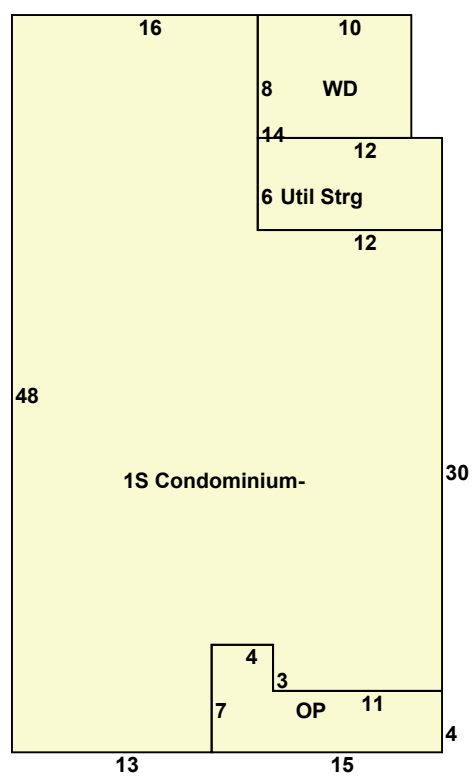
SPECIAL FEATURES

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	
Wood Deck	80	1,102	
Open Porch	72	671	
Utility Storage	72	670	

Unit Features

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,104	4	2	1	2	0



Description	Year Blt	Area/Qty	Value

Unique ID: 152069

Wethersfield

Card No: 1 of 1

Location:	164 CLEARFIELD RD				Map/Lot:	152 069		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	05-03-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
CAVANAUGH KEVIN R					2168 /427	04-23-24		Quit Claim		NO	0	
164 CLEARFIELD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CAVANAUGH KEVIN R & JENNIFER E					0615 /0148	05-30-96				YES	182,000	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-19-0075	02-20-19	21,000	Apply new vinyl siding 20.51 sq Certainteed Monogram 46 D-4 on entire house except front of house , includ									
B-19-0075	02-20-19	21,000	APPLY NEW VINYL SIDING ON ENTIRE HOUSE EXCEPT FRONT OF HOUSE. INCLUDES PORCH ON RIGHT BACK SIDE OF HOUSE									
BP010610	10-04-01	6,906	Strip & reroof									
BP-99-0557	10-18-99	800	10X14 SHED									
State Item Codes												
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 189	11- Res Land	0.22	72,760				Total Land Value		103,950		
Date	04/06/2020	13- Res Bldg	1.00	133,440				Total Building Value		190,622		
Inspector		14- Res Outbldg	2.00	2,150				Total Outbuilding Value		3,072		
Action	PICTOMETRY							Total Market Value		297,644		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.22	0.00	105,000	0.99	0	103,950						
Total	0.22					103,950						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	72,760	72,760	72,760	72,760	72,760							
Building	133,440	133,440	133,440	133,440	133,440							
Outbuilding	2,150	2,150	2,150	2,150	2,150							
Total	208,350	208,350	208,350	208,350	208,350					Totals		
Comments												
2019GL-VINYL SIDING												

Location:	164 CLEARFIELD RD	Unit
911 Address:		
Map/Block/Lot	152 069	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,435	219,491
Unit		Basement	1,350	21,263
Overall Condition	Good	Fireplace	1	3,150
Class	C+	Full Baths	2	10,500
Stories	2.00	Half Baths	1	2,625
Design (Style)	Tudor	Value Before Depr.	0	257,028
Construction	Wood Frame	Depr/Adjust Amount	0	74,538
Year Built	1936	Final Value (After Depr)	0	182,490
Percent Complete	100			

Finished Area	2,435
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,350
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

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

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1936	Good	190	4,538
Fuel	Natural Gas		Patio	1936	Good	420	2,690
Cooling Type	None	0 %	Enclosed Porch	1936	Good	32	429
			Open Porch	1936	Good	44	377
			Open Porch	1936	Good	12	108

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

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

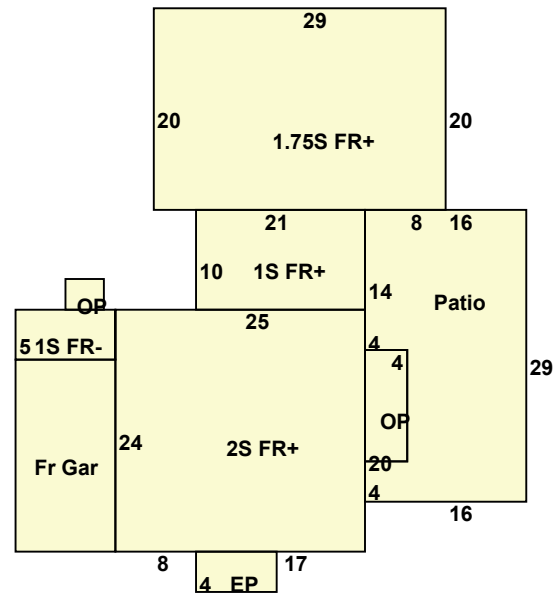
Total Building Value 190,622

Special Features				

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	120	1,728					
Frame Shed	2000	Average	160	1,344					

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



Unique ID: 220051

Wethersfield

Card No: 1 of 1

Location:	101 STATE ST			Map/Lot:	220 051		Zone:	B	Date Printed:	11-15-24		
911 Address:				Exempt		Route	7	Nbhd:	106	Last Update:	05-03-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
HONEYBEE HOMESTAYS LLC				2168 /423	04-23-24	Warranty Deed			NO	0		
25732 ELENA RD LOS ALTOS HILLS , CA 94022												
Additional Owners:												
Prior Owner History												
COMER JENNIFER KANAPICKI				2116 /333	12-03-20	Warranty Deed			YES	340,000		
HILCHUK AUDREY LEE				2066 /152	12-03-18	Trustee Deed			NO	222,000		
BUCHALSKI THOMAS B TRUSTEE				1420 /0176	07-09-07				NO	0		
BUCHALSKI THADDEUS C & BEVERLY				0215 /0200	07-20-62				NO	0		
				/								
Permit Number	Date	Cost	Building Permit									
B-21-0784	10-13-21	13,399	Strip existing roofing and install GAF Timberline Charcoal shingles 30 sq. Install 8" mill finish drip ed									
M-21-0383	10-13-21	9,000	OIL TO GAS CONVERSION. INSTALL NEW GAS BOILER W/ VENTING OUTSIDE REAR OF HOME. REUSE EXISTING INDIRECT T									
P-19-0151	06-10-19	865	INSTALL KITCHEN SINK, DISHWASHER, REFRIGERATOR ICE MAKER & GARBAGE DISPOSAL									
E-19-0126	04-29-19	950	REWIRE KITCHEN FOR NEW LAYOUT									
B-19-0181	04-10-19	700	REMOVAL OF PARTIAL KITCHEN WALL & SHEETROCK CEILING									
E-18-0181	12-10-18	1,500	SVC UPGR									
				State Item Codes				Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.40	73,440				Total Land Value 104,919			
Date	01/13/2021	01/15/2004	13- Res Bldg	1.00	140,900				Total Building Value 201,279			
Inspector									Total Outbuilding Value 0			
Action	LISTING REVIEW Hearing-Change								Total Market Value 306,198			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.40	0.00	106,000	1.01	-2	104,919	House Lot	-2	Location	CI		
Total	0.40					104,919						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	73,440	73,440	73,440	73,440	73,440							
Building	140,900	140,900	140,900	140,900	140,900							
Outbuilding	0	0	0	630	630							
Total	214,340	214,340	214,340	214,970	214,970					Totals		
Comments												
2022GL: OIL-TO-GAS CONVERSION; SHED TAKEN DOWN 2020GL-SALES REVIEW, TOTAL RENOVATION; FINISHED ATTIC 2019GL-KITCHEN REMODEL EXT=COMM INFL												

Unique ID: 220051

Wethersfield

Location:	101 STATE ST	Unit	
911 Address:			
Map/Block/Lot	220 051		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,572	210,647
Unit		Basement	1,079	16,994
Overall Condition	Very Good	Central Air	2,572	4,051
Class	C+	Full Baths	2	10,500
Stories	2.40	Half Baths	1	2,625
Design (Style)	Colonial	Value Before Depr.	0	244,817
Construction	Wood Frame	Depr/Adjust Amount	0	48,963
Year Built	1888	Final Value (After Depr)	0	195,854
Percent Complete	100			

Finished Area	2,572
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,079
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Unfinished Attic	1888	Very Good	17	500
Fuel	Natural Gas		Enclosed Porch	1888	Very Good	120	1,814
Cooling Type	Central	100 %	Open Porch	1888	Very Good	234	2,260
			Utility Storage	1888	Very Good	90	851

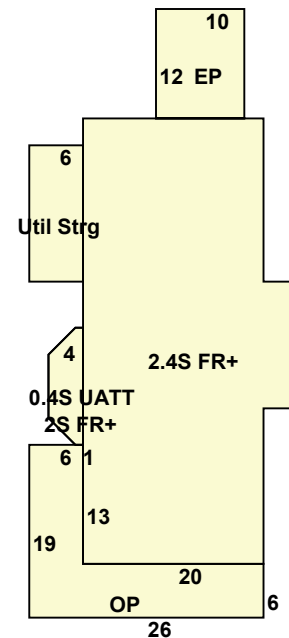
Interior	
Floors	Softwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 201,279

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	5	1	2	1



Unique ID: 170007

Wethersfield

Card No: 1 of 1

Location:	183-185 WOLCOTT HILL RD				Map/Lot:	170 007		Zone:	C	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	90	Last Update:	10-22-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
DOUBLE R HOME IMPROVEMENT LLC					2168 /431	04-23-24	Warranty Deed		YES	490,000		
183-5 WOLCOTT HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FOTI BRAHO & DANI					2113 /898	10-22-20	Warranty Surviv		YES	345,000		
SANTAVENERE VINCENT					1448 /0163	12-12-07			NO	281,000		
SANTAVENERE GILBERT JR & MELITA M					1253 /0211	06-13-05			NO	0		
SANTAVENERE GILBERT JR					0726 /0232	11-18-98			NO	0		
					/							
Permit Number	Date	Cost	Building Permit									
B-24-0638	06-19-24	10,000	Front porch remodeling keeping the existing layout. Install new sonotubes concrete 12" with big foot 24"									
P-24-0194	06-10-24	5,000	Rough in for washing machine in basement . install gas water heater . run gas line for water heater and dr									
E-24-0289	05-16-24	8,500	Replacing an existing 2 gang meter socket with a new 3 gang 100-amp per place meter socket to accommodate									
B-20-0725	09-22-20	2,200	Replacement of termite damaged sill (plate) in basement .									
BP-0482	06-25-10	15,680	Remove 2 layers & reroof									
MP-0309	12-10-08	100	Install wood stove in garage.									
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		90,900		
Dev Map	Dev Lot 6	11- Res Land	0.24	63,630				Total Building Value		198,554		
Date	09/13/2024	13- Res Bldg	1.00	138,990				Total Outbuilding Value		10,291		
Inspector	SB	14- Res Outbldg	1.00	7,200				Total Market Value		299,745		
Action	Exterior Only											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.24	0.00	90,000	1.01	0	90,900						
Total	0.24					90,900						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	63,630	63,630	63,630	63,630	63,630							
Building	138,990	138,480	138,480	138,480	138,480							
Outbuilding	7,200	7,200	7,200	7,200	7,200							
Total	209,820	209,310	209,310	209,310	209,310					Totals		
Comments												
2024GL: PORCH RENOVATION 2024GL: LISTING REVIEW - ROOM & BDRM COUNT 2009 WOODSTOVE IN FGR												

Unique ID: 170007

Wethersfield

Location:	183-185 WOLCOTT HILL RD	Unit	
911 Address:			
Map/Block/Lot	170 007		

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	3,600	251,892
Unit		Basement	1,264	19,908
Overall Condition	Good	Full Baths	3	15,750
Class	C+	Value Before Depr.	0	287,550
Stories	2.65	Depr/Adjust Amount	0	94,892
Design (Style)	Multi Family	Final Value (After Depr)	0	192,659
Construction	Wood Frame			
Year Built	1916			
Percent Complete	100			

Finished Area 3,600
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,264
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

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1916	Good	152	1,818
Fuel	Natural Gas		1916	Good	152	1,818
Cooling Type	None	0 %	2024	Good	189	2,259

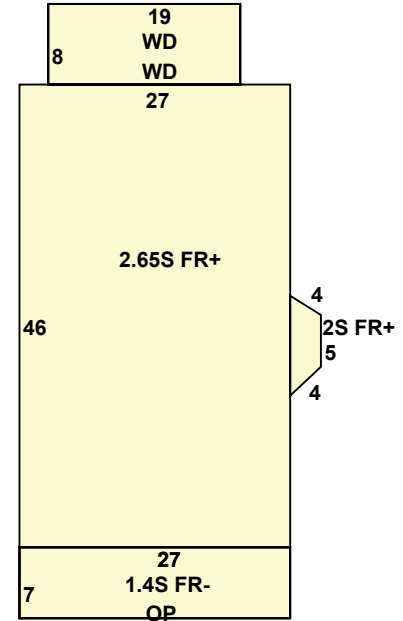
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gambrel

Total Building Value 198,554

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1940	Average	480	10,291					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
14	4	2	3	0



Unique ID: 120038

Wethersfield

Card No: 1 of 1

Location:		239 CUMBERLAND AVE				Map/Lot:		120 038		Zone:	B	Date Printed:		11-15-24	
911 Address:						Exempt			Route	8	Nbhd:	92	Last Update:		05-03-24
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
GARCIA CARLOS M & HEATHER L						2168 /500		04-24-24		Quit Claim			NO	0	
239 CUMBERLAND AVE WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
GARCIA CARLOS M						1823 /0226		02-12-14					NO	109,000	
FEDERAL HOME LOAN NORTGAGE CORP						1796 /0104		07-24-13					NO	0	
GMAC MORTGAGE LLC						1796 /0101		07-24-13					NO	0	
MAULUCCI JENNIFER						1329 /0164		04-28-06					YES	185,000	
RAMBHAROSE RAJENDRA F & HAIMWANTIE						1329 /0161		04-28-06					NO	0	
Permit Number		Date		Cost		Building Permit									
BP02286		05-13-02		300		Strip front & reroof									
				State Item Codes						Appraised Value					
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			92,000		
Dev Map		Dev Lot E1/2		11- Res Land	0.17	64,400				Total Building Value			88,027		
Date		03/08/2008 12/11/2008		13- Res Bldg	1.00	61,620				Total Outbuilding Value			1,764		
Inspector		BD		14- Res Outbldg	2.00	1,230				Total Market Value			181,791		
Action		3rd Att to list Hearing-No Show													
Acres							Influence Factors								
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment			
House Lot		0.17	0.00	92,000	1.00	0	92,000								
Total		0.17					92,000								
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value			
Land		64,400	64,400	64,400	64,400	64,400									
Building		61,620	61,620	61,620	61,620	61,620									
Outbuilding		1,230	1,230	1,230	1,230	1,230									
Total		127,250	127,250	127,250	127,250	127,250						Totals			
Comments															
FULL REAR DORMER															

Unique ID: 120038

Wethersfield

Location:	239 CUMBERLAND AVE	Unit	
911 Address:			
Map/Block/Lot	120 038		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,274	108,914
Unit		Basement	784	11,760
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.65	Half Baths	1	2,500
Design (Style)	Cape	Value Before Depr.	0	131,174
Construction	Wood Frame	Depr/Adjust Amount	0	45,911
Year Built	1929	Final Value (After Depr)	0	85,263
Percent Complete	100			

Finished Area	1,274	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	784			
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 %
				35
				0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1929	Average	240	2,652
Fuel	Natural Gas			Open Porch	1929	Average	15	112
Cooling Type	None	0 %						

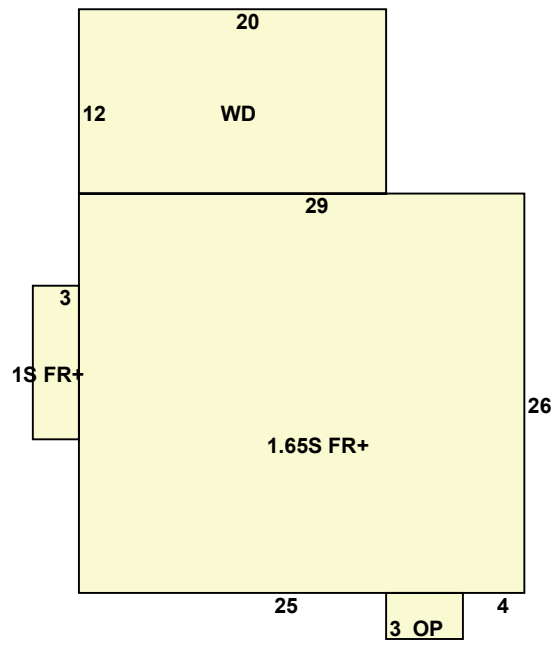
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 88,027

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1969	Average	60	420					
Frame Shed	2008	Average	120	1,344					

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



Unique ID: 241009

Wethersfield

Card No: 1 of 1

Location:	186 MIDDLETOWN AVE				Map/Lot:	241 009		Zone:	AG/C	Date Printed:	11-15-24	
911 Address:					Exempt		Route	5	Nbhd:	93	Last Update:	05-03-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BRODERICK DALIA R					2168 / 559	04-25-24	Quit Claim			NO	0	
186 MIDDLETOWN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BRODERICK STEPHEN J JR					2087 / 102	06-05-19	Warranty Deed			YES	228,000	
ABRONZINO ARTHUR JR					1653 / 0265	05-20-11				NO	0	
ABRONZINO ARTHUR JR & AMY					1158 / 0074	05-03-04				YES	198,000	
BAILEY TAMMY					0708 / 0212	07-15-98				NO	0	
					/							
Permit Number	Date	Cost	Building Permit									
091152	12-16-09	11,000	SIDIMG									
			State Item Codes					Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value 93,000				
Dev Map	Dev Lot 75E	11- Res Land	0.45	65,100				Total Building Value 120,397				
Date	05/08/2018	13- Res Bldg	1.00	84,280				Total Outbuilding Value 1,891				
Inspector	EQ	14- Res Outbldg	3.00	1,320				Total Market Value 215,288				
Action	DM Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.45	0.00	93,000	1.00	0	93,000						
Total	0.45					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100							
Building	84,280	84,280	84,280	84,280	84,280							
Outbuilding	1,320	1,320	1,320	1,320	1,320							
Total	150,700	150,700	150,700	150,700	150,700					Totals		
Comments												
2010 VINYL SDG REAR DORMER-28' ZONING CHANGE PER PLANNING												

Unique ID: 241009

Wethersfield

Location:	186 MIDDLETOWN AVE	Unit	
911 Address:			
Map/Block/Lot	241 009		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,512	125,496
Unit		Basement	800	12,000
Overall Condition	Good/VG	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	1.65	Value Before Depr.	0	150,496
Design (Style)	Cape	Depr/Adjust Amount	0	30,099
Construction	Wood Frame	Final Value (After Depr)	0	120,397
Year Built	1944			
Percent Complete	100			

Finished Area	1,512
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	800
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

Attached Component Computations			
Type	Yr Built	Condition	Value
Grade Factor	0	Physical Depreciation %	20
Economic Depreciation %	0	Functional Depreciation %	0

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

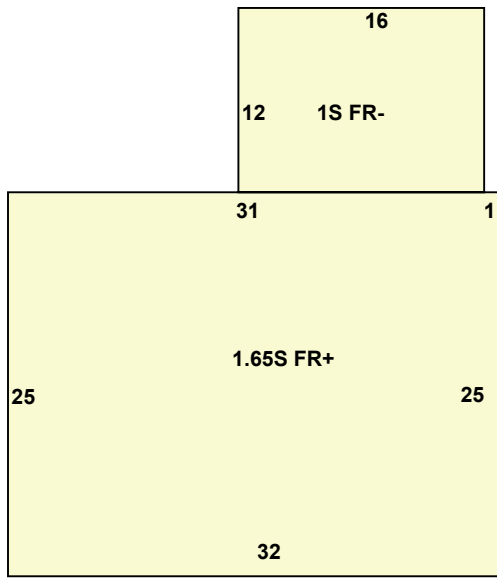
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 120,397

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
Det Masonry Patio	2008	Average	96	1,382							
Frame Shed	2003	Poor	96	403							
Metal Shed	1999	Average	80	106							

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



Unique ID: 091040

Wethersfield

Card No: 1 of 1

Location:	15 AMATO CIR				Map/Lot:	091 040		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	1	Nbhd:	131	Last Update:	05-03-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
REV TRUST OF MARILYN M MANTZIARIS MANTZIARIS MARILYN M TRUSTEE					2168 /557	04-25-24	Quit Claim			NO	0	
15 AMATO CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
JNT REV TRUST OF CHRISTOS I MANTZIA MARILYN M MANTZIARIS					2165 /270	12-04-23	Quit Claim			NO	0	
MANTZIARIS CHRISTOS & MARILYN					1617 /0292	10-29-10				YES	790,000	
ESPOSITO RAYMOND & MARISA					1460 /0042	03-03-08				YES	950,000	
JULIAN MARISA L & DANIEL R					1216 /0212	12-23-04				NO	0	
JULIAN MARISA L					0729 /0109	12-04-98				YES	125,000	
Permit Number	Date	Cost	Building Permit									
E-23-0246	05-17-23	700	REWIRE 2 BATHROOM LIGHTS FROM RECESS TO WALL LIGHT & ADD GFI OUTLET TO SINK									
P-23-0077	05-15-23	3,900	CHANGE OUT EXISTING FIXTURES - ONE TOILET, ONE DIVERTER, ONE VANITY									
TP-11-168	09-01-11	2,000	EMERGENCY REPL OF 50-GAL WATER HEATER									
PP000181	08-15-00	475	Backflow prev. for sprnklr									
MP000040	04-27-00	1,300	Propane tank gas line to pool htr									
EP990416	11-22-99	1,000	Wire ingr pool									
					State Item Codes					Appraised Value		
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		131,000		
Dev Map	Dev Lot 34	11- Res Land	0.48	91,700				Total Building Value		648,474		
Date	09/20/2011	13- Res Bldg	1.00	453,930				Total Outbuilding Value		23,040		
Inspector	CR	14- Res Outbldg	1.00	16,130				Total Market Value		802,514		
Action	49											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.48	0.00	131,000	1.00	0	131,000						
Total	0.48					131,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	91,700	91,700	91,700	91,700	91,700							
Building	453,930	453,930	453,930	453,930	453,930							
Outbuilding	16,130	16,130	16,130	16,130	16,130							
Total	561,760	561,760	561,760	561,760	561,760					Totals		
Comments												
2020GL-CHG SKETCH; SF REDUCED												

Location:	15 AMATO CIR	Unit
911 Address:		
Map/Block/Lot	091 040	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	5,631	505,101
Unit		Basement	2,596	48,675
Overall Condition	Average	Better Quality Basement Fin	1,000	37,500
Class	B	Central Air	5,631	10,558
Stories	2.00	Extra Fixtures	1	375
Design (Style)	Colonial	Fireplace	2	7,500
Construction	Wood Frame	Full Baths	6	37,500
Year Built	1999	Half Baths	1	3,125
Percent Complete	100	Value Before Depr.	0	650,334
		Depr/Adjust Amount	0	45,523
		Final Value (After Depr)	0	604,810

Finished Area 5,631
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	2,596
Basement Finish	1,000
Bsmt Room Style	Better
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

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

Type	Yr Built	Condition	Area/Qty	Value
Cathedral	1999	Average/Good	153	6,359
Frame Garage	1999	Average/Good	837	31,806
Patio	1999	Average/Good	184	2,139
2S Open Porch	1999	Average/Good	138	2,950
Open Porch	1999	Average/Good	30	410

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

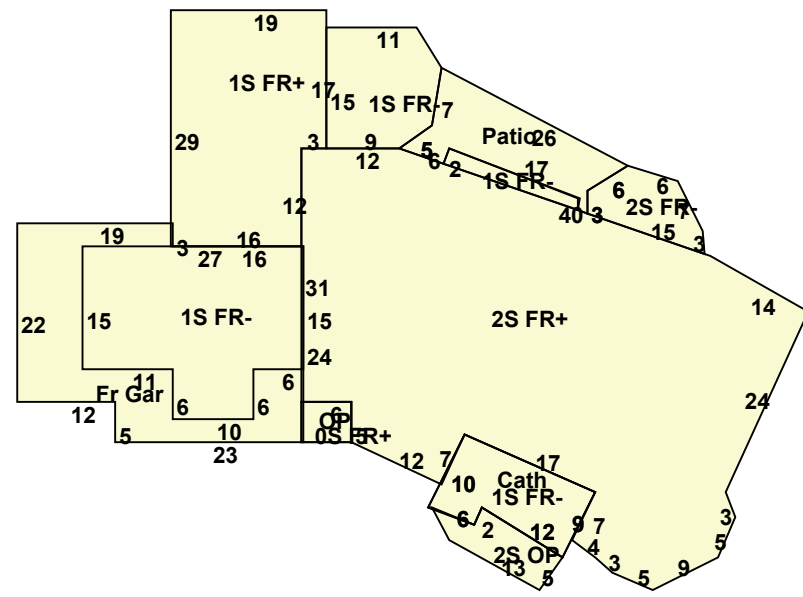
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	HIP

Total Building Value 648,474

Special Features	
Extra Fixtures	1

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gunite Pool	2000	Good	800	23,040					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
11	4	1	6	1



Unique ID: 168027

Wethersfield

Card No: 1 of 1

Location:	16 LIVINGSTON ST				Map/Lot:	168 027		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	05-03-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
MOO TAW NAY & LU PWAY THAW SHA					2168 /629	04-26-24	Survivorship			NO	0	
16 LIVINGSTON ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MOO TAW NAY & THAW SHA					2112 /646	10-05-20	Warranty Surviv			YES	187,000	
ENGEL WILLIAM & TAN ELMA					0996 /0176	02-03-03				YES	167,000	
RAMOS ANDRES L + IRIS M					0487 /0139	12-31-90				NO	139,000	
					0487 /0139	12-31-90				NO	139,000	
RAMOS ANDRES L + IRIS M					/							
Building Permit												
Permit Number	Date	Cost										
B-16-768	12-28-16	3,584	INSTALL 16 MODULE SOLAR SYSTEM									
E-16-489	12-27-16	14,336	WIRE 16 MODULE SOLAR SYSTEM									
P-10-62	10-06-10	975	Replace 40 gallon natural gas hot water with same.									
P-10-62	10-06-10	975	Replace 40 gallon natural gas hot water htr. w/ same									
BP05429	08-29-05	9,566	Repl 17 windows									
State Item Codes												
Census/Tract	4923	Code			Quantity	Value	Code			Quantity	Value	
Dev Map	Dev Lot 14	11- Res Land	0.11	63,110								
Date	05/17/2018	13- Res Bldg	1.00	83,370								
Inspector	EQ	14- Res Outbldg	1.00	3,550								
Action	DM Change											
Appraised Value												
										Total Land Value	90,160	
										Total Building Value	119,103	
										Total Outbuilding Value	5,069	
										Total Market Value	214,332	
Acres												
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.11	0.00	92,000	0.98	0	90,160						
Total	0.11					90,160						
Assessment History (Prior Years as of Oct 1)												
	Current	2023	2022	2021	2020	490 Appraised Totals						
						Type	Acres	Value	Type	Acres	Value	
Land	63,110	63,110	63,110	63,110	63,110							
Building	83,370	83,370	83,370	83,370	83,370							
Outbuilding	3,550	3,550	3,550	3,550	3,550							
Total	150,030	150,030	150,030	150,030	150,030							
Comments												
2017-SOLAR												

Unique ID: 168027

Wethersfield

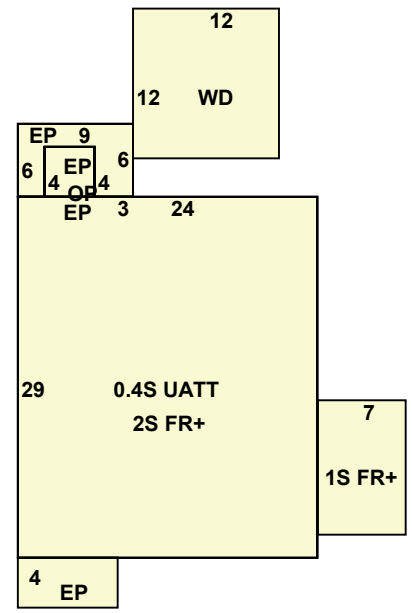
Location:	16 LIVINGSTON ST	Unit	
911 Address:			
Map/Block/Lot	168 027		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,469	134,061
Unit		Basement	773	11,595
Overall Condition	Good	Full Baths	1	5,000
Class	C	Half Baths	1	2,500
Stories	2.00	Value Before Depr.	0	153,156
Design (Style)	Colonial	Depr/Adjust Amount	0	44,415
Construction	Wood Frame	Final Value (After Depr)	0	108,741
Year Built	1937			
Percent Complete	100			

Finished Area	1,469	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	773			
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 %
				29
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Unfinished Attic	1937	Good	278	6,908
Fuel	Natural Gas			Wood Deck	1937	Good	144	1,738
Cooling Type	None	0 %		Enclosed Porch	1937	Good	38	485
				Enclosed Porch	1937	Good	32	409
				Enclosed Porch	1937	Good	38	485
				Enclosed Porch	1937	Good	16	204
				Open Porch	1937	Good	16	131
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				119,103

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1937	Average	240	5,069
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	3	1	1	1					



Location:	65 HARMUND PL				Map/Lot:	211 030		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	116	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
WEBER III FREDERICK					2168 /632	04-26-24	Admin Deed			NO	225,000	
65 HARMUND PL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MORIN BARBARA GENE EST					2168 /631	04-26-24	Probate			NO	0	
MORIN BARBARA					1901 /0067	08-24-15				NO	166,000	
TOOKER BALLOU MASON EST					1886 /0180	05-26-15				NO	0	
TOOKER BALLOU MASON					1247 /0126	05-18-05				NO	0	
TOOKER BALLOU & ROBERTA B					0121 /0587	04-18-47				NO	0	
Permit Number	Date	Cost	Building Permit									
P-16-133	06-16-16	1,135	Replace 40 gal natural gas water heater.									
P-16-133	06-16-16	1,135	C/A 6/16/16-REPLACE HOTWATER HEATER									
MP05131	08-19-05	3,500	Vent for gas fireplace & enclosure									
EP05238	08-17-05	3,500	Wire gas fireplace									
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 8	11- Res Land	0.14	76,370				Total Land Value		109,098		
Date	05/22/2024	13- Res Bldg	1.00	72,300				Total Building Value		103,289		
Inspector	SB							Total Outbuilding Value		0		
Action	LISTING REVIEW							Total Market Value		212,387		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.14	0.00	116,000	0.99	-5	109,098	House Lot	-5	Condition	RR/PL		
Total	0.14					109,098						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	76,370	76,370	76,370	76,370	76,370							
Building	72,300	72,300	72,300	72,300	72,300							
Outbuilding	0	0	0	0	0							
Total	148,670	148,670	148,670	148,670	148,670					Totals		
Comments												
2015 FPL/KIT/FBM PER MLS EXT=RAILROAD												

Unique ID: 211030

Wethersfield

Location:	65 HARMUND PL	Unit
911 Address:		
Map/Block/Lot	211 030	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,333	112,852
Unit		Average Quality Basement Fi	450	6,750
Overall Condition	Good	Basement	720	10,800
Class	C	Full Baths	1	5,000
Stories	1.65	Half Baths	1	2,500
Design (Style)	Cape	Prefab Fireplaces	1	2,000
Construction	Wood Frame	Value Before Depr.	0	139,902
Year Built	1946	Depr/Adjust Amount	0	37,773
Percent Complete	100	Final Value (After Depr)	0	102,128

Finished Area 1,333
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	720
Basement Finish	450
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	27
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1946	Good	70	869
Fuel	Natural Gas		Enclosed Porch	1946	Good	12	158
Cooling Type	None	0 %	Open Porch	1946	Good	16	134

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

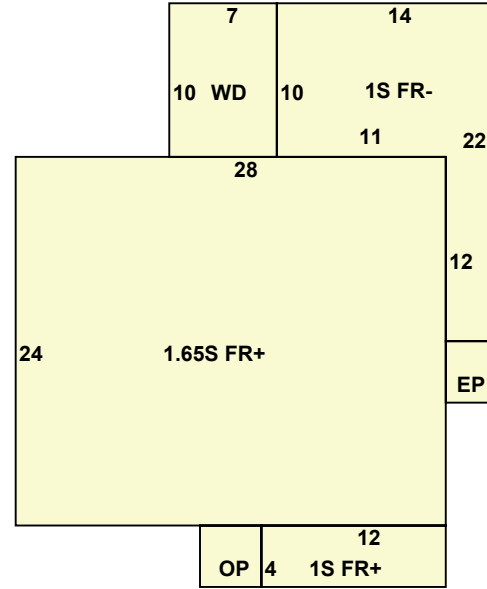
Exterior	
Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	Saltbox

Total Building Value 103,289

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
PreFab Gas FP	1			

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



Detached Component Computations

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

Unique ID: 129066

Wethersfield

Card No: 1 of 1

Location:	217 DALE RD				Map/Lot:	129 066		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	05-03-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
SENDEROVIC SEBAN & LUTVIJA & ELDIS					2168 / 606	04-26-24				NO	0	
217 DALE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SENDEROVIC SABAN & LUTVIJA					2015 / 0287	10-18-17				NO	210,000	
FLYNN EDWARD L JR & JACQUELINE					0243 / 0693	06-14-66				NO	0	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-18-118	06-12-18	5,500	NEW GAS LINE, BOILER									
M-18-118	06-05-18	5,500	NEW GAS LINE, GAS COMBINATION BOILER NCB 240E.									
BP-0981	12-03-09	4,943	Remove 1 layer & reroof									
State Item Codes												
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 17R	11- Res Land	0.29	69,820				Total Land Value		99,750		
Date	09/09/2010 12/10/2008	13- Res Bldg	1.00	113,520				Total Building Value		162,166		
Inspector	CR	14- Res Outbldg	1.00	400				Total Outbuilding Value		571		
Action	Exterior Only Hearing-Change							Total Market Value		262,487		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.29	0.00	105,000	1.00	-5	99,750	House Lot	-5	Topography	TOPO/DRAINAGE		
Total	0.29					99,750						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	69,820	69,820	69,820	69,820	69,820							
Building	113,520	113,520	113,520	113,520	113,520							
Outbuilding	400	400	400	400	400							
Total	183,740	183,740	183,740	183,740	183,740					Totals		
Comments												
2018GL-SALES REVIEW, AVG COND; GAS HEAT DRAINAGE PROBLEMS												

Unique ID: 129066

Wethersfield

Location:	217 DALE RD	Unit	
911 Address:			
Map/Block/Lot	129 066		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,862	164,117
Unit		Average Quality Basement Fi	314	4,710
Overall Condition	Average	Basement	912	13,680
Class	C	Central Air	1,862	2,793
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	1966	Value Before Depr.	0	200,800
Percent Complete	100	Depr/Adjust Amount	0	54,216
		Final Value (After Depr)	0	146,584

Finished Area	1,862
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	912
Basement Finish	314
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Type	Yr Built	Condition	Value
Frame Garage	1966	Good	480
Enclosed Porch	1966	Good	140

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

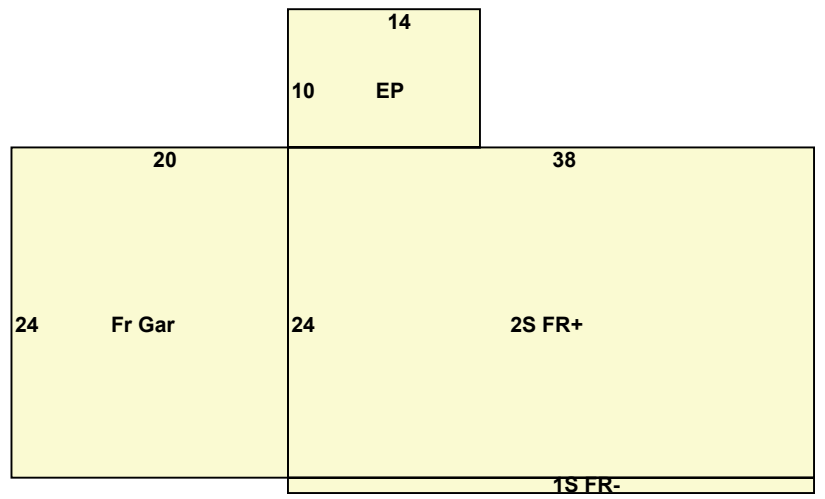
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 162,166

Special Features				
Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1973	Fair	96	571

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



Location:	65 HARMUND PL				Map/Lot:	211 030		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	116	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
WEBER III FREDERICK					2168 /632	04-26-24	Admin Deed			NO	225,000	
65 HARMUND PL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MORIN BARBARA GENE EST					2168 /631	04-26-24	Probate			NO	0	
MORIN BARBARA					1901 /0067	08-24-15				NO	166,000	
TOOKER BALLOU MASON EST					1886 /0180	05-26-15				NO	0	
TOOKER BALLOU MASON					1247 /0126	05-18-05				NO	0	
TOOKER BALLOU & ROBERTA B					0121 /0587	04-18-47				NO	0	
Permit Number	Date	Cost	Building Permit									
P-16-133	06-16-16	1,135	Replace 40 gal natural gas water heater.									
P-16-133	06-16-16	1,135	C/A 6/16/16-REPLACE HOTWATER HEATER									
MP05131	08-19-05	3,500	Vent for gas fireplace & enclosure									
EP05238	08-17-05	3,500	Wire gas fireplace									
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 8	11- Res Land	0.14	76,370				Total Land Value		109,098		
Date	05/22/2024	13- Res Bldg	1.00	72,300				Total Building Value		103,289		
Inspector	SB							Total Outbuilding Value		0		
Action	LISTING REVIEW							Total Market Value		212,387		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.14	0.00	116,000	0.99	-5	109,098	House Lot	-5	Condition	RR/PL		
Total	0.14					109,098						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	76,370	76,370	76,370	76,370	76,370							
Building	72,300	72,300	72,300	72,300	72,300							
Outbuilding	0	0	0	0	0							
Total	148,670	148,670	148,670	148,670	148,670					Totals		
Comments												
2015 FPL/KIT/FBM PER MLS EXT=RAILROAD												

Unique ID: 211030

Wethersfield

Location:	65 HARMUND PL	Unit
911 Address:		
Map/Block/Lot	211 030	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,333	112,852
Unit		Average Quality Basement Fi	450	6,750
Overall Condition	Good	Basement	720	10,800
Class	C	Full Baths	1	5,000
Stories	1.65	Half Baths	1	2,500
Design (Style)	Cape	Prefab Fireplaces	1	2,000
Construction	Wood Frame	Value Before Depr.	0	139,902
Year Built	1946	Depr/Adjust Amount	0	37,773
Percent Complete	100	Final Value (After Depr)	0	102,128

Finished Area 1,333
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	720
Basement Finish	450
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	27
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1946	Good	70	869
Fuel	Natural Gas		Enclosed Porch	1946	Good	12	158
Cooling Type	None	0 %	Open Porch	1946	Good	16	134

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

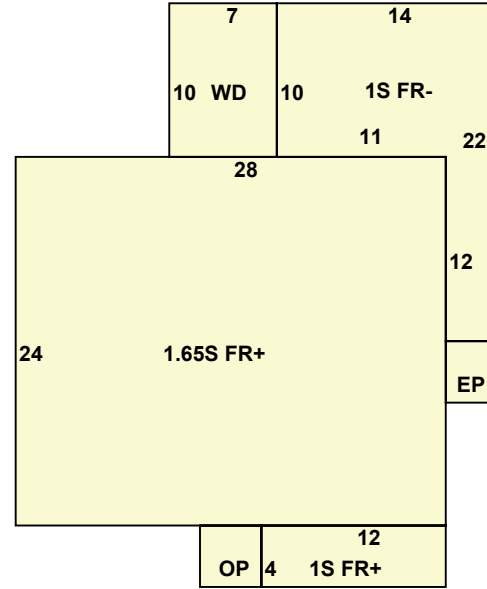
Exterior	
Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	Saltbox

Total Building Value 103,289

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
PreFab Gas FP	1			

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



Detached Component Computations

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

Location:	50 CHARTER RD	Unit	
911 Address:			
Map/Block/Lot	232 034		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,176	93,563
Unit		Basement	1,176	17,640
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	119,203
Design (Style)	Ranch	Depr/Adjust Amount	0	36,953
Construction	Wood Frame	Final Value (After Depr)	0	82,250
Year Built	1952			
Percent Complete	100			

Finished Area	1,176	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,176			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 31
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Enclosed Porch	1952	Average	120	1,490
Fuel	Oil		Open Porch	1952	Average	24	190
Cooling Type	None	0 %	Open Porch	1952	Average	48	381

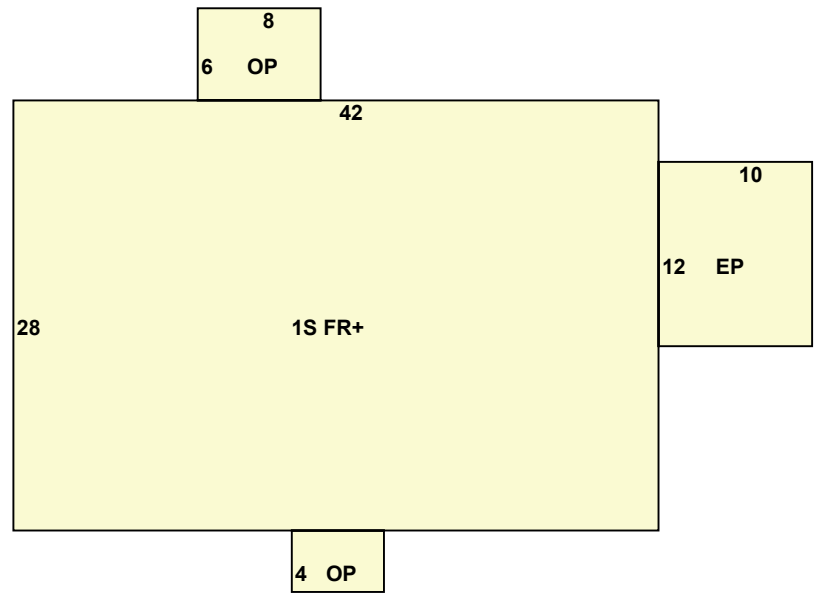
Interior		
Floors	Hardwood	Vinyl
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 84,311

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1955	Average	648	14,515					
Open Porch	1960	Average	432	3,527					

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



Unique ID: 113019

Wethersfield

Card No: 1 of 1

Location:	34 GOODWIN AVE				Map/Lot:	113 019		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	05-22-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
DERSCHIED JILLIAN					2168 /611	04-26-24	Warranty Deed		YES	280,000		
34 GOODWIN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
STANESCKI LORI A					0692 /0275	03-30-98			YES	110,000		
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
TM-15-403	12-12-15	9,049	GAS BOILER/WATER HTR/PIPING									
E-14-425	10-15-14	400	INSTALL NEW CIRCUIT FOR SUMP PUMP & BATTERY BACK UP									
P-14-257	09-29-14	1,500	NEW SUMP PUMP & PIT. TIE INTO NEW STORM LATERAL c/a 9/29/14									
P-14-184	08-01-14	1,800	NEW SUMP PIT & PUMP. TIE IN TO NEW STORM DRAIN LATERAL									
BP-0293	07-31-09	5,127	Strip roof/replace									
BP07205	05-29-07	8,500	Strip 1 layer & reroof									
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value 83,000				
Dev Map	Dev Lot 73	11- Res Land	0.17	58,100				Total Building Value 108,935				
Date	05/22/2024	13- Res Bldg	1.00	76,250				Total Outbuilding Value 1,344				
Inspector	SB	14- Res Outbldg	1.00	950				Total Market Value 193,279				
Action	LISTING REVIEW											
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	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	58,100	58,100	58,100	58,100	58,100							
Building	76,250	76,250	76,250	76,250	76,250							
Outbuilding	950	0	0	0	0							
Total	135,300	134,350	134,350	134,350	134,350					Totals		
Comments												
2024GL: LISTING REVIEW - ADD EXISTING SHED 2016GL-CONVERT TO GAS BOILER HEAT SUMP PUMP IN BSM 2009 REROOF NVI												

Unique ID: 113019

Wethersfield

Location:	34 GOODWIN AVE	Unit
911 Address:		
Map/Block/Lot	113 019	

General Description	Description	Area/Qty	Value
Building Use Single Family	Base Rate	1,274	114,252
Unit	Basement	910	13,650
Overall Condition Good/VG	Full Baths	2	10,000
Class C	Value Before Depr.	0	137,902
Stories 1.40	Depr/Adjust Amount	0	35,855
Design (Style) Conventional	Final Value (After Depr)	0	102,048
Construction Wood Frame			
Year Built 1919			
Percent Complete 100			

Finished Area 1,274
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	910
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1919	Good	348	4,028
Fuel	Natural Gas		Enclosed Porch	1919	Good	84	1,028
Cooling Type	None	0 %	Enclosed Porch	1919	Good	36	441
			Enclosed Porch	1919	Good	30	367
			Enclosed Porch	1919	Good	84	1,028

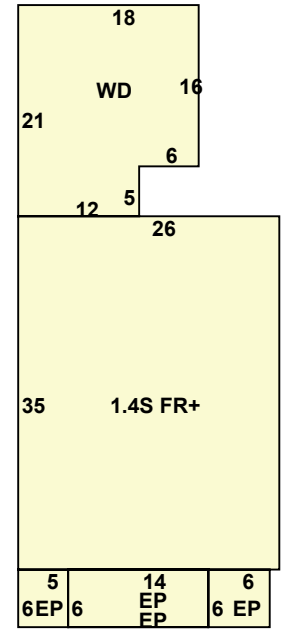
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 108,935

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

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



Unique ID: 226065

Wethersfield

Card No: 1 of 1

Location:	5 CHAMBERLAIN RD				Map/Lot:	226 065		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	68	Last Update:	06-11-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
SD PROPERTY ENTERPRISES LLC					2168 / 691	04-29-24	Quit Claim			NO	0	
118 SOUTHWELL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DEMAIO SCOTT A					0418 / 0042	06-07-88				NO	0	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
B-24-0047	01-24-24	6,000	Supply dumpster for shingle debris. Remove 1 layer of asphalt shingles. Install proper flashing under lead									
BP-1090	12-10-09	3,750	Remove 1 layer & reroof									
B-2009-1090	11-17-09	3,750	REMOVE ONE LAYER OF ROOFING AND REPLACE WITH ICE and WATER WHIELD, FELT PAPER, RIDGE VENT AND 30 YR. CER									
EP03092	05-15-03	700	200 amp service									
State Item Codes												
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 26A	11- Res Land	0.30	48,080				Total Land Value		68,680		
Date	12/17/2010	13- Res Bldg	1.00	61,190				Total Building Value		87,409		
Inspector	CR	14- Res Outbldg	1.00	1,500				Total Outbuilding Value		2,150		
Action	Exterior Only							Total Market Value		158,239		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.30	0.00	68,000	1.01	0	68,680						
Total	0.30					68,680						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	48,080	48,080	48,080	48,080	48,080							
Building	61,190	61,190	61,190	61,190	61,190							
Outbuilding	1,500	1,500	1,500	1,500	1,500							
Total	110,770	110,770	110,770	110,770	110,770					Totals		
Comments												
2018GL-UPDATE DECK SKETCH, PICTOMETRY EXT = LOCATION												

Location:	5 CHAMBERLAIN RD	Unit
911 Address:		
Map/Block/Lot	226 065	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	952	78,331
Unit		Basement	952	14,280
Overall Condition	Good	Basement Garage Bays	1	2,000
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	102,611
Construction	Wood Frame	Depr/Adjust Amount	0	24,627
Year Built	1953	Final Value (After Depr)	0	77,984
Percent Complete	100			

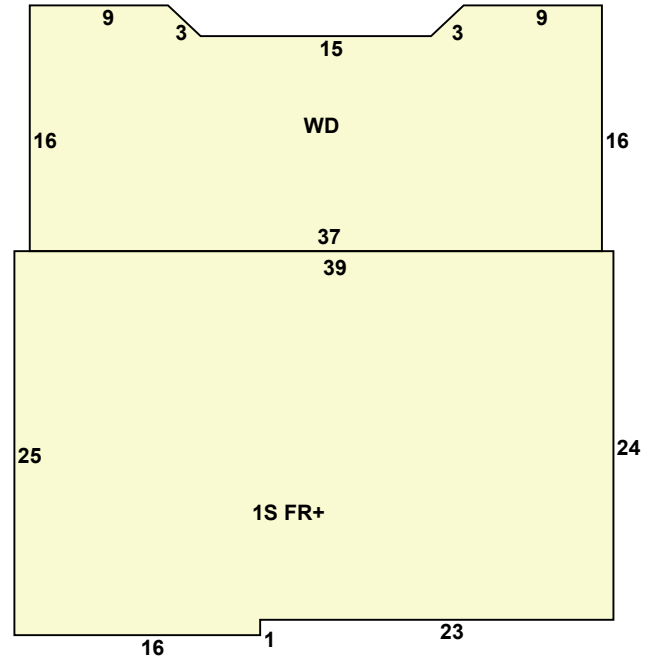
Finished Area	952	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	952			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	1	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				24
				0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	2013	Good	560	9,425
Fuel	Oil							
Cooling Type	None	0 %						

Total Building Value 87,409

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Average	192	2,150					

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



Unique ID: 094039

Wethersfield

Card No: 1 of 1

Location:	38 GOFF BROOK CIR				Map/Lot:	094 039		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	128	Last Update:	11-06-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
LEIVA JORGE LEONEL GUERRA GARCIA MIOSOTIS					2168 / 660	04-29-24	Fiduciary Deed		YES	490,000		
38 GOFF BROOK CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ROGERS SHERMAN L JR EST LAMOUREUX CAROLYN R EXECUTRIX					2165 / 940	12-21-23	Probate		NO	0		
ROGERS SHERMAN L JR					2154 / 254	11-04-22	Probate		NO	0		
ROGERS SHERMAN L JR & ANN J					0283 / 0723	08-21-72			NO	0		
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
E-24-0609	09-04-24	2,500	Upgrade underground service from 100 Amps to 200 Amps									
M-19-0087	04-27-19	6,106	REMOVE OLD FURNACE & A/C AND INSTALL NEW									
B-17-31	01-31-17	11,815	STRIP & REROOF									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 199	11- Res Land	0.36	86,910				Total Land Value		124,160		
Date	05/23/2018	13- Res Bldg	1.00	135,770				Total Building Value		193,950		
Inspector	EQ							Total Outbuilding Value		0		
Action	DM Change	Hearing-Change						Total Market Value		318,110		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	128,000	0.97	0	124,160						
Total	0.36					124,160						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	86,910	86,910	86,910	86,910	86,910							
Building	135,770	135,770	135,770	135,770	135,770							
Outbuilding	0	0	0	0	0							
Total	222,680	222,680	222,680	222,680	222,680					Totals		
Comments												
BCKYARD WATER PROBLEMS SAYS OWNER 10/2008 WET BSM=FUNC												

Location:	38 GOFF BROOK CIR	Unit
911 Address:		
Map/Block/Lot	094 039	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,232	181,060
Unit		Basement	1,152	17,280
Overall Condition	Avg/Good	Central Air	2,232	3,348
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	217,188
Year Built	1972	Depr/Adjust Amount	0	34,750
Percent Complete	100	Final Value (After Depr)	0	182,438

Finished Area 2,232
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,152
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Grade Factor	0	Physical Depreciation %	16
Economic Depreciation %	0	Functional Depreciation %	0

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

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

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 193,950

Special Features

Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

Type	Yr Blt	Condition	Area/Qty	Value

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

