

Unique ID: 155004

Wethersfield

Card No: 1 of 1

Location:	675 FOLLY BROOK BLVD				Map/Lot:	155 004		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	08-23-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
CENTURELLI KATHY					2170 / 1164	08-01-24	Quit Claim			NO	0	
675 FOLLY BROOK BLVD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CENTURELLI ANTHONY P & PEASLEY KATHY A					1500 / 0218	11-12-08				YES	280,000	
LATIFF NISHAN & PARVATIE					/	01-23-06				YES	263,000	
ZHANG JIN FU & JIANG SU HUI					0532 / 0332	10-20-92				YES	170,000	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-24-0208	07-15-24	23,000	Installation of a Lennox Ductless 4-1 Mini Split System One new outdoor unit, electrical by others.									
E-24-0434	07-11-24	900	Install power to new A/C condenser.									
P-20-0241	12-29-20	1,000	Install gas piping for one 16 kw Generac Generator. Piping to be exposed along foundation wall.									
E-20-0429	09-23-20	8,000	Wire for 16 kw Generac generator .									
TB-13-489	09-05-13	3,500	REPL & ENLARGE REAR WDK TO 12X20									
B-12-257	06-26-12	1,350	EXPAND EXISTING BATHROOM TO 5'x11'									
			State Item Codes					Appraised Value				
Census/Tract	4924		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			93,000
Dev Map		Dev Lot	11- Res Land	0.28	65,100				Total Building Value			134,045
Date	05/19/2018		13- Res Bldg	1.00	93,830				Total Outbuilding Value			3,674
Inspector	EQ		14- Res Outbldg	2.00	2,570				Total Market Value			230,719
Action	DM No Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.28	0.00	93,000	1.00	0	93,000						
Total	0.28					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	93,830	93,070	93,070	93,070	93,070							
Outbuilding	2,570	2,480	2,480	2,480	2,480							
Total	161,500	160,650	160,650	160,650	160,650					Totals		
Comments												
2024GL: AIR CONDITIONING 2021-GENERATOR 2012 PARTIAL CA/REMOD BATH/WDK/DEP CODE 2014 PTO/WDK												

Unique ID: 155004

Wethersfield

Location:	675 FOLLY BROOK BLVD	Unit
911 Address:		
Map/Block/Lot	155 004	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,340	98,932
Unit		Basement	1,248	18,720
Overall Condition	Avg/Good	Basement Garage Bays	2	4,000
Class	C	Cooling - Mini Split	1,340	1,340
Stories	1.00	Finished Lower Level	450	15,750
Design (Style)	Raised Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	3	15,000
Year Built	1967	Value Before Depr.	0	156,742
Percent Complete	100	Depr/Adjust Amount	0	29,781
		Final Value (After Depr)	0	126,961

Finished Area	1,340
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,248
Basement Finish	450
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	19
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1967	Average/Good	240	3,305
Fuel	Natural Gas		Patio	1967	Average/Good	240	1,800
Cooling Type	Mini Split	100 %	Patio	1967	Average/Good	234	1,755
			Open Porch	1967	Average/Good	24	224

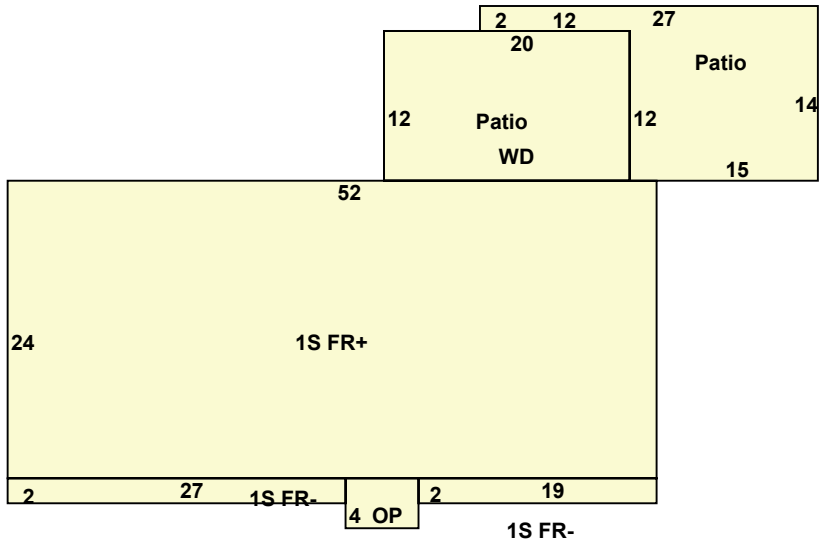
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum Brick
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 134,045

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1								
			Wood Deck	2012	Average	160	2,666		
			Frame Shed	2000	Average	120	1,008		

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



Unique ID: 152031

Wethersfield

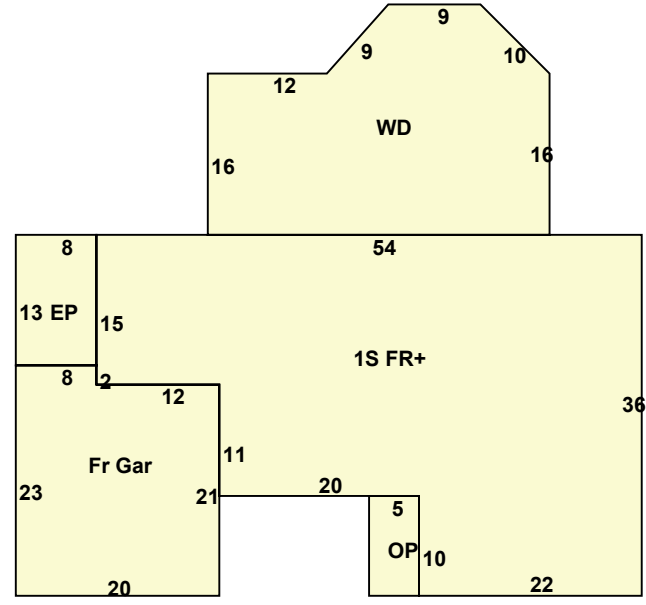
Card No: 1 of 1

Location:	134 OLNEY RD				Map/Lot:	152 031		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MARONN HEIDI J & OPITO INGRID					2171 / 1767	08-01-24		Quit Claim		NO	0	
134 OLNEY RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MARONN SIEGFRIED H&CHARLOTTE H					0580 / 0036	10-03-94				YES	164,000	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
MP-0254	11-26-08	6,000	Install oil boiler									
EP-0327	11-25-08	2,000	Service upgrade to 200 amps.									
BP05006	01-11-05	7,000	Strip 2 layers & reroof									
MP04127	06-28-04	6,000	Install A/C									
BP010633	10-10-01	1,200	8X12 shed									
			State Item Codes					Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot	138R	11- Res Land	0.27	73,500			Total Land Value		105,000		
Date	04/25/2024		13- Res Bldg	1.00	103,570			Total Building Value		147,962		
Inspector	W Topliff		14- Res Outbldg	1.00	630			Total Outbuilding Value		900		
Action	DM No Change							Total Market Value		253,862		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.27	0.00	105,000	1.00	0	105,000						
Total	0.27					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	103,570	103,570	103,570	103,570	103,570							
Outbuilding	630	630	630	630	630							
Total	177,700	177,700	177,700	177,700	177,700					Totals		
Comments												
PULL DOWN ATTIC ACCESS SCUTTLE ATTIC ACCESS												

Unique ID: 152031

Wethersfield

Location:		134 OLNEY RD		Unit					
911 Address:									
Map/Block/Lot		152 031							
General Description		Description	Area/Qty	Value					
Building Use	Single Family	Base Rate	1,492	108,558					
Unit		Average Quality Basement Fi	420	6,300					
Overall Condition	Good	Basement	1,492	22,380					
Class	C	Central Air	1,492	2,238					
Stories	1.00	Fireplace	1	3,000					
Design (Style)	Ranch	Full Baths	2	10,000					
Construction	Wood Frame	Value Before Depr.	0	152,476					
Year Built	1962	Depr/Adjust Amount	0	28,970					
Percent Complete	100	Final Value (After Depr)	0	123,506					
Finished Area	1,492	Finished Area Does Not Include Finished Basement Area							
Foundation									
Basement Area	1,492								
Basement Finish	420								
Bsmt Room Style	Average								
Basement Walls									
Outside Entry	Hatch								
Basement Garage Bays	0								
Sump Pump	YES								
		Grade Factor	0	Physical Depreciation %	19				
		Economic Depreciation %	0	Functional Depreciation %	0				
Attached Component Computations									
HVAC		Type	Yr Built	Condition	Area/Qty	Value			
Heating Type	Hot Water	100 %	Wood Deck	1996	Good	652	11,173		
Fuel	Oil		Frame Garage	1962	Good	436	11,301		
Cooling Type	Central	100 %	Enclosed Porch	1962	Good	104	1,515		
			Open Porch	1962	Good	50	465		
Interior									
Floors	Hardwood	Carpet							
Attic Access									
Walls	Drywall								
Fireplaces	1								
Wood Stoves	0								
Exterior									
Exterior	Vinyl Siding								
Roof Cover	Asphalt								
Roof Type	Gable								
			Total Building Value		147,962				
Special Features									
Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2002	Average	96	900					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	4	1	2	0					



Unique ID: 109053

Wethersfield

Card No: 1 of 1

Location:	343 PINE LN	Map/Lot:	109 053	Zone:	A1	Date Printed:	11-15-24
------------------	-------------	-----------------	---------	--------------	----	----------------------	----------

911 Address:		Exempt		Route	8	Nbhd:	113	Last Update:	08-29-24
---------------------	--	---------------	--	--------------	---	--------------	-----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
VISONO LOUIS N JR		2171 /769	08-01-24	Probate	NO	0
343 PINE LA WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
VISONO ROSE M		0734 /0204	01-06-99		NO	0
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
E-20-0343	08-27-20	2,000	Service upgrade from 100 to 200 amp service.
E-20-0343	08-27-20	2,000	Service upgrade from 100 to 200 amp service.
B-15-916	12-01-15	5,900	STRIP EXISTING. 6' ICE SHIELD. 30 LB FELT. 6 NAILS ARCHETECTURAL.
TB-15-916	12-01-15	5,900	NEW ROOF
BP-1054	12-08-09	10,370	Install vinyl siding
B-2009-1054	10-19-09	10,370	INSTALL VINYL SIDING.

DIGIORGI ROOFING and SIDING, 33 LAURENCE ST SEACON FALLS, CT 06403, (203-723-XXXX)						Appraised Value		
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	
Dev Map	Dev Lot 20	11- Res Land	0.32	79,100				
Date	04/30/2024	13- Res Bldg	1.00	87,780				
Inspector	W Topliff	14- Res Outbldg	1.00	500				
Action	DM No Change							
							Total Land Value	113,000
							Total Building Value	125,402
							Total Outbuilding Value	717
							Total Market Value	239,119

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.32	0.00	113,000	1.00	0	113,000				
Total	0.32					113,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	79,100	79,100	79,100	79,100	79,100						
Building	87,780	87,780	87,780	87,780	87,780						
Outbuilding	500	500	500	500	500						
Total	167,380	167,380	167,380	167,380	167,380				Totals		

Comments

10/08 PULL DOWN ATTIC STAIRS
2010-VINYL SIDING

Location:	343 PINE LN	Unit	
911 Address:			
Map/Block/Lot	109 053		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,292	95,388
Unit		Basement	1,250	18,750
Overall Condition	Avg/Good	Basement Garage Bays	2	4,000
Class	C	Finished Lower Level	500	17,500
Stories	1.00	Fireplace	1	3,000
Design (Style)	Raised Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	148,638
Year Built	1970	Depr/Adjust Amount	0	25,269
Percent Complete	100	Final Value (After Depr)	0	123,370

Finished Area 1,292
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,250
Basement Finish	500
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO

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

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

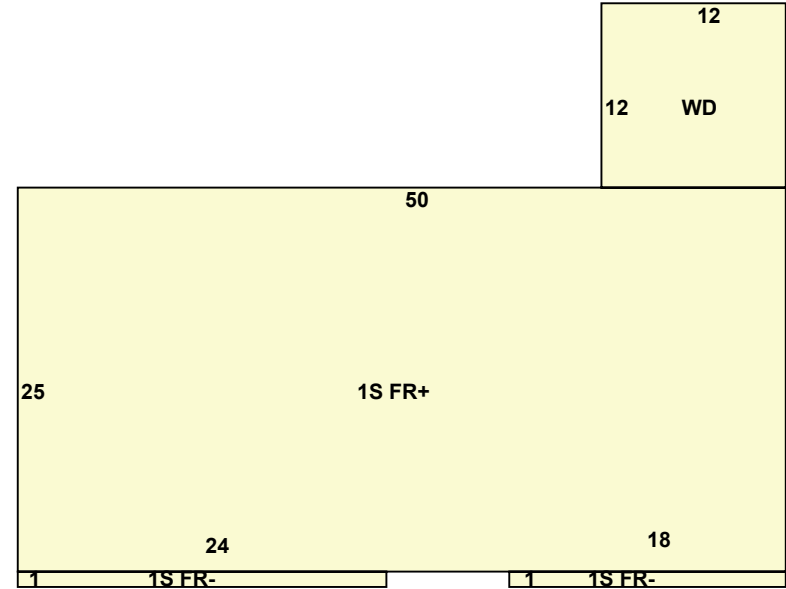
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Attached Component Computations			
Grade Factor	0	Physical Depreciation %	17
Economic Depreciation %	0	Functional Depreciation %	0

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1970	Average/Good	144	2,032
Total Building Value			125,402	

Special Features				

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



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Average	64	717					

Unique ID: 151015

Wethersfield

Card No: 1 of 1

Location:	396 BRIMFIELD RD				Map/Lot:	151 015		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
LOMBARDO PHILIP K					/	08-01-24	Warranty Deed			NO	194,000	
63 GROTON AVE OLD LYME , CT 06371												
Additional Owners:												
Prior Owner History												
LOMBARDO DONNA D					0444 /0351	04-28-89				NO	185,000	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-19-0707	08-30-19	10,850	Strip and reroof. 6' water & ice, 4" seam tape and synthetic underlayment. 22 sq.									
B-19-0707	08-30-19	10,850	Strip and reroof. 6' water and ice. 4" seam tape and synthetic underlayment. 22 sq.									
PP02155	08-07-02	800	Gas pipe to fireplace & grill									
EP01258	09-11-01	500	Wire addn & garage									
MP01107	07-26-01	3,000	Add heat to sunrm									
BP01210	05-24-01	25,000	14X18addn;14X20 gar-detached									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		105,000		
Dev Map	Dev Lot 253	11- Res Land	0.26	73,490				Total Building Value		161,552		
Date	05/23/2024 12/15/2001	13- Res Bldg	1.00	113,090				Total Outbuilding Value		11,554		
Inspector	SB	14- Res Outbldg	3.00	8,090				Total Market Value		278,106		
Action	PICTOMETRY Hearing-No Show											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	105,000	1.00	0	105,000						
Total	0.26					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	73,490	73,510	73,510	73,510	73,510							
Building	113,090	111,150	111,150	111,150	111,150							
Outbuilding	8,090	9,610	9,610	9,610	9,610							
Total	194,670	194,270	194,270	194,270	194,270					Totals		
Comments												
2024DM: WOOD DECK IS ATTACHED 2018GL-CHG SKETCH, ADD PATIO AND WD AS COMPONENTS DUE TO SHAPE												

Location:	396 BRIMFIELD RD	Unit
911 Address:		
Map/Block/Lot	151 015	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,884	160,912
Unit		Average Quality Basement Fi	300	4,725
Overall Condition	Good	Basement	1,113	17,530
Class	C+	Basement Garage Bays	1	2,100
Stories	1.40	Central Air	1,884	2,967
Design (Style)	Cape	Fireplace	2	6,300
Construction	Wood Frame	Full Baths	2	10,500
Year Built	1954	Value Before Depr.	0	205,034
Percent Complete	100	Depr/Adjust Amount	0	47,158
		Final Value (After Depr)	0	157,877

Finished Area 1,884
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,113
Basement Finish	300
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

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

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	2000	Good	158	2,764
Fuel	Natural Gas		Patio	1954	Good	100	725
Cooling Type	Central	100 %	Open Porch	1954	Good	20	185

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

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 161,552

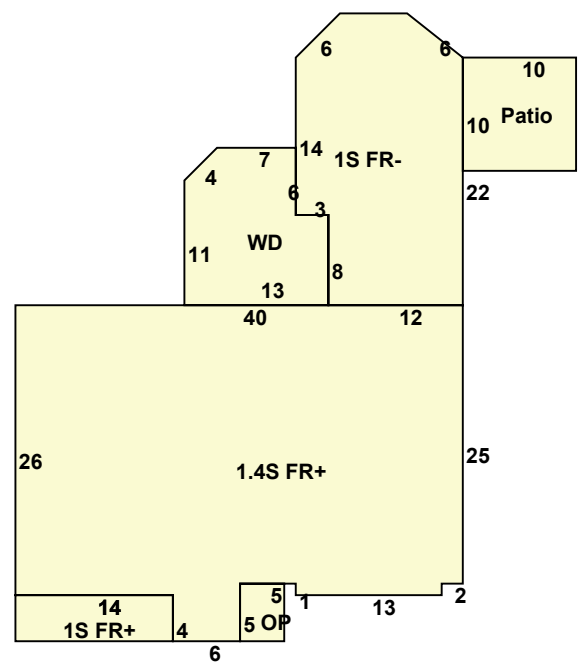
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	2003	Good	280	8,870					
Patio	2000	Average	170	1,642					
Frame Shed	2003	Good	80	1,042					

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	2	0



Unique ID: 064027

Wethersfield

Card No: 1 of 1

Location: 66 CONCORD CIR		Map/Lot: 064 027		Zone: A		Date Printed: 11-15-24					
911 Address:		Exempt		Route 9		Nbhd: 94		Last Update: 10-29-24			
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price
CONDE TANASHIA & TIMOTHY				2171 /736		08-01-24		Fiduciary Deed		NO	283,000
66 CONCORD CIRCLE WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
CONNORS MICHELE F				0440 /0082		02-28-89				NO	0
				/							
				/							
				/							
				/							
Permit Number			Date		Cost		Building Permit				
B-24-0916			08-08-24		13,200		Remove all old shingles and accessories. Install new shingles and accessories.				
MP01135			09-17-01		895		Install of tank water shie				
State Item Codes											
Census/Tract 4923		Code		Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map		Dev Lot 83		11- Res Land	0.27	65,810					Total Land Value 94,000
Date 05/07/2018				13- Res Bldg	1.00	67,070					Total Building Value 95,820
Inspector EQ				14- Res Outbldg	3.00	2,620					Total Outbuilding Value 3,749
Action DM Change											Total Market Value 193,569
Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.27	0.00	94,000	1.00	0	94,000					
Total	0.27					94,000					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	65,810	65,810	65,810	65,810	65,810						
Building	67,070	67,070	67,070	67,070	67,070						
Outbuilding	2,620	2,620	2,620	2,620	2,620						
Total	135,500	135,500	135,500	135,500	135,500				Totals		
Comments											
CRAWL SPACE ON MAIN HOUSE/HEAT TYPE ELECTRIC &FORCED HOT AIR											

Unique ID: 064027

Wethersfield

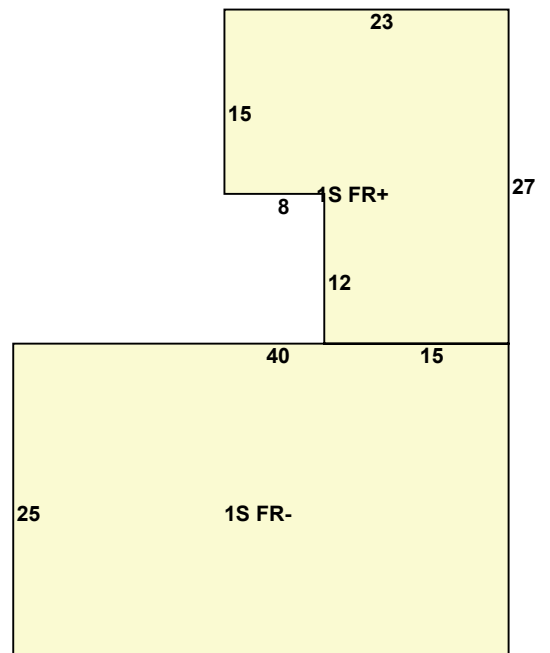
Location:	66 CONCORD CIR	Unit	
911 Address:			
Map/Block/Lot	064 027		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,525	108,885
Unit		Basement	525	7,875
Overall Condition	Good	Fireplace	2	6,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	127,760
Design (Style)	Ranch	Depr/Adjust Amount	0	31,940
Construction	Wood Frame	Final Value (After Depr)	0	95,820
Year Built	1951			
Percent Complete	100			

Finished Area	1,525	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	525			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0			
Sump Pump	YES			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
				25
				0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %					
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Carpet	Vinyl					
Attic Access							
Walls	Plaster						
Fireplaces	2						
Wood Stoves	0						
Exterior							
Exterior	Wood Shingle						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						95,820	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	240	3,456					
Frame Shed	2008	Average	16	179					
Metal Shed	2008	Fair	80	114					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	1	0					



Unique ID: 048001

Wethersfield

Card No: 1 of 1

Location:		187 TWO ROD HWY				Map/Lot:		048 001		Zone:	AAOS	Date Printed:		11-15-24		
911 Address:						Exempt			Route		1	Nbhd:	117	Last Update:		09-03-24
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
LOCKHART STEPHANIE L						2171 /688		08-01-24		Warranty Deed			YES	440,000		
187 TWO ROD HWY WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
MANONI PATRICIA						2154 /1100		12-01-22		Warranty Deed			YES	431,000		
BRADLEY DARLENE K						1952 /0166		08-23-16		Probate			NO	0		
BELAS DOROTHY Y L/U ET AL						1904 /0073		09-15-15		Quit Claim			NO	0		
KOTYK DOROTHY & BELLAS DOROTHY Y						1718 /0063		06-18-12		Probate			NO	0		
BELLAS STEPHEN C TRUSTEE & DOROTHY						1564 /0052		11-17-09		Quit Claim			NO	0		
Permit Number		Date		Cost		Building Permit										
BP000210		03-27-00		6,000		Strip & reroof										
				State Item Codes						Appraised Value						
Census/Tract		4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			117,000			
Dev Map		Dev Lot 60		11- Res Land	0.45	81,900				Total Building Value			180,782			
Date		09/03/2024 01/20/2004		13- Res Bldg	1.00	126,550				Total Outbuilding Value			0			
Inspector		SB								Total Market Value			297,782			
Action		LISTING REVIEW Hearing-No Chng														
Acres							Influence Factors									
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment			
House Lot		0.45	0.00	117,000	1.00	0	117,000									
Total		0.45					117,000									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
		Current	2023	2022	2021	2020	Type		Acres	Value	Type	Acres	Value			
Land		81,900	81,900	81,900	81,900	81,900										
Building		126,550	126,550	126,550	126,550	126,550										
Outbuilding		0	0	0	0	0										
Total		208,450	208,450	208,450	208,450	208,450										
												Totals				
Comments																

Unique ID: 048001

Wethersfield

Location:	187 TWO ROD HWY	Unit	
911 Address:			
Map/Block/Lot	048 001		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,668	137,060
Unit		Basement	1,668	25,020
Overall Condition	Average	Central Air	1,668	2,502
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Cape	Value Before Depr.	0	177,582
Construction	Wood Frame	Depr/Adjust Amount	0	31,965
Year Built	1981	Final Value (After Depr)	0	145,617
Percent Complete	100			

Finished Area	1,668
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,668
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Unfinished Attic	1981	Average	555	15,929
Fuel	Natural Gas		Frame Garage	1981	Average	598	15,692
Cooling Type	Central	100 %	Patio	1981	Average	140	1,064
			Enclosed Porch	1981	Average	168	2,480

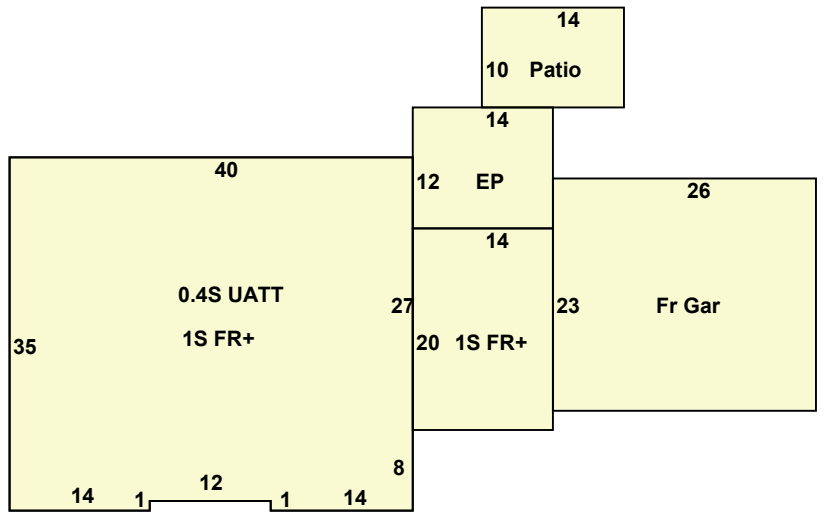
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 180,782

Special Features				
Gas FP		1		

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



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

Unique ID: 243007

Wethersfield

Card No: 1 of 1

Location:	45-47 MIDDLETOWN AVE				Map/Lot:	243 007		Zone:	C	Date Printed:	11-15-24	
911 Address:					Exempt		Route	5	Nbhd:	107	Last Update:	11-08-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
RYAN SHELBY ANN & WILLIAM PAUL V					2171 /713	08-01-24	Warranty Deed			YES	475,000	
47 MIDDLETOWN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MURPHY MARK D & ALEXANDER REGINA Z					1891 /0286	06-26-15				YES	315,000	
COE CHRISTOPHER A & JORDAN COHEN					1495 /0277	10-01-08				YES	332,500	
PISCATELLI LINDA M					1213 /0232	12-10-04				NO	240,000	
PISCATELLI RAYMOND J & GRACE					1181 /0247	07-28-04				YES	262,500	
WENZEL SUSAN D					0950 /0272	09-10-02				NO	0	
Permit Number	Date	Cost	Building Permit									
B-24-0986	09-24-24	21,860	Remove existing shingles and dispose. Inspect and replace any rotted sheathing as needed with 1/2" CDX to									
TB-15-935	12-14-15	1,700	INSTALL STOCE PIPE: C/A 12/14/15									
B-14-866	11-25-14	4,700	INSTALL 2 BARN SASH WINDOWS. RESIDE GARAGE W/ CEDAR SIDING. INSTALL WOOD BURNING STOVE IN GARAGE									
M-13-249	10-08-13	8,400	INSTALL GAS BOILER WITH WATER HEATER & NEW GAS LINE									
EP-0025	02-12-09	2,800	Intall new 200 amp overhead service									
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	SPT8	11- Res Land	0.31	75,650			Total Land Value			108,070
Date	09/03/2024			13- Res Bldg	1.00	129,810			Total Building Value			185,442
Inspector	SB			14- Res Outbldg	2.00	6,140			Total Outbuilding Value			8,774
Action	PICTOMETRY								Total Market Value			302,286
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.31	0.00	107,000	1.01	0	108,070						
Total	0.31					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	75,640	75,640	75,640	75,640							
Building	129,810	129,810	129,810	129,810	129,810							
Outbuilding	6,140	5,470	5,470	5,470	5,470							
Total	211,600	210,920	210,920	210,920	210,920					Totals		
Comments												
2024GL: LISTING REVIEW - ADD EXISTING DETACHED PATIO 2015 FPL/DEP CODE PER MLS (2)FPL INOPERABLE PER OWNER 1 WOOD STOVE												

Unique ID: 243007

Wethersfield

Location:	45-47 MIDDLETOWN AVE	Unit
911 Address:		
Map/Block/Lot	243 007	

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	2,592	202,694
Unit		Basement	1,296	22,356
Overall Condition	Very Good	Fireplace	2	6,900
Class	B-	Full Baths	4	23,000
Stories	2.00	Value Before Depr.	0	254,950
Design (Style)	Multi Family	Depr/Adjust Amount	0	71,386
Construction	Wood Frame	Final Value (After Depr)	0	183,564
Year Built	1794			
Percent Complete	100			

Finished Area	2,592
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,296
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	28
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Enclosed Porch	1794	Very Good	30	447
Fuel	Natural Gas		Enclosed Porch	1794	Very Good	96	1,431
Cooling Type	None	0 %					

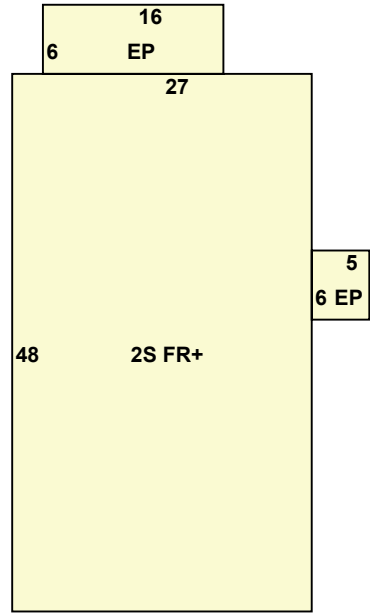
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	2

Exterior	
Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 185,442

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1920	Average	400	7,808					
Paver Patio	1794	Average	210	966					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
10	5	2	4	0



Location:	45 ROUND HILL RD				Map/Lot:	060 021		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	9	Nbhd:	106	Last Update:	09-03-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
SARANOVITZ ALEC J & GUELBART BRITTNEE RACHEL					2171 /671	08-01-24		Warranty Deed		YES	515,000	
45 ROUND HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DAVIS CRAIG G & DEBORAH J					0565 /0658	01-26-94				YES	210,000	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-17-314	09-01-17	1,000	INSTALL WIRING FOR BATHROOM ALTERATIONS									
P-17-196	08-30-17	3,300	REPL SHOWER, TOILET & SINK IN 2ND FLR BATH									
B-17-471	08-24-17	12,475	REMODEL MASTER BATHROOM. REPL VANITY IN 2ND FLR BATHROOM									
E-15-564	11-09-16	1,400	SVC UPGR; C/A 12/7/15									
MP04160	08-13-04	3,000	Repl boiler									
BP04277	05-26-04	8,900	Strip & reroof									
				State Item Codes				Appraised Value				
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 9	11- Res Land	0.31	74,200				Total Land Value		106,000		
Date	09/03/2024	13- Res Bldg	1.00	126,550				Total Building Value		180,788		
Inspector	SB	14- Res Outbldg	1.00	630				Total Outbuilding Value		896		
Action	LISTING REVIEW							Total Market Value		287,684		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.31	0.00	106,000	1.00	0	106,000						
Total	0.31					106,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	74,200	74,200	74,200							
Building	126,550	126,550	126,550	126,550	126,550							
Outbuilding	630	630	630	630	630							
Total	201,380	201,380	201,380	201,380	201,380					Totals		
Comments												
2019GL-CONDITION, EXT UPDATED 10/08 WALK UP ATTIC ACCESS 2017GL-REMODO BATHROOMS												

Location:	45 ROUND HILL RD	Unit	
911 Address:			
Map/Block/Lot	060 021		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,914	164,221
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Good	Basement	964	14,460
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	200,181
Year Built	1960	Depr/Adjust Amount	0	40,036
Percent Complete	100	Final Value (After Depr)	0	160,145

Finished Area	1,914	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	964			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC							
Type	Yr Built	Condition	Area/Qty	Value			
Heating Type	Hot Water	100 %	Wood Deck	1960	Good	429	5,834
Fuel	Oil		Frame Garage	1960	Good	484	12,390
Cooling Type	None	0 %	Enclosed Porch	1960	Good	168	2,419

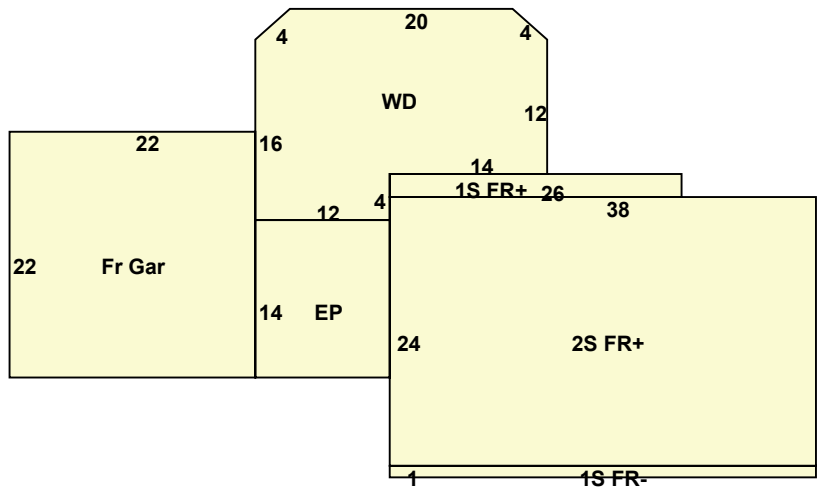
Interior				
Floors	Hardwood	Carpet		
Attic Access				
Walls	Drywall			
Fireplaces	1			
Wood Stoves	0			

Exterior				
Exterior	Wood Shingle			
Roof Cover	Asphalt			
Roof Type	Gable			

Total Building Value 180,788

Special Features				
Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Average	80	896

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



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Average	80	896					

Unique ID: 002005

Wethersfield

Card No: 1 of 1

Location:	27 MONTICELLO DR				Map/Lot:	002 005		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	1	Nbhd:	131	Last Update:	09-03-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
PATEL KISHAN & SUJATA					2171 / 1774	08-01-24		Warranty Deed		YES	650,000	
27 MONTICELLO DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
OTOOLE MICHAEL J JR & MARIA					0650 / 0151	05-01-97				YES	362,000	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
P-15-143	07-15-15	1,230	Replace 50 gallon natural gas water heater.									
P-15-143	07-15-15	1,230	REPL WATER HEATER									
PP03185	11-05-03	1,000	Repl 2 wtr htrs									
199-E-5204	12-18-99	200										
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 27	11- Res Land	0.47	91,700				Total Land Value		131,000		
Date	09/03/2024	13- Res Bldg	1.00	261,350				Total Building Value		373,364		
Inspector	SB							Total Outbuilding Value		0		
Action	LISTING REVIEW							Total Market Value		504,364		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.47	0.00	131,000	1.00	0	131,000						
Total	0.47					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	261,350	259,460	259,460	259,460	259,460							
Outbuilding	0	0	0	0	0							
Total	353,050	351,160	351,160	351,160	351,160					Totals		
Comments												
2024GL: LISTING REVIEW - MASONRY FP w/ GAS INSERT; COMPOSITE DECK; 3 XTRA FIXTURES												

Location:	27 MONTICELLO DR	Unit	
911 Address:			
Map/Block/Lot	002 005		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	4,001	278,270
Unit		Basement	2,188	34,461
Overall Condition	Good	Central Air	4,001	6,302
Class	C+	Extra Fixtures	3	945
Stories	1.75	Fireplace	1	3,150
Design (Style)	Contemporary	Full Baths	4	21,000
Construction	Wood Frame	Good Quality Basement Finis	972	20,412
Year Built	1991	Half Baths	1	2,625
Percent Complete	100	Value Before Depr.	0	367,164
		Depr/Adjust Amount	0	25,701
		Final Value (After Depr)	0	341,463

Finished Area	4,001	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	2,188			
Basement Finish	972			
Bsmt Room Style	Good			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
			7	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Composite Deck	1991	Good	392	7,656
Fuel	Natural Gas			Frame Garage	1991	Good	750	23,436
Cooling Type	Central	100 %		Open Porch	1991	Good	72	809

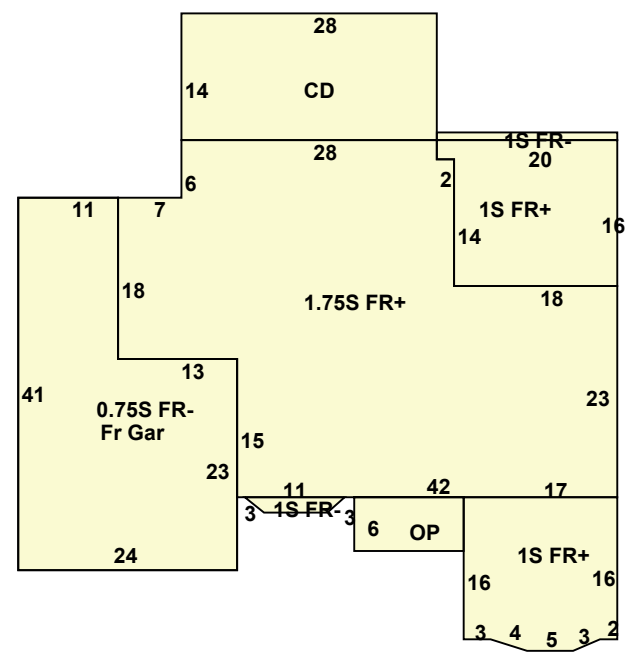
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Panel	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Wood Shingle	Brick Veneer
Roof Cover	Asphalt	
Roof Type	HIP	

Attached Component Computations				Total Building Value				373,364
--	--	--	--	-----------------------------	--	--	--	----------------

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

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



Unique ID: 169088

Wethersfield

Card No: 1 of 1

Location:	66 HIGHVIEW AVE	Map/Lot:	169 088	Zone:	C	Date Printed:	11-15-24
------------------	-----------------	-----------------	---------	--------------	---	----------------------	----------

911 Address:		Exempt		Route	8	Nbhd:	92	Last Update:	08-29-24
---------------------	--	---------------	--	--------------	---	--------------	----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
TIRADO SUSANA		2171 /783	08-02-24	Quit Claim	NO	0
66 HIGHVIEW AVE WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History								
TIRADO SUSANA		VELEZ SUSAN		2062 /29	10-23-18	Warranty Surviv	YES	208,000
GOODIN MELANIE R				2016 /0221	10-25-17		NO	0
GOODIN JEFFREY J & MELANIE R				1182 /0329	08-02-04		YES	207,500
EBORN JONAS				0940 /0317	07-31-02		YES	175,000
BOOKER JASON L & MARLA J				0940 /0316	07-31-02		NO	0

Permit Number	Date	Cost	Building Permit
M-23-0172	06-13-23	4,767	REPLACE HOT WATER HEATER
B-17-212	05-08-17	1,000	RESUPPORT EXISTING ENCLOSED PORCH W/ NEW 6x10x12 BEAM
B-15-280	06-22-15	1,500	CONSTRUCT 12'x14' DECK
PP-0079	06-12-09	1,000	Replace existing backwater valve
BP03664	10-24-03	5,000	Strip & reroof
EP01249	08-22-01	800	100 amps

Census/Tract				State Item Codes				Appraised Value	
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	92,000
Dev Map	Dev Lot 22	11- Res Land	0.17	64,400				Total Building Value	109,894
Date	05/03/2024 03/26/2014	13- Res Bldg	1.00	76,930				Total Outbuilding Value	0
Inspector	SB							Total Market Value	201,894
Action	DM No Change BAA Reduction								

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	76,930	76,930	76,930	76,930	76,930						
Outbuilding	0	0	0	0	0						
Total	141,330	141,330	141,330	141,330	141,330				Totals		

Comments
 2015GL-WD,2018 PTO TO WDK,UPDATED KITCHEN,FBM,CENTRAL VAC PER MLS
 2017GL-CHG SKETCH, PICTOMETRY
 BAA#120

Unique ID: 204083

Wethersfield

Card No: 1 of 1

Location:		109 WELLS RD				Map/Lot:		204 083		Zone:	A	Date Printed:		11-15-24	
911 Address:						Exempt			Route	6	Nbhd:	90	Last Update:		08-29-24
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
109 WELLS LLC						2171 /1795		08-05-24		Quit Claim			NO	0	
574 SILAS DEANE HWY WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
SCARPANTONIO JOSEPH J & RENEE J						2158 /127		03-29-23		Warranty Deed			YES	235,000	
ZABOR JENNA L						2158 /126		03-29-23		Name Change			NO	0	
RIDLEY JENNA L						1930 /0262		04-06-16					YES	140,000	
AMORUSO JANE D						1725 /0338		07-25-12					NO	0	
AMORUSO JAY C EST						1725 /0334		07-25-12					NO	0	
Permit Number		Date		Cost		Building Permit									
				State Item Codes						Appraised Value					
Census/Tract		4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			90,000		
Dev Map		Dev Lot S12A		11- Res Land	0.24	62,990				Total Building Value			78,023		
Date		04/23/2024		13- Res Bldg	1.00	54,620				Total Outbuilding Value			5,184		
Inspector		W Topliff		14- Res Outbldg	1.00	3,630				Total Market Value			173,207		
Action		DM No Change													
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	1.00	0	90,000								
Total		0.24					90,000								
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value			
Land		62,990	62,990	62,990	62,990	62,990									
Building		54,620	54,620	54,620	54,620	54,620									
Outbuilding		3,630	3,630	3,630	3,630	3,630									
Total		121,240	121,240	121,240	121,240	121,240						Totals			
Comments															

Unique ID: 204083

Wethersfield

Location:	109 WELLS RD	Unit	
911 Address:			
Map/Block/Lot	204 083		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	973	87,998
Unit		Basement	420	6,300
Overall Condition	Very Good	Full Baths	1	5,000
Class	C	Half Baths	1	2,500
Stories	1.65	Value Before Depr.	0	101,798
Design (Style)	Conventional	Depr/Adjust Amount	0	24,432
Construction	Wood Frame	Final Value (After Depr)	0	77,367
Year Built	1850			
Percent Complete	100			

Finished Area	973
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	420
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Type	Yr Built	Condition	Value
Open Porch	1850	Very Good	75

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

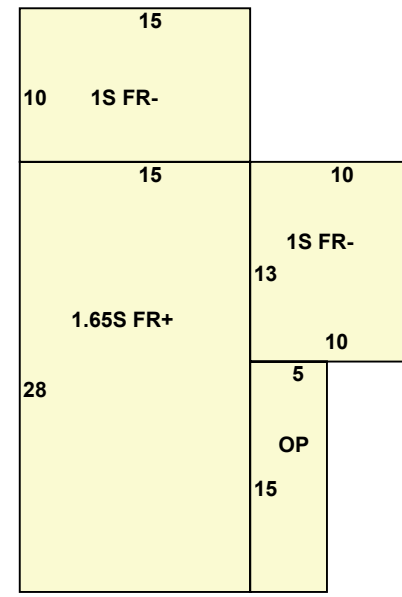
Interior		
Floors	Hardwood	Softwood
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Wood Shingle	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 78,023

Special Features					
Type	Yr Bilt	Condition	Area/Qty	Value	
Frame Garage	1969	Average	216	5,184	

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



Unique ID: 200039

Wethersfield

Card No: 1 of 1

Location:	155 PROSPECT ST			Map/Lot:	200 039		Zone:	A	Date Printed:	11-15-24		
911 Address:				Exempt		Route	6	Nbhd:	90	Last Update:	08-29-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
155 PROSPECT LLC				2171 /1797	08-05-24	Quit Claim			NO	0		
155 PROSPECT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SCARPANTONIO JOSEPH & RENEE				2149 /137	07-01-22	Warranty Surviv			YES	250,000		
DOBMEIER MARYBETH				1517 /0175	03-24-09				YES	220,000		
DAVIS RAYMOND J				1517 /0173	03-24-09				NO	0		
DAVIS RAYMOND J & GOLICZ JEAN S				1487 /0188	07-29-08				NO	20,000		
SORBER GEORGE W, ET AL				1278 /0249	09-08-05				NO	0		
Permit Number	Date	Cost	Building Permit									
P-20-0028	02-18-20	1,395	Replace 40 gal natural gas atmospheric water heater .									
P-20-0028	02-18-20	1,395	Replace 40 gal natural gas atmospheric water heater .									
B-15-740	10-02-15	2,500	ADDITIONAL STRUCTURAL REPAIRS TO CRACKED RAFTER.									
B-15-740	10-02-15	2,500	ADDITIONAL STRUCTURAL REPAIRS TO CRACKED RAFTER									
B-15-601	09-11-15	10,000	STRIP AND REROOF. NEW DRIP EDGE, ICE and WATER SHIELD, 15 LB FELT, RIDGEVENT AND FLASHINGS.									
B-15-601	09-11-15	10,000	STRIP & REROOF									
State Item Codes						Appraised Value						
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 2	11- Res Land	0.25	63,000				Total Land Value 90,000				
Date	04/26/2024	13- Res Bldg	1.00	74,740				Total Building Value 106,770				
Inspector	W Topliff							Total Outbuilding Value 0				
Action	DM No Change							Total Market Value 196,770				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.25	0.00	90,000	1.00	0	90,000						
Total	0.25					90,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	63,000	63,000	63,000	63,000	63,000							
Building	74,740	74,740	74,740	74,740	74,740							
Outbuilding	0	0	0	0	0							
Total	137,740	137,740	137,740	137,740	137,740					Totals		
Comments												
2018GL-FIREPLACE GAS INSERT, LISTING REVIEW												

Unique ID: 200039

Wethersfield

Location:	155 PROSPECT ST	Unit	
911 Address:			
Map/Block/Lot	200 039		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,145	91,096
Unit		Basement	1,145	17,175
Overall Condition	Avg/Good	Central Air	1,145	1,718
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	117,989
Construction	Wood Frame	Depr/Adjust Amount	0	23,598
Year Built	1965	Final Value (After Depr)	0	94,391
Percent Complete	100			

Finished Area	1,145	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,145			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	YES			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

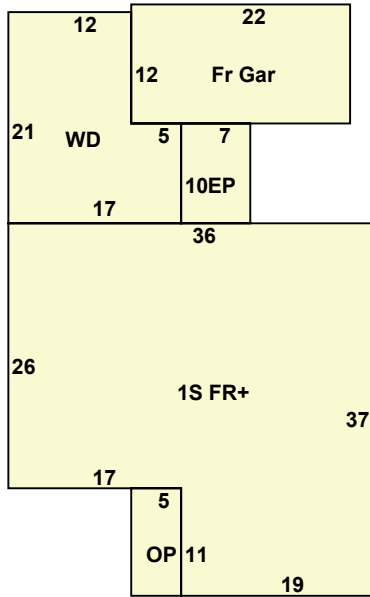
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1965	Average/Good	302	4,107
Fuel	Natural Gas		Frame Garage	1965	Average/Good	264	6,758
Cooling Type	Central	100 %	Enclosed Porch	1965	Average/Good	70	1,008
			Open Porch	1965	Average/Good	55	506

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

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
106,770		

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

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



Unique ID: 169003

Wethersfield

Card No: 1 of 1

Location:	112 WOLCOTT HILL RD	Map/Lot:	169 003	Zone:	B	Date Printed:	11-15-24
------------------	---------------------	-----------------	---------	--------------	---	----------------------	----------

911 Address:		Exempt		Route	6	Nbhd:	90	Last Update:	09-03-24
---------------------	--	---------------	--	--------------	---	--------------	----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
JADENG INVESTMENT PROPERTIES LLC		2171 / 792	08-05-24	Warranty Deed	NO	220,000
112 WOLCOTT HILL RD WETHERSFIELD, CT 06109						

Additional Owners:						
Prior Owner History						
CRUZ LIZ	1862	/0334	12-02-14		YES	153,000
MEHMEDOVIC MEMIJA & NIZAMA	1207	/0073	11-12-04		YES	152,000
J S GRISWOLD LLC	0701	/0344	06-01-98		NO	0
	/					
	/					

Permit Number	Date	Cost	Building Permit
BP-0829	11-13-09	4,800	Remove 1 layer & reroof

Census/Tract		State Item Codes					Appraised Value		
4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	89,100
Dev Map	Dev Lot 6	11- Res Land	0.15	62,370				Total Building Value	71,432
Date	09/03/2024	13- Res Bldg	1.00	50,000				Total Outbuilding Value	7,872
Inspector	SB	14- Res Outbldg	2.00	5,510				Total Market Value	168,404
Action	LISTING REVIEW								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.15	0.00	90,000	0.99	0	89,100				
Total	0.15					89,100				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	62,370	62,370	62,370	62,370	62,370						
Building	50,000	50,000	50,000	50,000	50,000						
Outbuilding	5,510	5,510	5,510	5,510	5,510						
Total	117,880	117,880	117,880	117,880	117,880				Totals		

Comments	
REAR DORMER 16 FT	

Unique ID: 169003

Wethersfield

Location:	112 WOLCOTT HILL RD	Unit	
911 Address:			
Map/Block/Lot	169 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	900	78,480
Unit		Basement	480	7,200
Overall Condition	Good/VG	Full Baths	1	5,000
Class	C	Value Before Depr.	0	90,680
Stories	1.75	Depr/Adjust Amount	0	20,856
Design (Style)	Bungalow	Final Value (After Depr)	0	69,824
Construction	Wood Frame			
Year Built	1935			
Percent Complete	100			

Finished Area	900
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	480
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Type	Yr Built	Condition	Value
Grade Factor	0	Physical Depreciation %	23
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			
Type	Yr Built	Condition	Value
Heating Type	Forced Hot Air	100 %	
Fuel	Natural Gas		
Cooling Type	None	0 %	

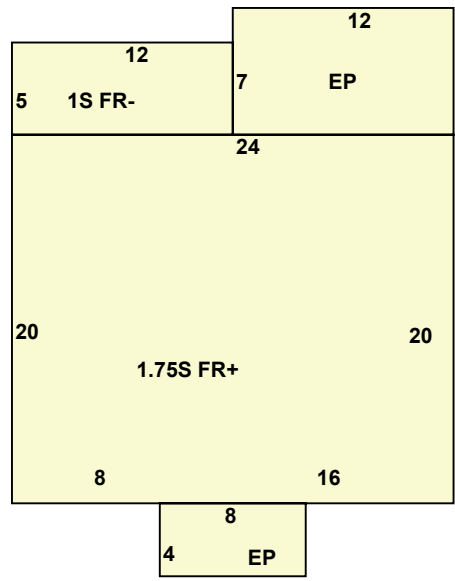
Interior			
Type	Yr Built	Condition	Value
Floors	Hardwood		
Attic Access			
Walls	Plaster		
Fireplaces	0		
Wood Stoves	0		

Exterior			
Type	Yr Built	Condition	Value
Exterior	Vinyl Siding		
Roof Cover	Asphalt		
Roof Type	Gambrel		

Total Building Value 71,432

Special Features					
Type	Yr Bilt	Condition	Area/Qty	Value	
Frame Garage	1935	Average	360	7,603	
Frame Shed	2008	Average	24	269	

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



Unique ID: 220035

Wethersfield

Card No: 1 of 1

Location: 59 NOTT ST		Map/Lot: 220 035		Zone: B		Date Printed: 11-15-24						
911 Address:		Exempt		Route 8		Nbhd: 106		Last Update: 11-11-24				
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price	
CROWL TYLER & MONIKA				2171 /806		08-05-24		Warranty Deed		NO	270,000	
59 NOTT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FARRELLY JOHN F & SHARON S & EILEEN				2155 /547		12-16-22		Quit Claim		NO	0	
FARRELLY JOHN F & SHARON S				0278 /0496		09-30-71				NO	0	
				/								
				/								
				/								
Permit Number			Date	Cost	Building Permit							
B-24-1026			09-09-24	10,200	Remove one layer of old roofing material. Apply roof deck seam tape. Install 72" GAF weather watch ice and							
M-22-0250			07-20-22	10,000	OIL TO GAS CONVERSION. REPLACE EXISTING OIL BOILER WITH NEW HEAT AND HOT WATER GAS BOILER							
State Item Codes												
Census/Tract 4921		Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map		Dev Lot 19	11- Res Land	0.45	75,680			Total Land Value		108,120		
Date 05/07/2018			13- Res Bldg	1.00	77,540			Total Building Value		110,772		
Inspector EQ			14- Res Outbldg	1.00	470			Total Outbuilding Value		672		
Action DM Change								Total Market Value		219,564		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.45	0.00	106,000	1.02	0	108,120						
Total	0.45					108,120						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	75,680	75,680	75,680	75,680	75,680							
Building	77,540	77,540	77,540	77,540	77,540							
Outbuilding	470	470	470	470	470							
Total	153,690	153,690	153,690	153,690	153,690							
											Totals	
Comments												
2022GL: OIL-TO-GAS CONVERSION												
2018GL-CHG SKETCH, EP IS 1SFR PER OWNER, PICTOMETRY												

Unique ID: 220035

Wethersfield

Location:	59 NOTT ST	Unit	
911 Address:			
Map/Block/Lot	220 035		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,482	131,779
Unit		Basement	714	10,710
Overall Condition	Good	Full Baths	1	5,000
Class	C	Half Baths	1	2,500
Stories	2.00	Value Before Depr.	0	149,989
Design (Style)	Conventional	Depr/Adjust Amount	0	50,996
Construction	Wood Frame	Final Value (After Depr)	0	98,993
Year Built	1910			
Percent Complete	100			

Finished Area	1,482	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	714			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Walkout			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 34
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

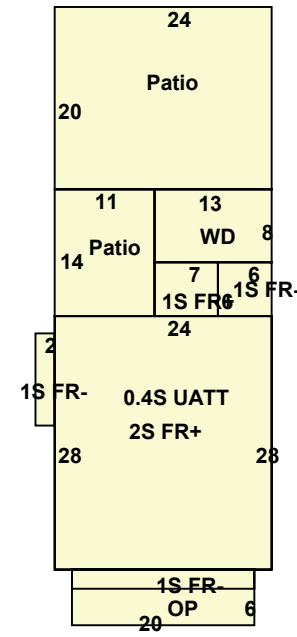
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Unfinished Attic	1910	Good	269	6,214
Fuel	Natural Gas			Wood Deck	1910	Good	104	1,167
Cooling Type	None	0 %		Patio	1910	Good	154	847
				Patio	1910	Good	480	2,640
				Open Porch	1910	Good	120	911

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

Exterior			
Exterior	Asbestos	Asbestos	
Roof Cover	Asphalt		
Roof Type	Gable		
Total Building Value			
110,772			

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Shed	2008	Average	60	672

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



Unique ID: 083036

Wethersfield

Card No: 1 of 1

Location:	57 SILO DR				Map/Lot:	083 036		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	118	Last Update:	09-03-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
GEORGE DEAN DAVID					2171 /823	08-05-24		Warranty Deed		YES	725,000	
57 SILO DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
WALMSLEY THOMAS M & DEPREAUX MARY ANN P					1035 /0172	05-15-03				YES	340,000	
HASLAM MARIA A					0602 /0317	01-31-96				NO	0	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
P-19-0237	08-22-19	3,050	Install gas line for pool heater .									
P-19-0237	08-22-19	3,050	Install gas line for pool heater .									
E-12-372	10-15-12	1,000	REPL EXISTING METER CAN W/ 1 200AMP UNDERGROUND METER CAN									
P-12-231	09-24-12	1,500	GAS LINE FOR GENERATOR.									
P-12-231	09-24-12	1,500	GAS LINE FOR GENERATOR									
E-12-300	09-05-12	8,000	INSTALL & WIRE 20KW GENERATOR									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		118,000		
Dev Map	Dev Lot 67	11- Res Land	0.35	82,600				Total Building Value		222,736		
Date	09/03/2024	13- Res Bldg	1.00	155,910				Total Outbuilding Value		18,252		
Inspector	SB	14- Res Outbldg	2.00	12,780				Total Market Value		358,988		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	118,000	1.00	0	118,000						
Total	0.35					118,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	82,600	82,600	82,600	82,600	82,600							
Building	155,910	155,110	155,110	155,110	155,110							
Outbuilding	12,780	12,780	12,780	12,780	12,780							
Total	251,290	250,490	250,490	250,490	250,490					Totals		
Comments												
2024GL: LISTING REVIEW - COMPOSITE DECK; GENERATOR; 1 XTRA FIXTURE; GAS FP INSERT												
2019GL-CHG SKETCH, DECK & BUMP OUT, PATIO, PICTOMETRY												
BACKYARD GATED + LOCKED- ESTIMATED												
4/30/08												

Location:	57 SILO DR	Unit	
911 Address:			
Map/Block/Lot	083 036		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,692	185,748
Unit		Basement	1,340	20,100
Overall Condition	Avg/Good	Central Air	2,692	4,038
Class	C	Extra Fixtures	1	300
Stories	2.00	Fireplace	1	3,000
Design (Style)	Contemporary	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1985	Value Before Depr.	0	225,686
Percent Complete	100	Depr/Adjust Amount	0	27,082
		Final Value (After Depr)	0	198,604

Finished Area	2,692
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,340
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	12
Economic Depreciation %	0	Functional Depreciation %	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Composite Deck	1985	Average/Good	336	5,914
Fuel	Natural Gas			Frame Garage	1985	Average/Good	506	14,249
Cooling Type	Central	100 %		Patio	2011	Average/Good	360	3,564
				Open Porch	1985	Average/Good	40	405

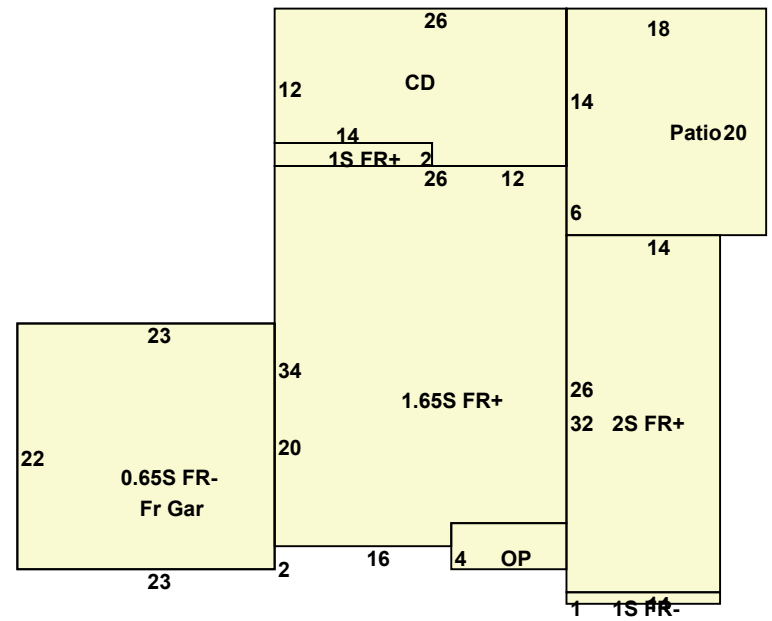
Interior	
Floors	Carpet
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 222,736

Special Features			Detached Component Computations						
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				Vinyl Pool	2003	Average	792	16,751
Gas FP	1				Frame Shed	2003	Average	160	1,501
Extra Fixtures	1								

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



Unique ID: 129056

Wethersfield

Card No: 1 of 1

Location:	287 DALE RD				Map/Lot:	129 056		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	10-31-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
GRONDIN CAROL ANN & WILLIAM A					2171 /875	08-06-24	Trustee Deed			NO	0	
287 DALE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
OLEASZ DAVID M TRUSTEE					1855 /0069	10-03-14				NO	0	
OLEASZ ANNA M					1855 /0068	10-03-14				NO	0	
OLEASZ EDWARD M & ANNA M					0256 /0227	01-09-68				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
Z-24-0043	09-20-24	100	Apply for home office in compliance with 3.5.2. House is 1782 s.f . Office is 10 s.f..									
B-22-0346	05-24-22	11,500	STRIP & REROOF									
M-20-0005	01-15-20	3,000	Install new basement fuel oil tank with new oil line, filter, guage, oil safety valve and 2" fill and vent									
P-14-129	06-16-14	500	BACKFLOW PREVENTER & IRRIGATION SYSTEM									
MP000048	04-28-00	5,237	Central A/C									
EP000079	03-22-00	450	Wire cntrl A/C									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 5A	11- Res Land	0.33	73,500				Total Land Value 105,000				
Date	05/06/2024	13- Res Bldg	1.00	103,880				Total Building Value 148,393				
Inspector	W Topliff	14- Res Outbldg	1.00	750				Total Outbuilding Value 1,075				
Action	DM No Change							Total Market Value 254,468				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.33	0.00	105,000	1.00	0	105,000						
Total	0.33					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	103,880	103,880	103,880	103,880	103,880							
Outbuilding	750	750	750	750	750							
Total	178,130	178,130	178,130	178,130	178,130							
											Totals	
Comments												
PULL DOWN ATTIC STAIRS												

Location:	287 DALE RD	Unit	
911 Address:			
Map/Block/Lot	129 056		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,789	157,682
Unit		Average Quality Basement Fi	320	4,800
Overall Condition	Average	Basement	858	12,870
Class	C	Central Air	1,789	2,684
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	1957	Value Before Depr.	0	193,536
Percent Complete	100	Depr/Adjust Amount	0	58,061
		Final Value (After Depr)	0	135,475

Finished Area	1,789
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	858
Basement Finish	320
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
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 %	Frame Garage	1957	Average	418	9,363
Fuel	Oil		Patio	1957	Average	312	1,872
Cooling Type	Central	100 %	Open Porch	1957	Average	19	153
			Open Porch	1957	Average	190	1,530

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

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

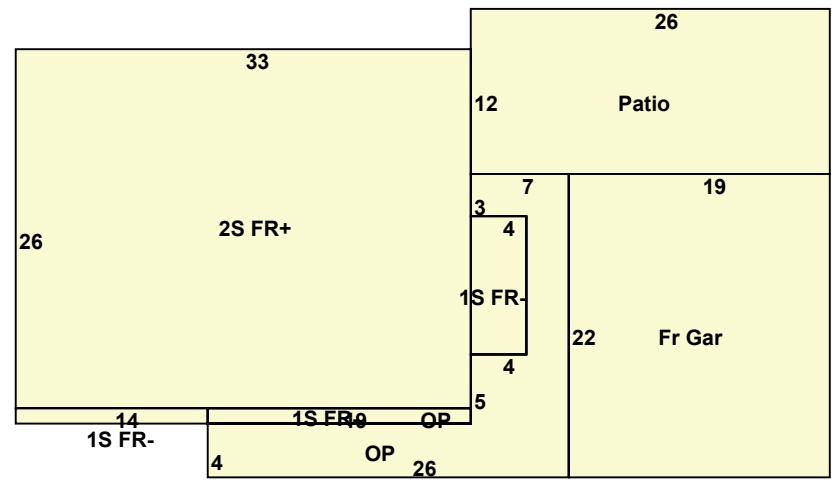
Total Building Value 148,393

Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Average	96	1,075					

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



Unique ID: 042017

Wethersfield

Card No: 1 of 1

Location:	276 BACK LN				Map/Lot:	042 017		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	108	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
TOFFOLI LUCY B TRUSTEE					2171 /880	08-06-24	Probate			NO	0	
276 BACK LA WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
TOFFOLI JOSEPH G & TOFFOLI LUCY B TRUSTEE					2110 /347	08-28-20	Quit Claim			NO	0	
TOFFOLI JOSEPH G & LUCY B					0810 /0216	09-25-00				YES	194,600	
GUILDNER GEORGE J & SYLVESTER KATHERINE A					0349 /0767	10-22-84				NO	122,000	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
PP06091	06-07-06	2,600	Back flow preventer for lawn sprinklers									
MP01117	08-16-01	4,400	Cntrl A/C									
EP01210	08-08-01	500	Wire cntrl A/C									
EP000365	10-03-00	1,200	Replace service									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 2	11- Res Land	0.44	74,850				Total Land Value		106,920		
Date	05/07/2018	13- Res Bldg	1.00	117,380				Total Building Value		167,690		
Inspector	EQ	14- Res Outbldg	1.00	750				Total Outbuilding Value		1,075		
Action	DM Change							Total Market Value		275,685		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.44	0.00	108,000	0.99	0	106,920						
Total	0.44					106,920						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	74,850	74,850	74,850	74,850	74,850							
Building	117,380	117,380	117,380	117,380	117,380							
Outbuilding	750	750	750	750	750							
Total	192,980	192,980	192,980	192,980	192,980					Totals		
Comments												

Location:	276 BACK LN	Unit	
911 Address:			
Map/Block/Lot	042 017		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,556	116,653
Unit		Average Quality Basement Fi	800	12,600
Overall Condition	Good	Basement	1,556	24,507
Class	C+	Central Air	1,556	2,451
Stories	1.00	Fireplace	1	3,150
Design (Style)	Ranch	Full Baths	2	10,500
Construction	Wood Frame	Half Baths	1	2,625
Year Built	1982	Value Before Depr.	0	172,486
Percent Complete	100	Depr/Adjust Amount	0	17,249
		Final Value (After Depr)	0	155,237

Finished Area	1,556	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,556			
Basement Finish	800			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				10
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1982	Good	224	3,599
Fuel	Natural Gas			Frame Garage	1982	Good	273	8,256
Cooling Type	Central	100 %		Open Porch	1982	Good	55	598

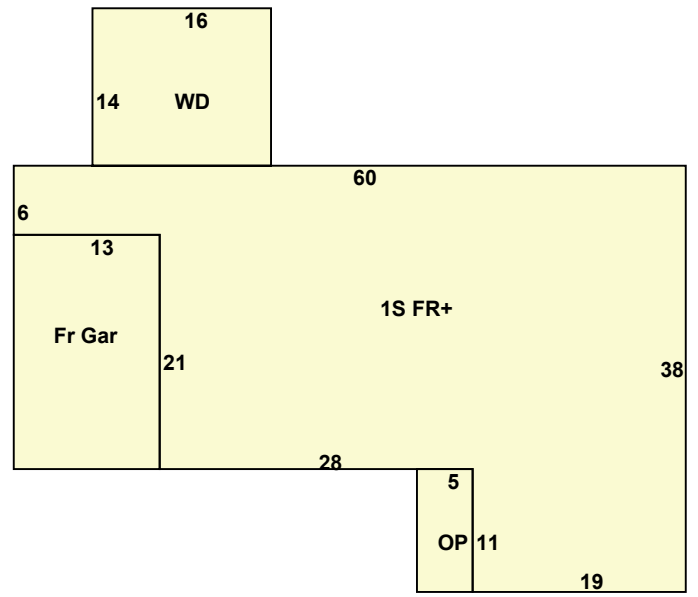
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 167,690

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

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



Unique ID: 058042

Wethersfield

Card No: 1 of 1

Location:	49 ANGELA DR				Map/Lot:	058 042		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	9	Nbhd:	117	Last Update:	10-09-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
CHUPAS JAMES MATTHEW & JILL EMERSON & FRANK LARRY GEORGE					2171 /890	08-06-24		Warranty Deed		YES	409,000	
49 ANGELA DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ANDREWS NANCY D & GLASS ROBERT A					2146 /508	05-05-22		Trustees Deed		NO	65,000	
ANDREWS NANCY & OSTERHOUT ANTOINETTE TRUSTEE					2128 /745	06-09-21		Affidavit		NO	0	
ANDREWS NANCY & ZAPPULLA SEBASTIAN & MARIA G TRUSTE					2127 /694	05-26-21		Cert of Devise		NO	0	
ANDREWS NANCY D ET AL					2115 /1129	11-23-20		Probate		NO	0	
ANDREWS NANCY D ET AL					2104 /469	05-29-20		Probate		NO	0	
Permit Number	Date	Cost	Building Permit									
E-24-0639	09-12-24	3,000	200-200amp service change new meter socket and a. Slip fitter for underground . New panel and ground rods									
M-24-0288	08-29-24	5,000	Install on demand water heater and extension of 1 in gas main to the kitchen for gas range hook up.									
B-15-368	07-07-15	11,687	INSTALL 6 REPLACEMENT WINDOWS									
BP-0413	09-10-09	8,340	Remove 1 layer & replace roof									
06090	07-11-06	7,500	Repl heat & A/C systems									
			State Item Codes					Appraised Value				
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.36	81,900				Total Land Value 117,000			
Date	09/04/2024	01/23/2004	13- Res Bldg	1.00	105,700				Total Building Value 151,001			
Inspector	SB		14- Res Outbldg	1.00	690				Total Outbuilding Value 980			
Action	LISTING REVIEW Hearing-Change								Total Market Value 268,981			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	117,000	1.00	0	117,000						
Total	0.36					117,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	81,900	81,900	81,900	81,900	81,900							
Building	105,700	104,160	104,160	104,160	104,160							
Outbuilding	690	690	690	690	690							
Total	188,290	186,750	186,750	186,750	186,750					Totals		
Comments												
2024GL: LISTING REVIEW - 2 FULL AND 1 HALF BATH												
5/5/2022: PC-258 CERT RELEASING LIENS FOR MARIA GIULIA ZAPPULLA FILED IN V.2146/P.507												
PULL DOWN ATTIC STAIRS												
2009REROOF												

Location:	49 ANGELA DR	Unit	
911 Address:			
Map/Block/Lot	058 042		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,342	99,080
Unit		Basement	1,296	19,440
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,342	2,013
Stories	1.00	Extra Kitchen	1	7,500
Design (Style)	Raised Ranch	Finished Lower Level	500	17,500
Construction	Wood Frame	Fireplace	1	3,000
Year Built	1978	Full Baths	2	10,000
Percent Complete	100	Half Baths	1	2,500
		Value Before Depr.	0	165,033
		Depr/Adjust Amount	0	19,804
		Final Value (After Depr)	0	145,229

Foundation		Attached Component Computations	
Finished Area	1,342	Grade Factor	0
Finished Area Does Not Include Finished Basement Area		Physical Depreciation %	12
Basement Area	1,296	Economic Depreciation %	0
Basement Finish	500	Functional Depreciation %	0
Bsmt Room Style	Finish LL		
Basement Walls			
Outside Entry			
Basement Garage Bays	2		
Sump Pump	NO		

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Patio	1978	Good	168	1,411
Fuel	Natural Gas		Enclosed Porch	1978	Good	168	2,661
Cooling Type	Central	100 %	Open Porch	1978	Good	168	1,700

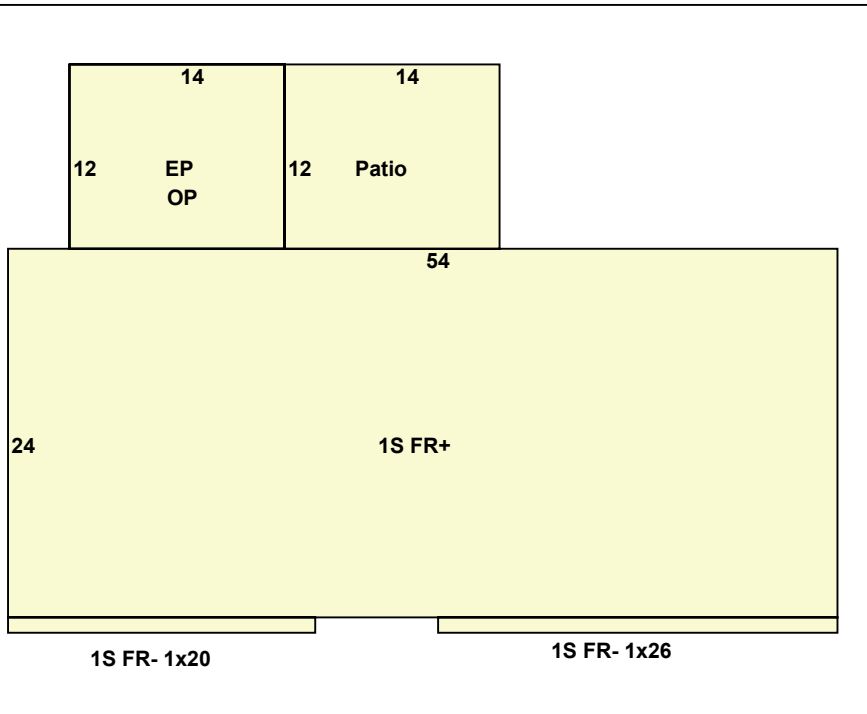
Interior		
Floors	Carpet	Hardwood
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 151,001

Special Features		Detached Component Computations									
Extra Kitchen	1	Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
		Frame Shed	1993	Average	140	980					

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



Unique ID: 244002

Wethersfield

Card No: 1 of 1

Location:	5 BROAD ST				Map/Lot:	244 002		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	148	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
JONES FAMILY TRSUT NANCY OCONNELL JONES & ROBERT A JONES TR					2171 /942	08-07-24	Quit Claim		NO	0		
5 BROAD ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
JONES ROBERT A & NANCY					0503 /0004	08-29-91			NO	175,000		
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
M-12-137	08-02-12	3,500	INSTALL CENTRAL AIR SYSTEM FOR ROOM ABOVE GARAGE.									
M-12-137	08-02-12	3,500	INSTALL C/A SYSTEM FOR ROOM ABOVE GARAGE									
E-12-243	07-18-12	0	WIRE ADDITION ABOVE GARAGE									
P-12-173	07-17-12	0	PLUMBING NEW 1/2 BATH.									
P-12-173	07-17-12	0	PLUMBING NEW 1/2 BATH									
B-12-146	05-22-12	135,000	CONSTRUCT 3 CAR GARAGE W/ BONUS ROOM ABOVE. INCLUDES 1/2 BATH & MUDROOM									
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 14A&	11- Res Land	1.00	108,780				Total Land Value		159,000		
Date 04/25/2024		12- Res Excess	0.36	2,520				Total Building Value		314,081		
Inspector W Topliff		13- Res Bldg	1.00	219,860				Total Outbuilding Value		3,605		
Action DM No Change		14- Res Outbldg	2.00	2,520				Total Market Value		476,686		
Acres												
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	1.00	0.00	148,000	1.05	0	155,400						
Excess	0.36	0.00	10,000	1.00	0	3,600						
Total	1.36					159,000						
Assessment History (Prior Years as of Oct 1)												
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value	
Land	111,300	111,300	111,300	111,300	111,300							
Building	219,860	219,860	219,860	219,860	219,860							
Outbuilding	2,520	2,520	2,520	2,520	2,520							
Total	333,680	333,680	333,680	333,680	333,680							
Comments												
2020GL-BBALL COURT												
2013 100% ADDTN/FGR COMPOSITE SDG/HALF B												
FULL DORMERS ON REAR												
2011 FOP												
ATHS CNT												
2012-ADDITION & FGR												

Location:	5 BROAD ST	Unit	
911 Address:			
Map/Block/Lot	244 002		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	3,903	310,054
Unit		Average Quality Basement Fi	224	3,528
Overall Condition	Good	Basement	1,670	26,303
Class	C+	Central Air	3,903	6,147
Stories	2.00	Extra Fixtures	2	630
Design (Style)	Colonial	Fireplace	1	3,150
Construction	Wood Frame	Full Baths	3	15,750
Year Built	1953	Half Baths	2	5,250
Percent Complete	100	Value Before Depr.	0	370,812
		Depr/Adjust Amount	0	88,995
		Final Value (After Depr)	0	281,817

Finished Area	3,903	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,670			
Basement Finish	224			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
			24	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Wood Deck	1953	Good	108	1,465
Fuel	Oil			Frame Garage	2012	Average	864	28,450
Cooling Type	Central	100 %		Open Porch	1953	Good	256	2,349

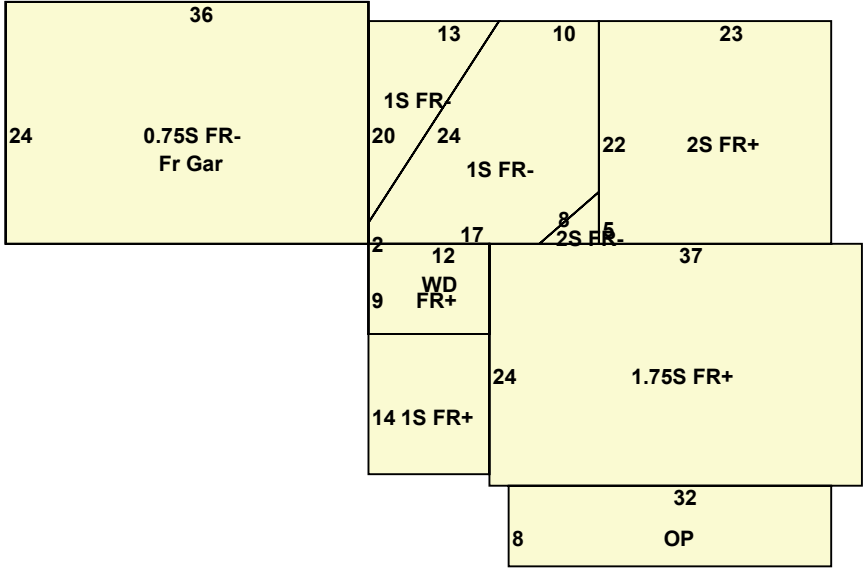
Interior			
Floors	Hardwood	Carpet	
Attic Access			
Walls	Plaster		
Fireplaces	1		
Wood Stoves	0		

Exterior			
Exterior	Vinyl Siding		
Roof Cover	Asphalt		
Roof Type	Gambrel		

Total Building Value 314,081

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	2				Basketball	1953	Good	1,015	2,625
					Frame Shed	1998	Average	140	980

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
9	4	1	3	2



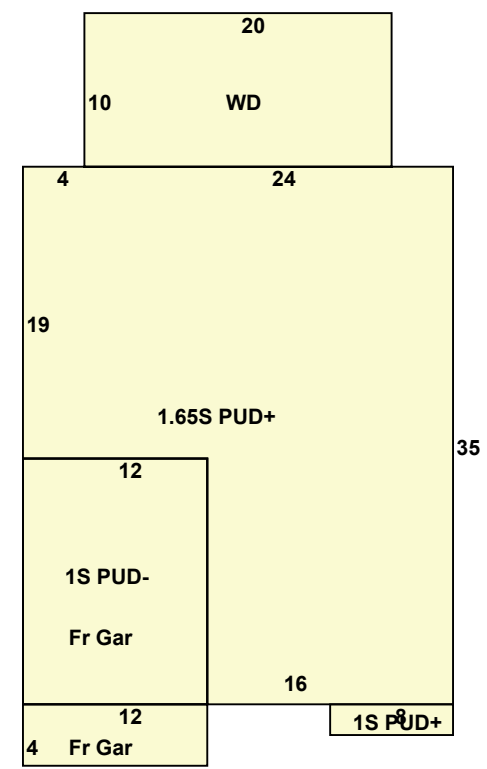
Unique ID: 016145

Wethersfield

Card No: 1 of 1

Location:	29 SCHOOLHOUSE XING				Map/Lot:	016 145		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	08-29-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
MOTTA KARIN					2171 /907	08-07-24	Warranty Deed			NO	0	
29 SCHOOLHOUSE CR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MOTTA KARIN & ORA TINA					1496 /0246	10-09-08				YES	210,000	
SOLTIS MELISSA S					1480 /0155	06-17-08				NO	0	
BURAKOUSKI MELISSA S					0769 /0143	09-03-99				YES	120,000	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-14-628	08-21-14	2,739	STRIP AND REROOF.									
B-14-628	08-19-14	2,739	STRIP & REROOF									
State Item Codes												
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot	161	15- Condominium	1.00	133,650				Total Land Value		0	
Date	05/07/2018								Total Building Value		190,924	
Inspector	EQ								Total Outbuilding Value		0	
Action	DM Change								Total Market Value		190,924	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.10	0.00	0	1.00	0							
Total	0.10					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	133,650	133,650	133,650	133,650	133,650							
Outbuilding	0	0	0	0	0							
Total	133,650	133,650	133,650	133,650	133,650							
										Totals		
Comments												
PUD - .10 ACRES												

LOCATION:		29 SCHOOLHOUSE XING			
911 ADDRESS:					
MAP/BLOCK/LOT:		016 145			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Crossings	Base Rate	1,508	196,040	
Model	Standard 1	Average Quality Baseme	276	4,347	
Style	PUD	Basement	804	12,663	
Building Use	Residential	Fireplace	1	3,150	
Condition	Average	Full Baths	1	5,250	
Class	C+	Half Baths	1	2,625	
Stories	1.65	Value Before Depr.	0	224,075	
Construction		Depr/Adjust Amount	0	42,574	
Year Built	1983	Final Value (After Dep)	0	181,501	
Percent Complete	100				
FOUNDATION					
Basement Area	804				
Basement Finished Area	276				
Room Style	Average				
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	19		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Hot Water	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Wood Deck	200	2,892
Cooling Type	None	0 %	Frame Garage	48	1,306
			Frame Garage	192	5,225
INTERIOR					
Floors	Carpet				
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
			Location		
			Floor/Unit Location		
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,508	4	2	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID: 197037

Wethersfield

Card No: 1 of 1

Location:	492 MAPLE ST				Map/Lot:	197 037		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	96	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
SECRETARY OF HOUSING & URBAN DEV					2171 /939	08-07-24	Warranty Deed			NO	0	
2000 N CLASSEN BLVD., SUITE 3200 OKLAHOMA CITY , OK 7												
Additional Owners:												
Prior Owner History												
US BANK NATIONAL ASSOCIATION TRUSTE RMTPT TRUST SERIES 2021 COTTAGE-TT-V					2157 /926	03-17-23	Foreclosure			NO	0	
JACOBS AMY					2066 /348	12-07-18	Warranty Surviv			YES	219,900	
SMITH MITCHELL D & ERICA					1896 /0160	07-21-15				YES	213,000	
SURAWSKI ERIC & SUNNI					1164 /0020	05-21-04				YES	206,000	
GRAHAM NEVILLE J & TRACY B					0403 /0043	12-10-87				NO	174,000	
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 15	11- Res Land	0.35	67,870				Total Land Value 96,960				
Date	05/02/2024	13- Res Bldg	1.00	78,390				Total Building Value 111,988				
Inspector	GH	14- Res Outbldg	1.00	200				Total Outbuilding Value 286				
Action	DM No Change							Total Market Value 209,234				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	96,000	1.01	0	96,960						
Total	0.35					96,960						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	67,870	67,870	67,870	67,870	67,870							
Building	78,390	78,390	78,390	78,390	78,390							
Outbuilding	200	200	200	200	200							
Total	146,460	146,460	146,460	146,460	146,460					Totals		
Comments												
2018GL-DECK REPLACED BY PATIO SAME SIZE PER OWNER 2015 DEP CODE/KIT&BATH REMODEL REAR DORMER- 24'												

Unique ID: 197037

Wethersfield

Location:	492 MAPLE ST	Unit	
911 Address:			
Map/Block/Lot	197 037		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,402	116,366
Unit		Average Quality Basement Fi	180	2,700
Overall Condition	Good	Basement	850	12,750
Class	C	Basement Garage Bays	1	2,000
Stories	1.65	Fireplace	1	3,000
Design (Style)	Cape	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1951	Value Before Depr.	0	144,316
Percent Complete	100	Depr/Adjust Amount	0	36,079
		Final Value (After Depr)	0	108,237

Finished Area 1,402
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	850
Basement Finish	180
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

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

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

Type	Yr Built	Condition	Area/Qty	Value
Patio	2018	Good	228	2,257
Enclosed Porch	1951	Good	80	1,080
Open Porch	1951	Good	24	207
Open Porch	1951	Good	24	207

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

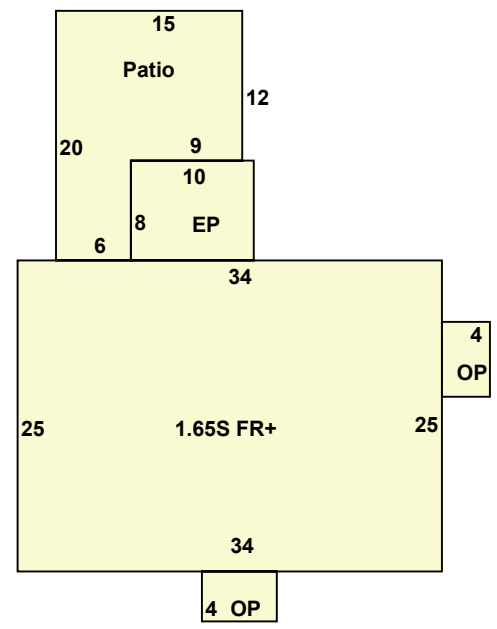
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 111,988

Special Features				

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1952	Fair	48	286					

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



Unique ID: 234004

Wethersfield

Card No: 1 of 1

Location:	168 VALLEY CREST DR				Map/Lot:	234 004		Zone:	A	Date Printed:	11-15-24		
911 Address:					Exempt		Route	4	Nbhd:	103	Last Update:	08-29-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
SHARIFI ABDUL & ZAKYA					2171 /973	08-08-24	Warranty Deed			NO	2,626		
168 VALLEY CREST DR ROCKY HILL , CT 06067													
Additional Owners:													
Prior Owner History													
LANE JUSTIN & DRAVES KAILEY M					2134 /861	09-15-21	Warranty Surviv			NO	0		
BALCH JASON D & ASHLEY A					1469 /0177	04-22-08				NO	0		
BALCH JASON D					1394 /0130	02-23-07				NO	0		
COSKER COLLEEN R					1394 /0129	02-23-07				NO	0		
SANDERS COLLEEN R					0934 /0289	06-26-02				NO	0		
Permit Number	Date	Cost	Building Permit										
			State Item Codes					Appraised Value					
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value					700
Dev Map	Dev Lot PT52	51-Res Vac Land	0.07	490				Total Building Value					0
Date	05/23/2008							Total Outbuilding Value					0
Inspector	DB							Total Market Value					700
Action	Vacant												
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
Res Vac Excess	0.07	0.00	10,000	1.00	0	700							
Total	0.07					700							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	490	490	490	490	490								
Building	0	0	0	0	0								
Outbuilding	0	0	0	0	0								
Total	490	490	490	490	490					Totals			
Comments													
.28 AC IN ROCKY HILL TOWN LINE PROPERTY													

Unique ID: 234004

Wethersfield

Location:	168 VALLEY CREST DR	Unit	
911 Address:			
Map/Block/Lot	234 004		

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 Economic Depreciation %	Physical 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					

Location:	54 HIGHVIEW AVE				Map/Lot:	170 053		Zone:	C	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	09-04-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
SAVAGE SARAH					2171 /956	08-08-24	Warranty Deed		YES	357,000		
54 HIGHVIEW AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MOKROUSOV VALENTYN & SHRAMOVA GANNA					2162 /34	08-14-23	Warranty Deed		NO	305,000		
MARCHAM LISA A					1891 /0006	06-23-15			YES	176,000		
WALKER MICHELLE					1390 /0073	01-31-07			YES	199,000		
CASSARINO ROBERT J					1044 /0060	06-04-03			NO	110,000		
CASSARINO JENNIE T					0134 /0257	05-18-51			NO	0		
Permit Number	Date	Cost	Building Permit									
TB-14-191	04-29-14	4,000	CONSTRUCT A 12' X 20' FREE STANDING DECK IN REAR YARD.									
MP03026	04-28-03	2,500	Repl gas furnace									
EP03080	04-11-03	450	SIGN LETTER MAY 12, 2014. NEW LOCATION FOR DECK									
BP03094	04-08-03	8,800	Wire 2nd fl bdrm									
			Finish 2nd fl bdrm;strip & reroof									
			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			101,323
Date	09/04/2024		13- Res Bldg	1.00	70,930				Total Outbuilding Value			4,189
Inspector	SB		14- Res Outbldg	2.00	2,930				Total Market Value			197,512
Action	PICTOMETRY											
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	70,930	64,840	64,840	64,840	64,840							
Outbuilding	2,930	2,930	2,930	2,930	2,930							
Total	138,260	132,170	132,170	132,170	132,170					Totals		
Comments												
2024GL: LISTING REVIEW - ADD DECK; FULLY REMODELED (NO PERMITS)												
2015 PAT1/SHD1												
EXT = COMM. INFL.												
REAR DORMER- 30'												

Unique ID: 170053

Wethersfield

Location:	54 HIGHVIEW AVE	Unit
911 Address:		
Map/Block/Lot	170 053	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,267	113,726
Unit		Basement	768	11,520
Overall Condition	Good	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	135,746
Construction	Masonry	Depr/Adjust Amount	0	36,651
Year Built	1945	Final Value (After Depr)	0	99,095
Percent Complete	100			

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

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	2024	Average	113	1,902
Fuel	Natural Gas		Open Porch	1945	Good	12	101
Cooling Type	None	0 %	Utility Storage	1945	Good	30	225

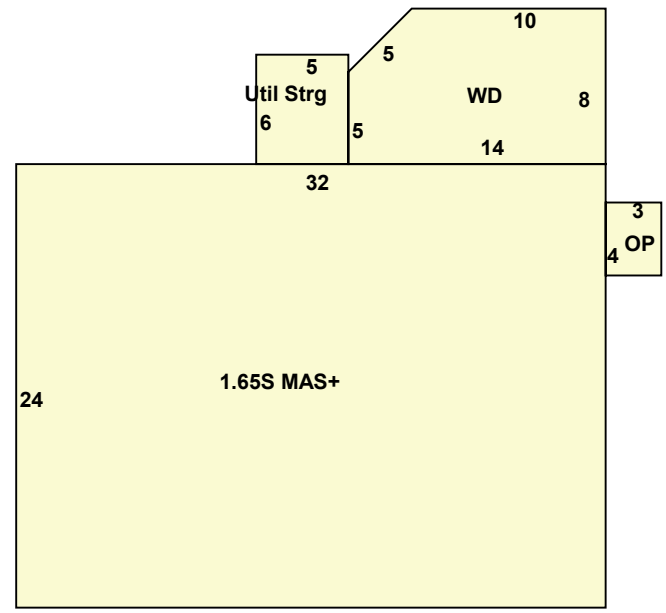
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior		
Exterior	Brick/Masonr	Aluminum Sid
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 101,323

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2015	Average	240	3,564					
Frame Shed	2015	Average	48	625					

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



Unique ID: 171013

Wethersfield

Card No: 1 of 1

Location:	31 ROBBINS DR	Map/Lot:	171 013	Zone:	A	Date Printed:	11-15-24
------------------	---------------	-----------------	---------	--------------	---	----------------------	----------

911 Address:		Exempt		Route	6	Nbhd:	93	Last Update:	08-29-24
---------------------	--	---------------	--	--------------	---	--------------	----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
JOYCE A MORRISSETTE IRRV TRUST MORRISSETTE RALPH J TRUSTEE		2171 / 1041	08-09-24	Quit Claim	NO	0
36 BERNARD DR NEWINGTON , CT 06111						

Additional Owners:

Prior Owner History						
MORISSETTE JOYCE A		1143 / 0021	03-09-04		NO	0
MORISSETTE HENRY E & ROSE P		0193 / 0350	08-20-59		NO	0
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
P-13-257	11-04-13	575	Replace 40 gallon natural gas water heater.
P-13-257	11-04-13	575	REPL WATER HEATER
MP990204	11-17-99	4,240	

Census/Tract		State Item Codes					Appraised Value		
4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	92,070
Dev Map	Dev Lot PT36	11- Res Land	0.21	64,450				Total Building Value	131,081
Date 05/21/2018		13- Res Bldg	1.00	91,760				Total Outbuilding Value	32,614
Inspector EQ		14- Res Outbldg	1.00	22,830				Total Market Value	255,765
Action DM Change									

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.21	0.00	93,000	0.99	0	92,070				
Total	0.21					92,070				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	64,450	64,450	64,450	64,450	64,450						
Building	91,760	91,780	91,780	91,780	91,780						
Outbuilding	22,830	22,830	22,830	22,830	22,830						
Total	179,040	179,060	179,060	179,060	179,060				Totals		

Comments

2024GL: TSP TO EP

Location:	31 ROBBINS DR	Unit	
911 Address:			
Map/Block/Lot	171 013		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,656	148,543
Unit		Basement	908	13,620
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	172,663
Construction	Wood Frame	Depr/Adjust Amount	0	55,252
Year Built	1922	Final Value (After Depr)	0	117,411
Percent Complete	100			

Finished Area 1,656
 Finished Area Does Not Include Finished Basement Area

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

Grade Factor	0	Physical Depreciation %	32
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1922	Good	291	6,926
Fuel	Natural Gas		1922	Good	558	6,450
Cooling Type	None	0 %	1922	Good	24	294

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

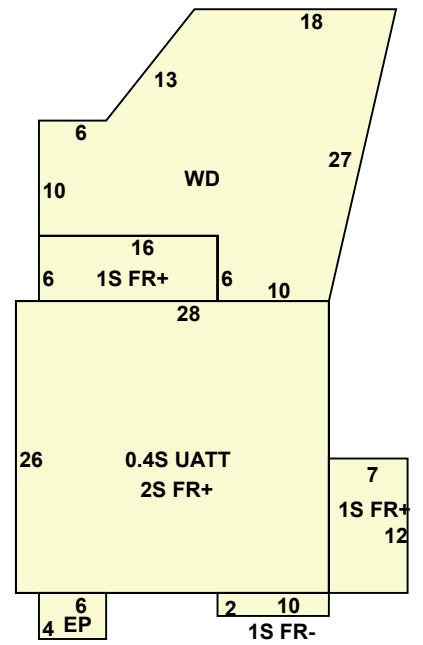
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 131,081

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1986	Good	640	32,614

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



Unique ID: 122026

Wethersfield

Card No: 1 of 1

Location:		465 NOTT ST				Map/Lot:		122 026		Zone:	B	Date Printed:		11-15-24		
911 Address:						Exempt			Route	8	Nbhd:	88	Last Update:		08-29-24	
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
5 STAR HOMES LLC						2171 /1041		08-29-24		Warranty Deed			NO	175,000		
776 RUBBER AVE NAUGATUCK , CT 06770																
Additional Owners:																
Prior Owner History																
VASEL CARMEN CECILIA TRUSTEE						2171 /1045		08-09-24		Trustee Deed			NO	0		
VASEL CARMEN CECILIA TRUSTEE						0880 /0166		10-31-01					NO	0		
VASEL CARMEN CECILIA						0828 /0033		02-16-01					NO	0		
VASEL JOHN W & CARMEN C						0542 /0389		03-22-93					NO	0		
						/										
Permit Number		Date		Cost		Building Permit										
091269		12-24-09		4,607		ROOF										
				State Item Codes						Appraised Value						
Census/Tract		4924		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			88,000			
Dev Map		Dev Lot B		11- Res Land	0.17	61,600				Total Building Value			81,656			
Date		11/11/2010		13- Res Bldg	1.00	57,160				Total Outbuilding Value			0			
Inspector		CR								Total Market Value			169,656			
Action		Exterior Only														
Acres							Influence Factors									
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment			
House Lot		0.17	0.00	88,000	1.00	0	88,000									
Total		0.17					88,000									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
	Current		2023		2022		2021		2020		Type	Acres	Value	Type	Acres	Value
Land	61,600		61,600		61,600		61,600		61,600							
Building	57,160		57,160		57,160		57,160		57,160							
Outbuilding	0		0		0		0		0							
Total	118,760		118,760		118,760		118,760		118,760					Totals		
Comments																

Unique ID: 122026

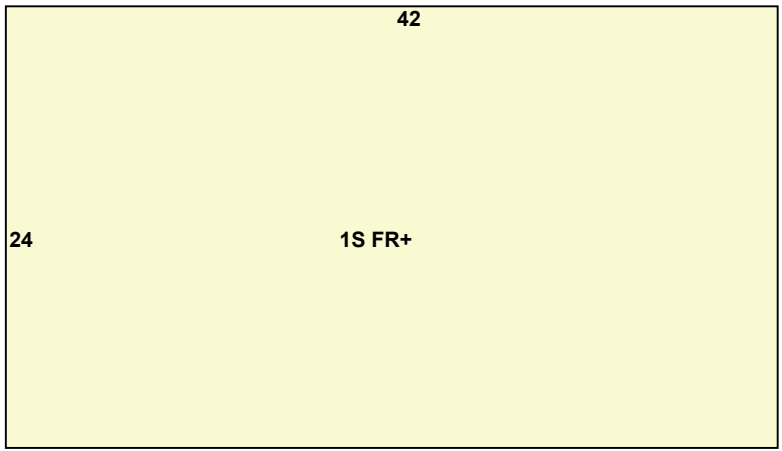
Wethersfield

Location:	465 NOTT ST	Unit	
911 Address:			
Map/Block/Lot	122 026		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,008	81,567
Unit		Basement	1,008	15,120
Overall Condition	Avg/Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	104,687
Design (Style)	Ranch	Depr/Adjust Amount	0	23,031
Construction	Wood Frame	Final Value (After Depr)	0	81,656
Year Built	1962			
Percent Complete	100			

Finished Area	1,008	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,008			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 22
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %					
Fuel	Natural Gas						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Drywall						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						81,656	



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

Unique ID: 248038

Wethersfield

Card No: 1 of 1

Location:	89 HARTFORD AVE	Map/Lot:	248 038	Zone:	B	Date Printed:	11-15-24
------------------	-----------------	-----------------	---------	--------------	---	----------------------	----------

911 Address:		Exempt		Route	7	Nbhd:	106	Last Update:	08-29-24
---------------------	--	---------------	--	--------------	---	--------------	-----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
DEVAUX KEVIN R & AMY R & DANIEL		2171 / 1090	08-12-24	Quit Claim		NO	0
89 HARTFORD AVE WETHERSFIELD , CT 06109							

Additional Owners:							
Prior Owner History							
DEVAUX KEVIN R & AMY R		0709 / 0313	07-23-98			YES	170,000
		/					
		/					
		/					

Permit Number	Date	Cost	Building Permit				
B-21-0403	06-03-21	18,000	Rebuild existing deck and mudroom porch .				
B-21-0370	06-03-21	10,400	Strip and re roof including ice and water barrier . tape plywood joints . apply synthetic felt using Ce				
BP02205	04-23-02	2,000	20X20 deck				
BP01084	04-05-01	500	Strip & reroof garage				
BP-99-0566	10-19-99	11,000					
PP990177	09-28-99	582	WATER HEATER				

		State Item Codes					Appraised Value		
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	106,000
Dev Map	Dev Lot 1	11- Res Land	0.20	74,200				Total Building Value	109,606
Date	05/20/2024	13- Res Bldg	1.00	76,730				Total Outbuilding Value	5,875
Inspector	SB	14- Res Outbldg	1.00	4,110				Total Market Value	221,481
Action	DM Change								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.20	0.00	106,000	1.00	0	106,000				
Total	0.20					106,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	74,200	74,200	74,200						
Building	76,730	78,890	78,890	78,890	75,420						
Outbuilding	4,110	4,110	4,110	4,110	4,110						
Total	155,040	157,200	157,200	157,200	153,730				Totals		

Comments

2024DM: FUEL TYPE; YEAR BUILT
2021GL: REAR EP TO LIVING AREA, WOOD DECK TO COMPOSITE

Unique ID: 248038

Wethersfield

Location:	89 HARTFORD AVE	Unit
911 Address:		
Map/Block/Lot	248 038	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,570	125,600
Unit		Basement	832	12,480
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.75	Half Baths	1	2,500
Design (Style)	Bungalow	Value Before Depr.	0	148,580
Construction	Wood Frame	Depr/Adjust Amount	0	49,031
Year Built	1915	Final Value (After Depr)	0	99,549
Percent Complete	100			

Finished Area 1,570
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	832
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Type	Yr Built	Condition	Value
Grade Factor	0	Physical Depreciation %	33
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		
Heating Type	Hot Water	100 %
Fuel	Natural Gas	
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 109,606

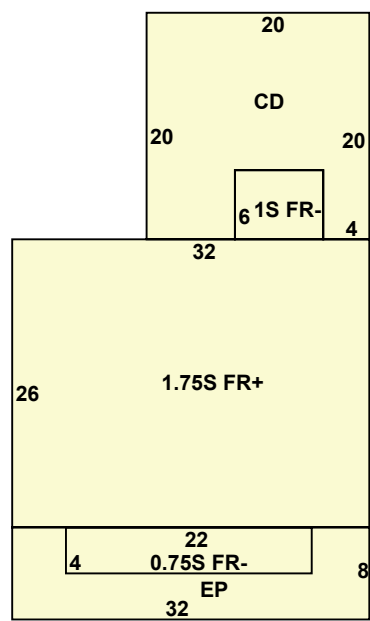
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1939	Fair	400	5,875					

Room Summary

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



Unique ID: 259018

Wethersfield

Card No: 1 of 1

Location:	6 HOWARD AVE				Map/Lot:	259 018		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	
TOTTEN DEBORAH LYNN & BRYAN MELINDA ANN					2171 / 1134	08-12-24		Quit Claim		NO	0	
6 HOWARD AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BOEHNERT RONALD C & DIANA S					0286 / 0770	03-09-73				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
091139	12-11-09	7,314	ROOF									
B-2009-1139	11-30-09	7,314	REMOVE EXISTING ROOFING AND REPLACE WITH ICE and WATER SHIELD. FELT PAPER AND 30 YR. GAF SHINGLES IN HIC									
BP06577	09-28-06	3,700	Repl windows									
EP04157	05-10-04	1,000	200 amp service									
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot	6PT5	11- Res Land	0.23	81,210			Total Land Value		116,000		
Date	05/08/2018		13- Res Bldg	1.00	82,670			Total Building Value		118,103		
Inspector	EQ		14- Res Outbldg	1.00	5,730			Total Outbuilding Value		8,192		
Action	DM Change							Total Market Value		242,295		
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	81,210	81,210	81,210	81,210	81,210							
Building	82,670	82,670	82,670	82,670	82,670							
Outbuilding	5,730	5,730	5,730	5,730	5,730							
Total	169,610	169,610	169,610	169,610	169,610					Totals		
Comments												

Unique ID: 259018

Wethersfield

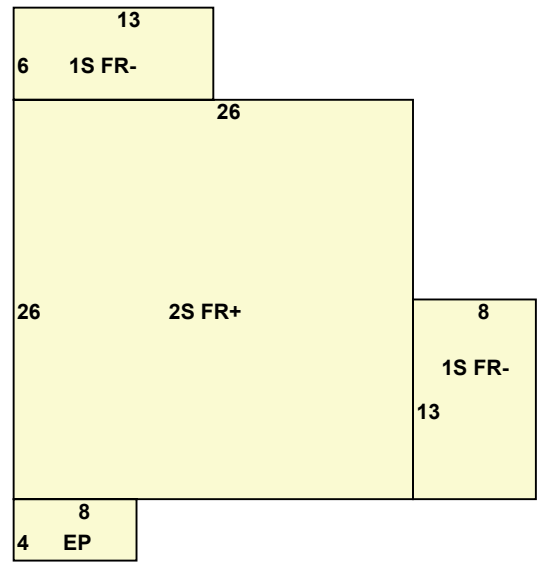
Location:	6 HOWARD AVE	Unit	
911 Address:			
Map/Block/Lot	259 018		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,534	149,949
Unit		Basement	676	10,140
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Tudor	Value Before Depr.	0	170,589
Construction	Wood Frame	Depr/Adjust Amount	0	52,882
Year Built	1927	Final Value (After Depr)	0	117,706
Percent Complete	100			

Finished Area	1,534	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	676			
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 %
				31
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Enclosed Porch	1927	Good	32	397
Fuel	Natural Gas							
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								118,103

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1927	Average	400	8,192
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	1	1					



Unique ID: 063075

Wethersfield

Card No: 1 of 1

Location:		44 CEDAR ST			Map/Lot:		063 075		Zone:		A	Date Printed:		11-15-24			
911 Address:					Exempt			Route		9	Nbhd:		96		Last Update:		10-09-24
Owner Of Record					Volume/Page		Date		Sales Type			Valid		Sale Price			
ZELEZ CATHERINE & LEW JOHN JR					2171 / 1129		08-12-24		Quit Claim			NO		0			
44 CEDAR ST WETHERSFIELD , CT 06109																	
Additional Owners:																	
Prior Owner History																	
ZELEZ CATHERINE					1999 / 0341		06-30-17					NO		0			
ZELEZ LEW & CATHERINE					0920 / 0050		04-19-02					YES		189,000			
AMBROGIO MARY J					0600 / 0524		12-28-95					NO		126,500			
					/												
					/												
Permit Number			Date		Cost		Building Permit										
E-24-0603			09-13-24		24,760		Wire 23 rooftop solar panels 9.4kW. Replace existing 100amp main panel with new 125amp main panel.										
B-24-0965			09-13-24		5,640		Install 23 rooftop solar panels 9.4kW										
BP06635			10-19-06		24,000		Vinyl siding, roofing, repl 15 windows										
					State Item Codes					Appraised Value							
Census/Tract		4924			Code	Quantity	Value		Code	Quantity	Value						
Dev Map		Dev Lot 8			11- Res Land	0.28	67,200						Total Land Value 96,000				
Date		08/21/2018			13- Res Bldg	1.00	74,320						Total Building Value 106,177				
Inspector		EQ											Total Outbuilding Value 0				
Action		DM No Change											Total Market Value 202,177				
					Acres					Influence Factors							
Land Type		Acres	490	Rate	Adj	Influence	Total Value		Land Type	Influence	Reason		Comment				
House Lot		0.28	0.00	96,000	1.00	0	96,000										
Total		0.28					96,000										
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals									
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value					
Land		67,200	67,200	67,200	67,200	67,200											
Building		74,320	74,320	74,320	74,320	74,320											
Outbuilding		0	0	0	0	0											
Total		141,520	141,520	141,520	141,520	141,520						Totals					
Comments																	
2025GL: SOLAR (9.4kw)																	

Unique ID: 063075

Wethersfield

Location:	44 CEDAR ST	Unit	
911 Address:			
Map/Block/Lot	063 075		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,337	100,008
Unit		Basement	912	13,680
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	1.00	Value Before Depr.	0	126,688
Design (Style)	Ranch	Depr/Adjust Amount	0	30,405
Construction	Wood Frame	Final Value (After Depr)	0	96,283
Year Built	1952			
Percent Complete	100			

Finished Area	1,337	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	912			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
Grade Factor	0	Physical Depreciation %	24	
Economic Depreciation %	0	Functional Depreciation %	0	
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1952	Good	288	7,004
Fuel	Oil		Patio	1952	Good	425	2,890
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	106,177



Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	23								
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	3	1	2	0					

Unique ID: 151039

Wethersfield

Card No: 1 of 1

Location:		112 BUNCE RD			Map/Lot:		151 039		Zone:		B	Date Printed:		11-15-24	
911 Address:					Exempt			Route		6		Nbhd:		93	
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price		
CONTE CRISTINA					2171 / 1072		08-12-24		Exec Deed			NO	320,000		
112 BUNCE RD WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
OCONNELL NANCY B					1769 / 0312		02-28-13					YES	165,000		
ANGEL DAWN MARIE					1137 / 0064		02-12-04					YES	170,000		
GORMAN MARY P					0522 / 0077		06-01-92					NO	0		
					/										
					/										
Permit Number		Date		Cost		Building Permit									
ROW-22-0276		05-09-22		0		Past due permit / Gas Repair									
P-14-14		01-27-14		995		Replace 40 gallon natural gas water heater.									
TP1414		01-27-14		995		REPL WATER HTR									
				State Item Codes								Appraised Value			
Census/Tract		4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			93,000		
Dev Map		Dev Lot 2		11- Res Land	0.24	65,100				Total Building Value			98,557		
Date		05/07/2018		13- Res Bldg	1.00	68,990				Total Outbuilding Value			0		
Inspector		EQ								Total Market Value			191,557		
Action		DM Change													
Acres							Influence Factors								
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment		
House Lot		0.24	0.00	93,000	1.00	0	93,000								
Total		0.24					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		68,990	68,990	68,990	68,990	68,990									
Outbuilding		0	0	0	0	0									
Total		134,090	134,090	134,090	134,090	134,090									
Totals															
Comments															
2012 BEDRM CNT PER MLS															

Unique ID: 151039

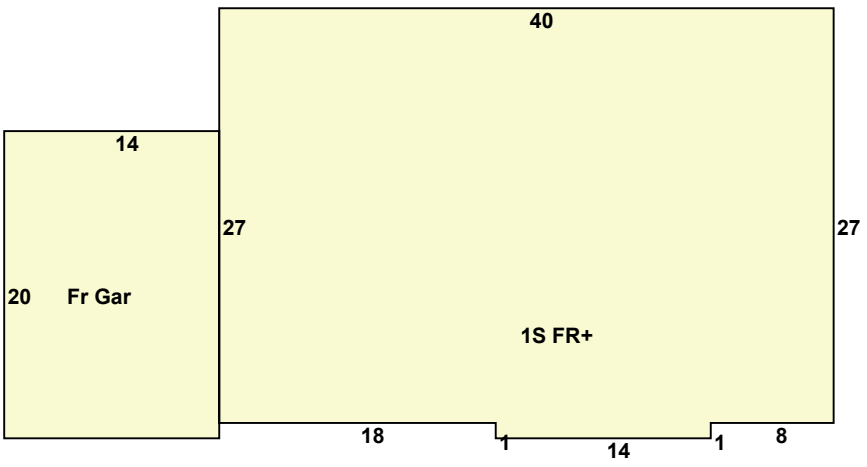
Wethersfield

Location:	112 BUNCE RD	Unit
911 Address:		
Map/Block/Lot	151 039	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,094	92,957
Unit		Basement	1,094	17,231
Overall Condition	Good	Fireplace	1	3,150
Class	C+	Full Baths	1	5,250
Stories	1.00	Value Before Depr.	0	118,588
Design (Style)	Ranch	Depr/Adjust Amount	0	27,275
Construction	Wood Frame	Final Value (After Depr)	0	91,313
Year Built	1955			
Percent Complete	100			

Finished Area	1,094	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,094			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
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 %	Frame Garage	1955	Good	280	7,244
Fuel	Natural Gas						
Cooling Type	None	0 %					
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						98,557	



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

Unique ID: 152089

Wethersfield

Card No: 1 of 1

Location:	346 BRIMFIELD RD	Map/Lot:	152 089	Zone:	A	Date Printed:	11-15-24
------------------	------------------	-----------------	---------	--------------	---	----------------------	----------

911 Address:		Exempt		Route	6	Nbhd:	105	Last Update:	09-03-24
---------------------	--	---------------	--	--------------	---	--------------	-----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
SLOAN CAROLYN		2171 / 1052	08-12-24	Warranty Deed	YES	349,900
346 BRIMFIELD RD WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
BESLITY JUSTIN		2161 / 270	07-17-23	Warranty Deed	YES	335,000
MOTTA MARGARET A & VERONICA A		1792 / 0020	07-01-13		NO	0
MOTTA MARGARET A ET AL		1707 / 0335	04-23-12		NO	113,000
SECRETARY OF HOUSING & URBAN DEVELO		MICHAELSON CONNER & BOUL	1697 / 0131	02-22-12	NO	10
WELLS FARGO BANK NA		WELLS FARGO HOME MORTGAGE	1666 / 0263	08-11-11	NO	0

Permit Number	Date	Cost	Building Permit
E-12-318	09-11-12	800	ELECTRICAL OUTLETS & CANS
M-12-145	08-03-12	8,500	INSTALL AIR CONDITIONING AND CONVERT FURNACE TO NATURAL GAS. CONDENSER TO BE INSTALLED BEHIND HOUSE.
M-12-145	08-03-12	8,500	INSTALL AIR CONDITIONING & CONVERT FURNACE TO NATURAL GAS. CONDENSER RO BE INSTALLED BEHIND HOUSE

Census/Tract		State Item Codes					Appraised Value		
4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	103,950
Dev Map	Dev Lot 262	11- Res Land	0.21	72,760				Total Building Value	94,069
Date 09/03/2024		13- Res Bldg	1.00	65,850				Total Outbuilding Value	0
Inspector SB								Total Market Value	198,019
Action PICTOMETRY									

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.21	0.00	105,000	0.99	0	103,950				
Total	0.21					103,950				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	72,760	72,770	72,770	72,770	72,770						
Building	65,850	64,490	58,410	58,410	58,410						
Outbuilding	0	0	0	0	0						
Total	138,610	137,260	131,180	131,180	131,180				Totals		

Comments

2024GL: LISTING REVIEW - PATIO
2023GL: EP TO LIVING AREA PER LISTING (LETTERS SENT w/ NO REPLY)
2012 C/A

Unique ID: 152089

Wethersfield

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

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,062	85,937
Unit		Basement	932	13,980
Overall Condition	Good	Central Air	1,062	1,593
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	109,510
Construction	Wood Frame	Depr/Adjust Amount	0	22,997
Year Built	1952	Final Value (After Depr)	0	86,513
Percent Complete	100			

Finished Area	1,062	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	932			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Interior			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 21
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Frame Garage	1952	Good	231	5,613
Fuel	Natural Gas			Concrete Patio	1952	Good	190	1,933
Cooling Type	Central	100 %						

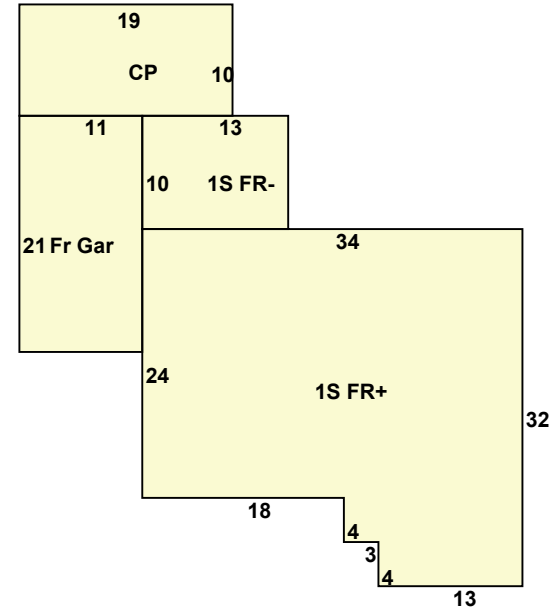
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

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

Total Building Value 94,069

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

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



Unique ID: 058002

Wethersfield

Card No: 1 of 1

Location:	46 GOOSEBERRY HL				Map/Lot:	058 002		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	9	Nbhd:	118	Last Update:	09-03-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
PADULA ANTONIO & LEONE					2171 / 1069	08-12-24		Warranty Deed		YES	375,000	
46 GOOSEBERRY HL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SEITZINGER JOHN					1337 / 0285	06-01-06				YES	340,000	
CAMILLERI ALICIA M					1337 / 0282	06-01-06				NO	0	
HAMPTON ALICIA M					0883 / 0069	11-09-01				YES	255,000	
PETTENGIL STEVEN & ALICJA					0731 / 0159	12-18-98				YES	170,750	
					/							
Permit Number	Date	Cost	Building Permit									
P-23-0231	09-28-23	2,697	Replace leaking water heater with a new AO Smith 40 gallon, natural gas, standard vent water heater.									
P-16-168	08-10-16	1,135	REPL WATER HEATER									
BP990283	06-17-99	1,790										
State Item Codes												
Census/Tract	4925	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 6	11- Res Land	0.31	82,600							Total Land Value	118,000
Date	09/03/2024	13- Res Bldg	1.00	104,290							Total Building Value	148,987
Inspector	SB	14- Res Outbldg	1.00	400							Total Outbuilding Value	571
Action	PICTOMETRY										Total Market Value	267,558
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.31	0.00	118,000	1.00	0	118,000						
Total	0.31					118,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	82,600	82,600	82,600	82,600	82,600							
Building	104,290	103,980	103,980	103,980	103,980							
Outbuilding	400	400	400	400	400							
Total	187,290	186,980	186,980	186,980	186,980							
										Totals		
Comments												
2024GL: LISTING REVIEW - ADD EXISTING 10'x5' DECK; 1 XTRA FIXTURE												
2024GL: TSP TO EP												

Unique ID: 058002

Wethersfield

Location:	46 GOOSEBERRY HL	Unit
911 Address:		
Map/Block/Lot	058 002	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,576	141,367
Unit		Basement	726	10,890
Overall Condition	Average	Extra Fixtures	1	300
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	Low Quality Basement Finish	210	1,470
Year Built	1974	Value Before Depr.	0	169,527
Percent Complete	100	Depr/Adjust Amount	0	38,991
		Final Value (After Depr)	0	130,536

Finished Area 1,576
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	726
Basement Finish	210
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

Attached Component Computations

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1974	Average	50	655
Fuel	Natural Gas		1974	Average	144	1,885
Cooling Type	None	0 %	1974	Average	30	393
			1974	Average	234	5,765
			1974	Average	200	4,925
			1974	Average	60	832
			1974	Average	288	3,992

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

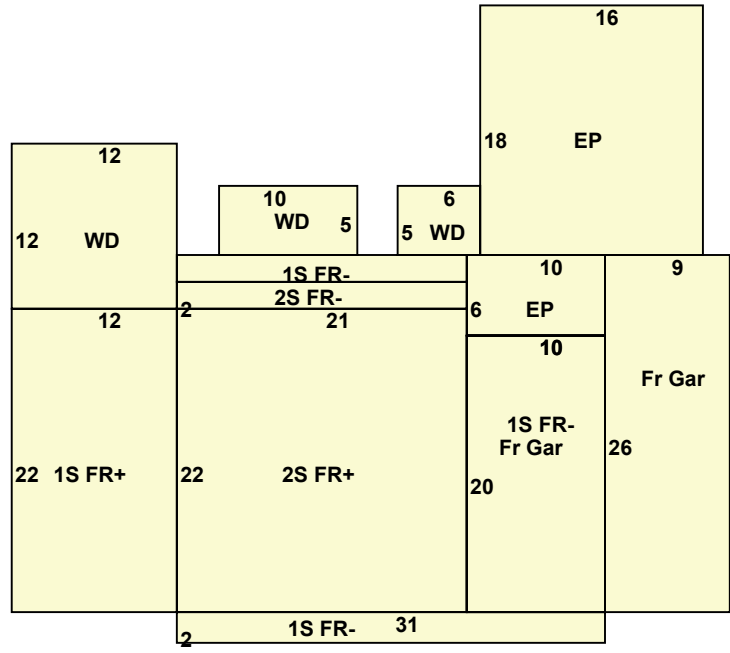
Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 148,987

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1			
Frame Shed	1990	Fair	96	571

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



Unique ID: 128048

Wethersfield

Card No: 1 of 1

Location:	68 MIDWELL RD				Map/Lot:	128 048		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
HENDRICKS PATRICK & NIKKI KURECZKA					2171 /1112	08-12-24	Trustee Deed			NO	425,000	
68 MIDWELL RD WETHERSFIELD, CT 06109												
Additional Owners: RIZZO MICHAEL J JR RIZZO MICHAEL J JR												
Prior Owner History												
RIZZO LUCILLE B & MICHAEL J JR CO-T					2109 /1042	08-24-20	Probate			NO	0	
RIZZO LUCILLE B & MICHAEL J JR CO-T					2107 /720	07-21-20	Quit Claim			NO	0	
RIZZO LUCILLE B					2107 /718	07-21-20	Trustee Deed			NO	0	
RIZZO MICHAEL J JR & LUCILLE B TRUS					2107 /714	07-21-20	Affidavit			NO	0	
RIZZO MICHAEL J SR & LUCILLE B ET A CO-TRUSTEES					1956 /0286	09-22-16				NO	0	
Permit Number	Date	Cost	Building Permit									
BP-591	10-15-09	7,981	REMOVE 1 LAYER OF ROOFING AND REPLACE									
			State Item Codes					Appraised Value				
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.32	74,230				Total Land Value 106,050			
Date	04/26/2024		13- Res Bldg	1.00	115,860				Total Building Value 165,507			
Inspector	GH		14- Res Outbldg	1.00	1,710				Total Outbuilding Value 2,448			
Action	DM No Change								Total Market Value 274,005			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.32	0.00	105,000	1.01	0	106,050						
Total	0.32					106,050						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	74,230	74,230	74,230	74,230	74,230							
Building	115,860	115,860	115,860	115,860	115,860							
Outbuilding	1,710	1,710	1,710	1,710	1,710							
Total	191,800	191,800	191,800	191,800	191,800					Totals		
Comments												
2009 REROOF 13X20 CRAWL SPACE 3'												

Unique ID: 128048

Wethersfield

Location:	68 MIDWELL RD	Unit	
911 Address:			
Map/Block/Lot	128 048		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,084	175,556
Unit		Basement	837	12,555
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	203,611
Construction	Wood Frame	Depr/Adjust Amount	0	52,939
Year Built	1967	Final Value (After Depr)	0	150,672
Percent Complete	100			

Finished Area	2,084
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	837
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 %	Frame Garage	1967	Average	462	10,940
Fuel	Natural Gas		Patio	1967	Average	168	1,092
Cooling Type	None	0 %	Enclosed Porch	1967	Average	176	2,344
			Open Porch	1967	Average	36	305
			Open Porch	1967	Average	18	153

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

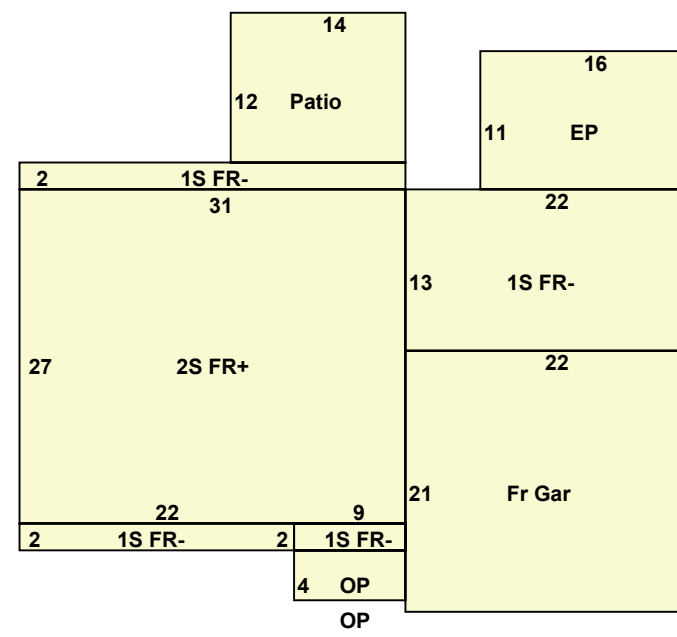
Exterior		
Exterior	Vinyl Siding	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 165,507

Special Features		Detached Component Computations					
------------------	--	---------------------------------	--	--	--	--	--

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	170	2,448					

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



Unique ID: 032032

Wethersfield

Card No: 1 of 1

Location:	48 CRANSTON AVE				Map/Lot:	032 032		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	9	Nbhd:	94	Last Update:	10-17-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
POPESCU PATRICK & YANICK					2171 / 1137	08-13-24	Warranty Deed		YES	367,000		
30 TAINTER HILL RD MILLBURY , CT 01527												
Additional Owners:												
Prior Owner History												
DELIC ELVIR & SAFIJA					1886 / 0020	05-22-15			NO	118,000		
KOCOL MARY & LONGO THERESA					1879 / 0045	04-01-15			NO	0		
KOCOL ELIZABETH A L/U C/O LONGO THERESA					1798 / 0318	08-02-13			NO	0		
KOCOL ELIZABETH A					1587 / 0271	04-27-10			NO	0		
KOCOL ROMUALD J & ELIZABETH A					0267 / 0283	09-25-69			NO	0		
Permit Number	Date	Cost	Building Permit									
B-24-1116	09-25-24	23,856	Replace 1 entry double door and 1 patio door and 2 windows									
M-24-0277	08-26-24	5,165	Cut, clean and inspect (1) 275 gal aboveground tank in the basement. Direct replacement: Install (1) 275									
P-16-241	11-08-16	2,000	INSTALL A SINK, FAUCET, TUB & TOILET TO CREATE NEW 2ND BATHROOM									
B-16-660	11-07-16	1,000	CONVERT SMALL BEDROOM INTO A BATHROOM & CONSTRUCT 7'x8' FRONT ENTRANCE TO HOUSE									
B-15-542	08-13-15	3,000	INSTALL SIDING & ROOFING									
E-15-313	08-04-15	600	WIRE ADDITIONS									
				State Item Codes				Appraised Value				
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Total Land Value 94,940				
Dev Map	Dev Lot B	11- Res Land	0.30	66,460				Total Building Value 140,272				
Date	09/04/2024	13- Res Bldg	1.00	98,190				Total Outbuilding Value 3,086				
Inspector	SB	14- Res Outbldg	2.00	2,160				Total Market Value 238,298				
Action	PICTOMETRY											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.30	0.00	94,000	1.01	0	94,940						
Total	0.30					94,940						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	66,460	66,460	66,460	66,460	66,460							
Building	98,190	87,430	87,430	87,430	87,430							
Outbuilding	2,160	1,390	1,390	1,390	1,390							
Total	166,810	155,280	155,280	155,280	155,280					Totals		
Comments												
2024GL: 1 XTRA FIXTURE; ADD EXISTING SHED; EXISTING DECK IS LARGER DM2024 WOOD TO COMPOSITE DECK 2015-2 EP'S TO BAS, EXT REMODEL ESTIMATE ADDITIONS AND REMODEL 50% 2017GL-3 FULL BATHS, REMOD COMP												

Location:	48 CRANSTON AVE	Unit	
911 Address:			
Map/Block/Lot	032 032		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,722	155,273
Unit		Basement	1,132	17,829
Overall Condition	Good	Basement Garage Bays	1	2,100
Class	C+	Better Quality Basement Fin	100	3,150
Stories	1.65	Extra Fixtures	1	315
Design (Style)	Conventional	Fireplace	1	3,150
Construction	Wood Frame	Full Baths	3	15,750
Year Built	1934	Value Before Depr.	0	197,567
Percent Complete	100	Depr/Adjust Amount	0	57,294
		Final Value (After Depr)	0	140,272

Finished Area 1,722
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,132
Basement Finish	100
Bsmt Room Style	Better
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

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 %					
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						140,272	

Special Features

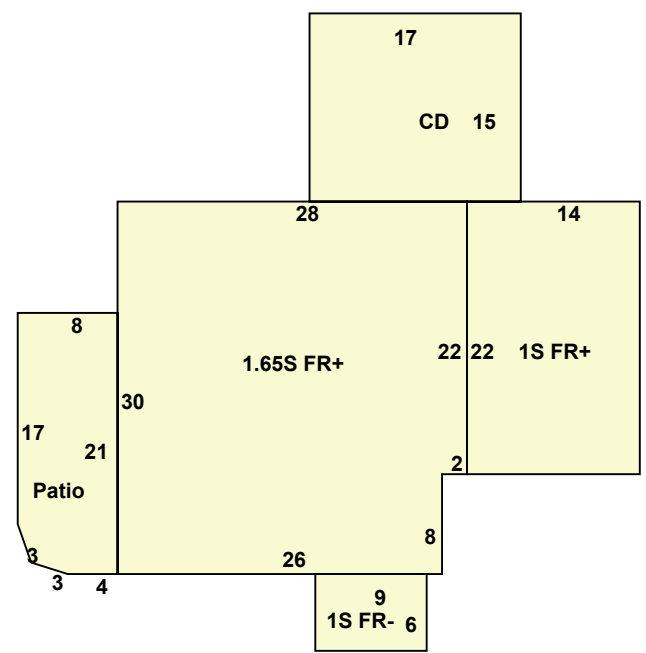
Extra Fixtures	1
----------------	---

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Fair	168	1,992					
Frame Shed	2017	Average	80	1,094					

Room Summary

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



Location:	381 HARTFORD AVE				Map/Lot:	212 011		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	106	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
CASTRO JOSE ALI BETANCOURT & MCDERMOTT KLAIR JANET					2171 / 1140	08-13-24	Trustee Deed			NO	450,000	
381 HARTFORD AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SHIPMAN DOUGLAS R TRUSTEE					2124 / 937	04-16-21	Trustees Deed			NO	0	
SHIPMAN DOUGLAS R TRUSTEE					2022 / 0217	12-14-17				NO	0	
SHIPMAN DOUGLAS R					1992 / 0198	05-12-17				YES	317,400	
BRUCE CAROL R TRUSTEE					1992 / 0197	05-12-17				NO	0	
BRUCE CAROL R & ARTHUR R TRUSTEES					1992 / 0194	05-12-17				NO	0	
Permit Number	Date	Cost	Building Permit									
E-19-0503	12-04-19	3,295	Supply (1) Generac GP8000E portable gasoline operated generator. 200 amp panel change with (1) 200 amp in									
E-19-0503	12-04-19	3,295	Supply (1) Generac GP8000E portable gasoline operated generator. 200 amp panel change with (1) 200 amp in									
E-19-0453	12-02-19	6,820	Wire a 10 panel PV roof mounted solar system . 3.25 kw									
E-19-0453	12-02-19	6,820	Wire a 10 panel PV roof mounted solar system . 3.25 kw									
B-19-0886	11-27-19	8,000	Install a 10 panel PV roof mounted solar system . 3.25 kw									
B-19-0886	11-27-19	8,000	Install a 10 panel PV roof mounted solar system . 3.25 kw									
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.51	75,680				Total Land Value 108,120			
Date	05/07/2024		13- Res Bldg	1.00	139,070				Total Building Value 198,667			
Inspector	W Topliff		14- Res Outbldg	1.00	590				Total Outbuilding Value 840			
Action	DM No Change								Total Market Value 307,627			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.51	0.00	106,000	1.02	0	108,120						
Total	0.51					108,120						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	75,680	75,680	75,680	75,680	75,680							
Building	139,070	139,070	139,070	139,070	139,070							
Outbuilding	590	590	590	590	590							
Total	215,340	215,340	215,340	215,340	215,340					Totals		
Comments												
2020GL-SOLAR 2018GL-SALES REVIEW INTERIOR DATED=2/08 TANDEM BEDROOM=FUNC JOSHUA STODDARD HOUSE 2016GL-PARTIAL C/AIR, PICTOMETRY												

Unique ID: 212011

Wethersfield

Location:	381 HARTFORD AVE	Unit	
911 Address:			
Map/Block/Lot	212 011		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,382	217,929
Unit		Basement	1,378	23,771
Overall Condition	Very Good	Fireplace	2	6,900
Class	B-	Full Baths	2	11,500
Stories	2.00	Value Before Depr.	0	260,100
Design (Style)	Colonial	Depr/Adjust Amount	0	78,030
Construction	Wood Frame	Final Value (After Depr)	0	182,070
Year Built	1737			
Percent Complete	100			

Finished Area	2,382
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,378
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 %	Unfinished Attic	1737	Good	354	6,319
Fuel	Natural Gas		Frame Garage	1737	Good	512	8,356
Cooling Type	Partial	50 %	Open Porch	1737	Good	16	94
			Screened Porch	1737	Good	224	1,828

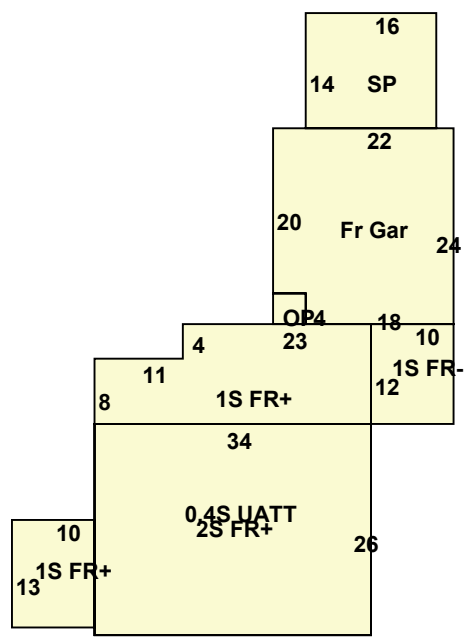
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 198,667

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	10								
					Frame Shed	1992	Average	120	840

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
10	3	1	2	0



Location:	34 PROSPECT ST				Map/Lot:	229 019		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	90	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
PENA LIGIA SILVA					2172 /23	08-14-24	Name Change		NO	0		
34 PROSPECT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PENA-MERCADO LIGIA					1804 /0259	09-11-13			NO	0		
BRITO LIGIA PENA					1728 /0048	08-01-12			NO	200,000		
GROSSO ARLENE B TRUSTEE					1728 /0047	08-01-12			NO	0		
GROSSO SYLVESTER & ARLENE B TRUSTEE					1695 /0209	02-10-12			NO	0		
GROSSO SYLVESTER & ARLENE B					0139 /0096	11-21-50			NO	0		
Permit Number	Date	Cost	Building Permit									
M-20-0091	06-09-20	7,000	Replace existing AC system with like kind . Outdoor unit placed in same location .									
M-20-0091	06-09-20	7,000	Replace existing AC system with like kind . Outdoor unit placed in same location .									
B-16-726	12-07-16	8,400	INSTALL A 24 MODULE PV ROOF MOUNTED SOLAR SYSTEM.									
E-16-470	12-07-16	12,600	WIRE 24 MODULE SOLAR SYSTEM									
B-16-726	12-07-16	8,400	INSTALL 24 MODULE SOLAR SYSTEM									
P-14-265	10-06-14	600	INSTALL GAS LINE FROM METER TO FUTURE BOILER CONVERSION.									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		91,800		
Dev Map	Dev Lot 6	11- Res Land	0.62	64,260				Total Building Value		103,835		
Date	05/25/2015	13- Res Bldg	1.00	72,680				Total Outbuilding Value		10,752		
Inspector	CR	14- Res Outbldg	1.00	7,530				Total Market Value		206,387		
Action	49											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.62	0.00	90,000	1.02	0	91,800						
Total	0.62					91,800						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	64,260	64,260	64,260	64,260	64,260							
Building	72,680	72,680	72,680	72,680	72,680							
Outbuilding	7,530	7,530	7,530	7,530	7,530							
Total	144,470	144,470	144,470	144,470	144,470					Totals		
Comments												
2017-SOLAR PULL DOWN ATTIC STAIRS 2012 FBM PER MLS												

Unique ID: 229019

Wethersfield

Location:	34 PROSPECT ST	Unit
911 Address:		
Map/Block/Lot	229 019	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,334	99,783
Unit		Average Quality Basement Fi	775	11,625
Overall Condition	Average	Basement	1,334	20,010
Class	C	Central Air	1,334	2,001
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1953	Value Before Depr.	0	143,919
Percent Complete	100	Depr/Adjust Amount	0	43,176
		Final Value (After Depr)	0	100,743

Finished Area 1,334
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,334
Basement Finish	775
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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 %	Patio	1953	Average	160	960
Fuel	Oil		Enclosed Porch	1953	Average	150	1,890
Cooling Type	Central	100 %	Open Porch	1953	Average	30	242

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

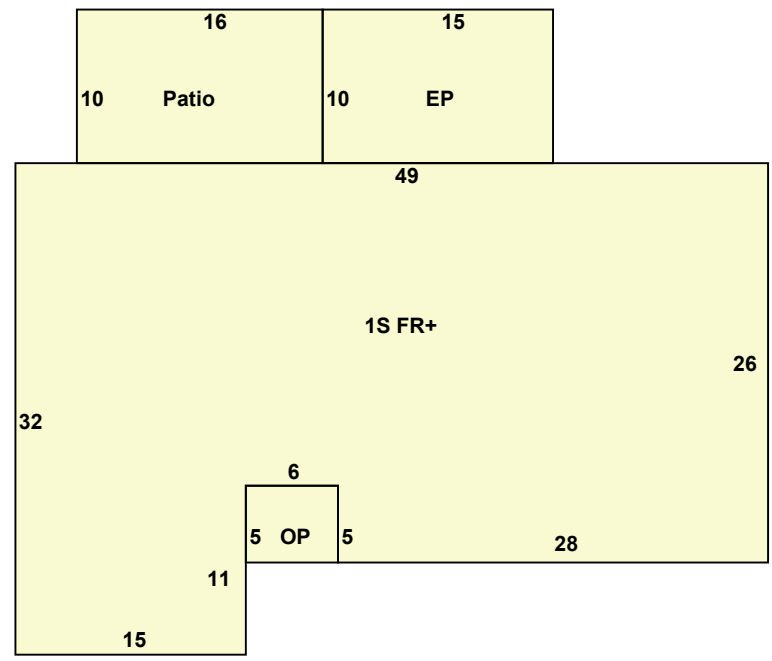
Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 103,835

Special Features 24

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1957	Average	480	10,752					

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



Unique ID: 203067

Wethersfield

Card No: 1 of 1

Location:	107 LONGVUE DR				Map/Lot:	203 067		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	11-14-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
107 LONGVUE LLC					2174 /1786	10-25-24	Quit Claim			NO	0	
26 STILLWOLD DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CATRICALA ROCCO					2171 /1162	08-14-24	Foreclosure			NO	325,000	
LITTLE CECILIA Y					2132 /740	09-03-21	Probate			NO	0	
LITTLE ENID S EST					2115 /1138	11-23-20	Probate			NO	0	
LITTLE ENID S					1961 /0023	10-14-16				NO	0	
LITTLE ENID S & LINCOLN A					0328 /0731	03-15-82				NO	0	
Permit Number	Date	Cost	Building Permit									
BP-99-8928	03-05-99	4,480										
			State Item Codes					Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value 93,000				
Dev Map	Dev Lot 18PT	11- Res Land	0.28	65,100				Total Building Value 158,314				
Date	05/08/2008	13- Res Bldg	1.00	110,820				Total Outbuilding Value 560				
Inspector	BS	14- Res Outbldg	1.00	390				Total Market Value 251,874				
Action	Measured + 1Vis											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.28	0.00	93,000	1.00	0	93,000						
Total	0.28					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	110,820	110,820	110,820	110,820	110,820							
Outbuilding	390	390	390	390	390							
Total	176,310	176,310	176,310	176,310	176,310					Totals		
Comments												

Location:	107 LONGVUE DR	Unit	
911 Address:			
Map/Block/Lot	203 067		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,183	180,490
Unit		Basement	704	10,560
Overall Condition	Good	Central Air	2,183	3,275
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	Low Quality Basement Finish	180	1,260
Year Built	1940	Value Before Depr.	0	206,085
Percent Complete	100	Depr/Adjust Amount	0	57,704
		Final Value (After Depr)	0	148,381

Finished Area	2,183
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	704
Basement Finish	180
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	28
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1940	Good	234	2,864
Fuel	Natural Gas		Wood Deck	1940	Good	36	441
Cooling Type	Central	100 %	Frame Garage	1940	Good	236	5,437
			Frame Garage	1940	Good	4	92
			Open Porch	1940	Good	80	662
			Open Porch	1940	Good	21	174
			Utility Storage	1940	Good	35	263

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

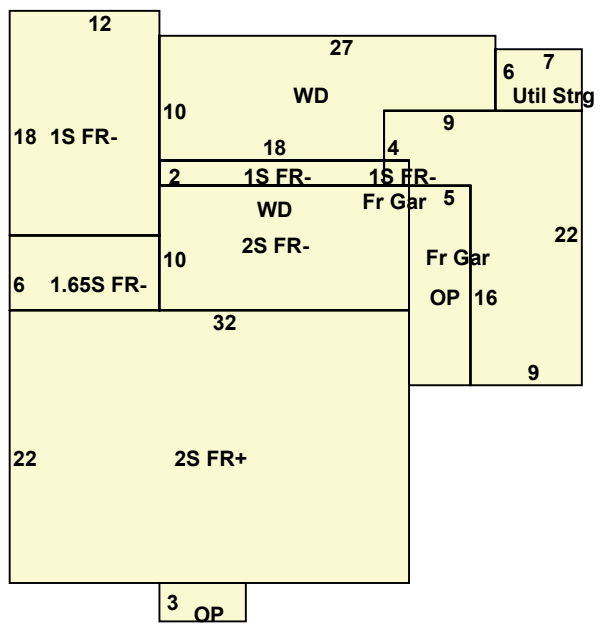
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 158,314

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1968	Average	80	560

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



Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1968	Average	80	560					

Unique ID: 159076

Wethersfield

Card No: 1 of 1

Location:	46 ROBBINS DR				Map/Lot:	159 076		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	11-12-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
CARR CAITLYN C					2172 / 16	08-14-24	Probate		NO	347,000		
46 ROBBINS DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DENEEN MARY C TRUSTEE					2124 / 554	04-12-21	Fiduciary Deed		NO	0		
EATON HOWARD C TRUSTEE					2034 / 0194	03-26-18	Trustees Deed		NO	0		
RUBY-REIN RAE C EST					2020 / 0270	11-27-17			NO	0		
RUBY-REIN RAE C					1453 / 0303	01-28-08			NO	0		
RUBY RAE C					1238 / 0163	04-05-05			NO	68,000		
Permit Number	Date	Cost	Building Permit									
E-24-0608	09-13-24	3,800	200 amp service change New meter , panel, riser piping, Update grounding CRS 18386542									
M-14-220	10-03-14	6,980	CONVERSION FROM OIL TO GAS									
091206	12-18-09	4,800	ROOF									
MP-0155	10-30-09	5,000	Replace existing boiler									
EP06172	06-14-06	1,000	Wire new garage									
BP06223	05-16-06	24,500	Rebid 22X20 garage									
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		92,070		
Dev Map	Dev Lot	WPT5	11- Res Land	0.20	64,450			Total Building Value		120,783		
Date	05/27/2015		13- Res Bldg	1.00	84,550			Total Outbuilding Value		13,517		
Inspector	CR		14- Res Outbldg	1.00	9,460			Total Market Value		226,370		
Action	49											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.20	0.00	93,000	0.99	0	92,070						
Total	0.20					92,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	64,450	64,450	64,450	64,450	64,450							
Building	84,550	84,550	84,550	84,550	84,550							
Outbuilding	9,460	9,460	9,460	9,460	9,460							
Total	158,460	158,460	158,460	158,460	158,460							
										Totals		
Comments												
2015 HEAT TYPE												

Unique ID: 159076

Wethersfield

Location:	46 ROBBINS DR	Unit	
911 Address:			
Map/Block/Lot	159 076		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,816	160,062
Unit		Basement	672	10,080
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	2.00	Value Before Depr.	0	183,142
Design (Style)	Colonial	Depr/Adjust Amount	0	69,594
Construction	Wood Frame	Final Value (After Depr)	0	113,548
Year Built	1922			
Percent Complete	100			

Finished Area	1,816
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	672
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 %	Unfinished Attic	1922	Average	269	5,837
Fuel	Natural Gas		Open Porch	1922	Average	84	599
Cooling Type	None	0 %	Open Porch	1922	Average	112	799

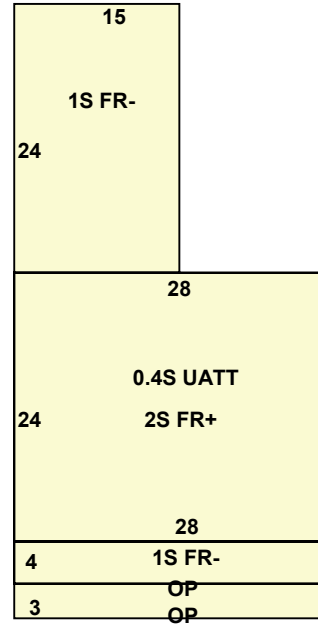
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior		
Exterior	Asbestos	Asbestos
Roof Cover	Asphalt	
Roof Type	Gable	

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

Total Building Value						
						120,783

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



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	2006	Average	440	13,517					

Unique ID: 180020

Wethersfield

Card No: 1 of 1

Location:	20 MERRIMAN RD				Map/Lot:	180 020		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	110	Last Update:	11-08-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
BRYANT LISA A					2171 / 1193	08-14-24	Exec Deed		NO	380,000		
20 MERRIMAN RD WETHERSFIELD, CT 06109												
Additional Owners:												
Prior Owner History												
AMATO LUCY C					1920 / 0132	01-11-16			NO	0		
AMATO JOSEPH V & LUCY C					0231 / 0001	08-31-64			NO	0		
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
P-17-244	11-13-18	1,000	PIPING FOR GENERATOR									
E-17-401	11-08-17	5,000	INSTALL GENERATOR W/ AUTOMATIC XFR SWITCH									
B-15-772	10-13-15	5,800	STRIP & REROOF									
PP06187	11-14-06	650	Repl wtr htr									
BP03167	05-08-03	10,850	Vinyl siding:repl 7 windows									
MP000063	04-28-00	4,975	Central A/C									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 44	11- Res Land	0.43	77,770				Total Land Value		111,100		
Date	05/19/2018 12/16/2008	13- Res Bldg	1.00	91,660				Total Building Value		130,942		
Inspector	EQ	14- Res Outbldg	1.00	560				Total Outbuilding Value		801		
Action	DM No Change Hearing-Change							Total Market Value		242,843		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.43	0.00	110,000	1.01	0	111,100						
Total	0.43					111,100						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	77,770	77,770	77,770	77,770	77,770							
Building	91,660	91,660	91,660	91,660	91,660							
Outbuilding	560	560	560	560	560							
Total	169,990	169,990	169,990	169,990	169,990					Totals		
Comments												
308 SQ FT.PATIO NO VALUE DUE TO COND DUE TO CONDITION 12/2008-FINISHED BASEMENT NO VALUE (1) FPL INOPERABLE PER OWNER 10/08 WALK UP ATTIC												

Location:	20 MERRIMAN RD	Unit	
911 Address:			
Map/Block/Lot	180 020		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,494	114,142
Unit		Basement	1,144	18,018
Overall Condition	Good	Central Air	1,494	2,353
Class	C+	Full Baths	1	5,250
Stories	1.00	Half Baths	1	2,625
Design (Style)	Ranch	Value Before Depr.	0	142,388
Construction	Wood Frame	Depr/Adjust Amount	0	34,173
Year Built	1953	Final Value (After Depr)	0	108,215
Percent Complete	100			

Finished Area 1,494
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,144
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 %	24
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1953	Good	123	1,669
Fuel	Natural Gas		Frame Garage	1953	Good	588	15,015
Cooling Type	Central	100 %	Enclosed Porch	1953	Good	360	5,171
			Open Porch	1953	Good	95	872

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

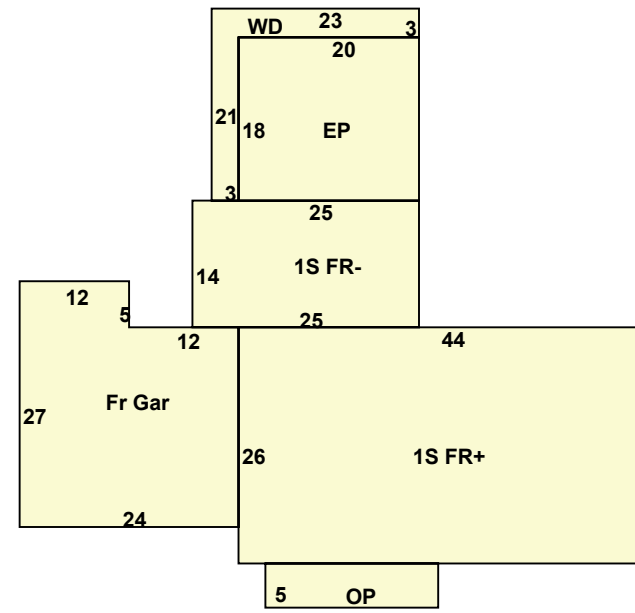
Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 130,942

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1			
Frame Shed	1999	Average	108	801

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



Unique ID: 231016

Wethersfield

Card No: 1 of 1

Location:		28 HEWITT ST			Map/Lot:		231 016		Zone:		A		Date Printed:		11-15-24								
911 Address:					Exempt				Route		4		Nbhd:		96								
Owner Of Record					Volume/Page		Date		Sales Type			Valid		Sale Price									
REVAL THOMAS D					2171 / 1171		08-14-24		Exec Deed			NO		380,000									
28 HEWITT ST WETHERSFIELD, CT 06109																							
Additional Owners:																							
Prior Owner History																							
CAMPBELL ALAYNE S EST					CAMPBELL DOUGLAS J EXECUTOR					2165 / 170		12-01-23		Probate		NO		0					
CAMPBELL ALAYNE S										1723 / 0123		07-12-12				NO		0					
CAMPBELL DOUGLAS & ALAYNE S										0284 / 0447		09-26-72				NO		0					
										/													
										/													
Permit Number		Date		Cost		Building Permit																	
BP000282		05-09-00		7,500		Vinyl siding																	
				State Item Codes								Appraised Value											
Census/Tract		4926		Code		Quantity		Value		Code		Quantity		Value		Total Land Value		96,960					
Dev Map		Dev Lot		11- Res Land		0.33		67,860								Total Building Value		125,367					
Date		05/21/2018		13- Res Bldg		1.00		87,760								Total Outbuilding Value		980					
Inspector		EQ		14- Res Outbldg		1.00		690								Total Market Value		223,307					
Action		DM Change																					
Acres							Influence Factors																
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.33		0.00		96,000		1.01		0		96,960											
Total		0.33										96,960											
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value	
Land		67,860		67,860		67,860		67,860		67,860													
Building		87,760		87,760		87,760		87,760		87,760													
Outbuilding		690		690		690		690		690													
Total		156,310		156,310		156,310		156,310		156,310													
Totals																							
Comments																							

Location:	28 HEWITT ST	Unit	
911 Address:			
Map/Block/Lot	231 016		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,196	90,776
Unit		Basement	1,120	16,800
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,196	1,794
Stories	1.00	Finished Lower Level	500	17,500
Design (Style)	Raised Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1971	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	141,370
		Depr/Adjust Amount	0	21,206
		Final Value (After Depr)	0	120,165

Finished Area 1,196
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,120
Basement Finish	500
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	Garage
Basement Garage Bays	2
Sump Pump	YES

Grade Factor	0	Physical Depreciation %	15
Economic Depreciation %	0	Functional Depreciation %	0

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

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

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

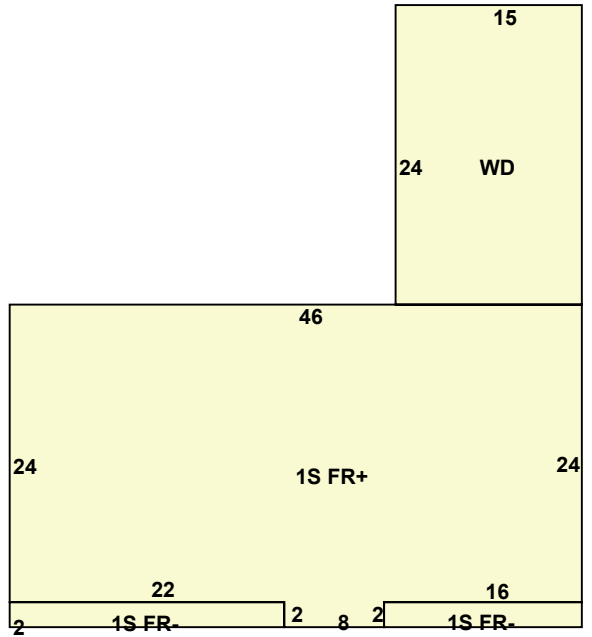
Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1971	Good	360	5,202

Total Building Value 125,367

Special Features				

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1988	Average	140	980					

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



Unique ID: 035006

Wethersfield

Card No: 1 of 1

Location:	415 GOFF RD	Map/Lot:	035 006	Zone:	A1	Date Printed:	11-15-24
------------------	-------------	-----------------	---------	--------------	----	----------------------	----------

911 Address:		Exempt		Route	9	Nbhd:	94	Last Update:	08-29-24
---------------------	--	---------------	--	--------------	---	--------------	----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
DIZAAR MICHAEL JEREL		/	08-29-24		NO	0
415 GOFF RD WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
RUSSELL ROSANNE & CHRYSTAL PATRICIA		2172 /32	08-15-24	Quit Claim	NO	0
PALLONE MARGARET CHRYSTAL PATRICIA TRUSTEES		1673 /0035	09-28-11		NO	0
PALLONE MARGARET R		1670 /0050	09-08-11		NO	0
PALLONE ALBERT R & MARGARET R		0239 /0548	11-03-65		NO	0
/						

Permit Number	Date	Cost	Building Permit
P-23-0358	12-21-23	1,855	Replace 40 gal natural gas atmospheric water heater.

Census/Tract		State Item Codes					Appraised Value	
4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 94,000
Dev Map	Dev Lot 10	11- Res Land	0.31	65,800				Total Building Value 123,346
Date 05/15/2024		13- Res Bldg	1.00	86,340				Total Outbuilding Value 1,008
Inspector W Topliff		14- Res Outbldg	1.00	710				Total Market Value 218,354
Action DM No Change								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.31	0.00	94,000	1.00	0	94,000				
Total	0.31					94,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	65,800	65,800	65,800	65,800	65,800						
Building	86,340	86,340	86,340	86,340	86,340						
Outbuilding	710	710	710	710	710						
Total	152,850	152,850	152,850	152,850	152,850				Totals		

Comments

PULL DOWN ATTIC STAIRS

Location:	415 GOFF RD	Unit	
911 Address:			
Map/Block/Lot	035 006		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,286	94,945
Unit		Basement	1,200	18,000
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,286	1,929
Stories	1.00	Finished Lower Level	450	15,750
Design (Style)	Raised Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1965	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	145,124
		Depr/Adjust Amount	0	24,671
		Final Value (After Depr)	0	120,453

Finished Area	1,286	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,200			
Basement Finish	450			
Bsmt Room Style	Finish LL			
Basement Walls				
Outside Entry				
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
			0	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1965	Good	98	1,388
Fuel	Natural Gas		Patio	1965	Good	98	755
Cooling Type	Central	100 %	Patio	1965	Good	98	755

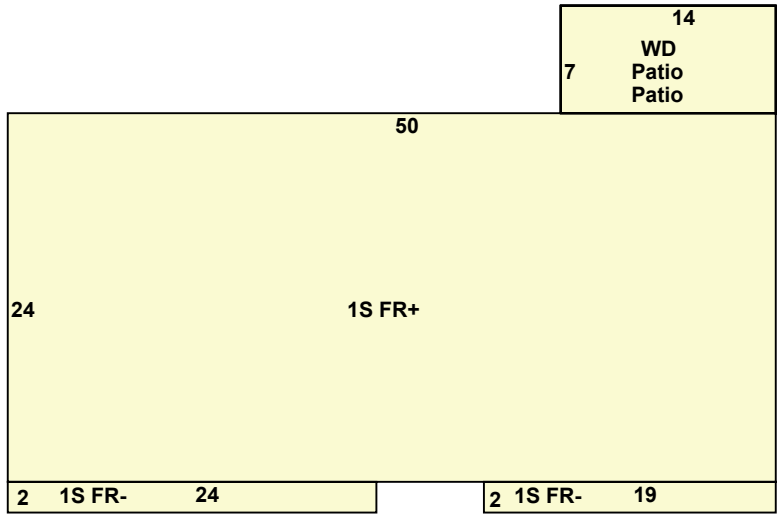
Interior		
Floors	Carpet	
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 123,346

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1988	Average	144	1,008					

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



Unique ID: 243006

Wethersfield

Card No: 1 of 1

Location:	39-41 MIDDLETOWN AVE				Map/Lot:	243 006		Zone:	C	Date Printed:	11-15-24	
911 Address:					Exempt		Route	5	Nbhd:	107	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
ROUQ REALTY LLC					2172 / 154	08-15-24	Quit Claim			NO	0	
39-41 MIDDLETOWN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ROUQUIE NICHOLAS & ERIN					2171 / 563	07-29-24	Quit Claim			NO	0	
ROUQ REALTY LLC					2163 / 758	10-03-23	Warranty Deed			NO	385,000	
STAVOLA JAMES T JR & FRUTUOSO NICOLE MARIE					2163 / 757	10-03-23	Name Change			NO	0	
STAVOLA JAMES T JR & NICOLE					1753 / 0049	11-30-12				NO	0	
STAVOLA JAMES T ET ALS					1751 / 0177	11-21-12				NO	0	
Permit Number	Date	Cost	Building Permit									
B-13-618	10-09-13	5,636	INSTALL 12 ANDERSON 400 SERIES WINDOWS IN TERRA TONE. LIGHT PATTERN SHALL MATCH EXISTING 8 OVER 12.									
B-13-618	10-09-13	5,636	INSTALL 12 WINDOWS									
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot NPT8	11- Res Land	0.23	75,640				Total Land Value		108,070		
Date	05/31/2018 12/10/2008	13- Res Bldg	1.00	93,170				Total Building Value		133,093		
Inspector	EQ							Total Outbuilding Value		0		
Action	DM Change Hearing-No Chng							Total Market Value		241,163		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.23	0.00	107,000	1.01	0	108,070						
Total	0.23					108,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	75,640	75,640	75,640	75,640	75,640							
Building	93,170	93,170	93,170	93,170	93,170							
Outbuilding	0	0	0	0	0							
Total	168,810	168,810	168,810	168,810	168,810					Totals		
Comments												
FULL REAR DORMER												

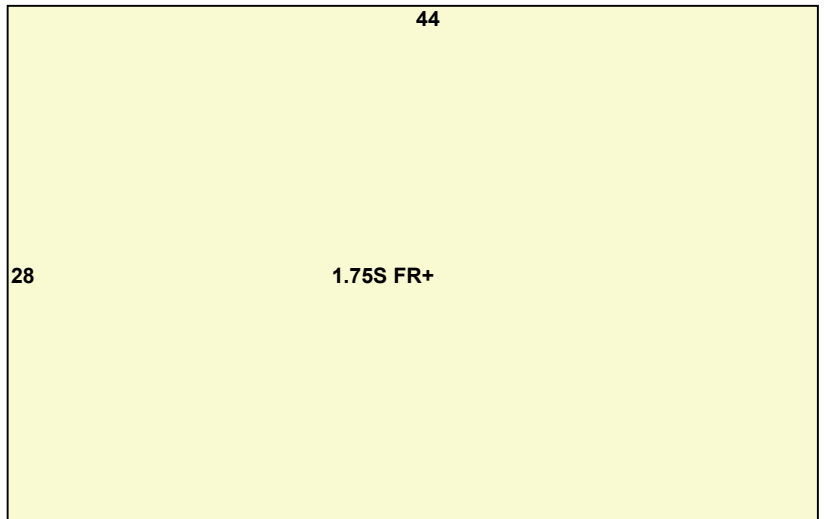
Location:	39-41 MIDDLETOWN AVE	Unit
911 Address:		
Map/Block/Lot	243 006	

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

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

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

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



Unique ID: 016096

Wethersfield

Card No: 1 of 1

Location:	43 TINSMITH XING				Map/Lot:	016 096		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	08-29-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
DEMBICZAK ALAN					2172 / 100	08-15-24	Exec Deed			NO	300,000	
43 TINSMITH CR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
NEUMANN RICHARD					0695 / 0262	04-20-98				YES	105,000	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
B-13-386	07-09-13	2,700	REPLACE FRONT PATIO DOOR.									
B-13-386	07-09-13	2,700	REPL FRONT PATIO DOOR									
P-12-46	02-23-12	900	NATURAL GAS PIPING TO NEW STANDBY GENERATOR.									
P-12-46	02-23-12	900	NATURAL GAS PIPING TO NEW STANDBY GENERATOR									
E-12-48	02-21-12	11,800	INSTALLATION OF A 12KW STANDBY GENERATOR & AUTOMATIC TRANSFER SWITCH									
EP-0172	07-02-10	300	Wire circuit for warm tile									
State Item Codes					Appraised Value							
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 113	15- Condominium	1.00	119,110				Total Land Value 0				
Date	05/08/2018							Total Building Value 170,151				
Inspector	EQ							Total Outbuilding Value 0				
Action	DM Change							Total Market Value 170,151				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.10	0.00	0	1.00	0							
Total	0.10					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	119,110	119,110	119,110	119,110	119,110							
Outbuilding	0	0	0	0	0							
Total	119,110	119,110	119,110	119,110	119,110					Totals		
Comments												
PUD - .10 ACRES 2010-INTERIOR BATHROOM REMODEL 2013 FBM/BATH												

LOCATION:	43 TINSMITH XING
911 ADDRESS:	
MAP/BLOCK/LOT:	016 096

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Crossings	Base Rate	1,241	162,571
Model Hickory	Average Quality Baseme	440	6,930
Style PUD	Basement	664	10,458
	Fireplace	1	3,150
	Full Baths	2	10,500
	Half Baths	1	2,625
	Value Before Depr.	0	196,234
	Depr/Adjust Amount	0	35,322
	Final Value (After Dep)	0	160,912

Building Use	Residential
Condition	Average
Class	C+
Stories	2.00
Construction	
Year Built	1985
Percent Complete	100

FOUNDATION	
Basement Area	664
Basement Finished Area	440
Room Style	Average
Access	Walkout
Garage Bays	0
Sump Pump	NO

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

INTERIOR	
Floors	Carpet
Fireplaces	1
Wood Stoves	0

EXTERIOR	
----------	--

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

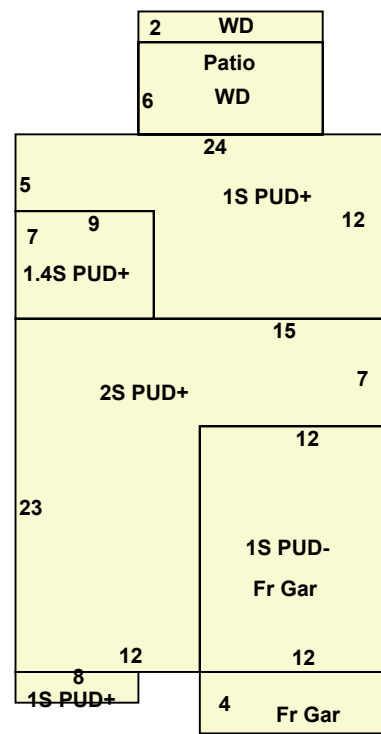
SPECIAL FEATURES	
------------------	--

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	
Wood Deck	72	1,131	
Wood Deck	24	377	
Frame Garage	192	5,677	
Frame Garage	48	1,419	
Patio	72	635	

Unit Features			
---------------	--	--	--

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,241	5	2	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 085034

Wethersfield

Card No: 1 of 1

Location:	27 PEACH HILL RD				Map/Lot:	085 034		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	118	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price
BAKRINA ADRIAN					2172 /81	08-15-24		Exec Deed			NO	430,000
27 PEACH HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HOYT ELIZABETH					0502 /0156	08-16-91					NO	190,000
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
B-13-66	03-08-13	3,010	INSTALL A CHIMNEY LINER.									
B-13-66	03-08-13	3,010	INSTALL CHIMNEY LINER									
BP03680	10-24-03	6,350	Repl 4 windows									
BP03541	09-08-03	4,862	11 vinyl replcmnt windows									
BP03172	05-08-03	4,300	8 vinyl replmnt windows									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 26	11- Res Land	0.46	83,420				Total Land Value		119,180		
Date 05/08/2024		13- Res Bldg	1.00	97,860				Total Building Value		139,798		
Inspector W Topliff		14- Res Outbldg	2.00	4,630				Total Outbuilding Value		6,610		
Action DM No Change								Total Market Value		265,588		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.46	0.00	118,000	1.01	0	119,180						
Total	0.46					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	83,420	83,420	83,420	83,420	83,420							
Building	97,860	97,860	97,860	97,860	97,860							
Outbuilding	4,630	4,630	4,630	4,630	4,630							
Total	185,910	185,910	185,910	185,910	185,910					Totals		
Comments												
FENCED BACKYARD 5/22/08												

Location:	27 PEACH HILL RD	Unit	
911 Address:			
Map/Block/Lot	085 034		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,686	123,988
Unit		Average Quality Basement Fi	400	6,300
Overall Condition	Good	Basement	1,686	26,555
Class	C+	Basement Garage Bays	2	4,200
Stories	1.00	Central Air	1,686	2,655
Design (Style)	Ranch	Fireplace	2	6,300
Construction	Wood Frame	Full Baths	1	5,250
Year Built	1951	Half Baths	1	2,625
Percent Complete	100	Value Before Depr.	0	177,873
		Depr/Adjust Amount	0	44,468
		Final Value (After Depr)	0	133,405

Finished Area	1,686	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,686			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

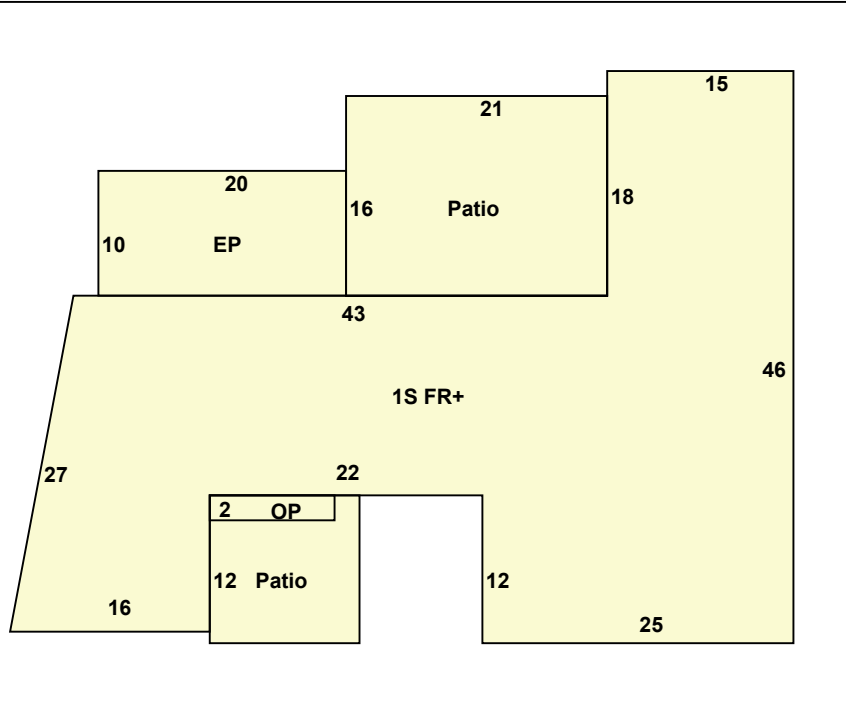
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Patio	1951	Good	144	1,013
Fuel	Oil		Patio	1951	Good	336	2,364
Cooling Type	Central	100 %	Enclosed Porch	1951	Good	200	2,835
			Open Porch	1951	Good	20	181

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

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
139,798		

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Concrete Pool	1960	Average	512	6,400					
Frame Shed	1990	Average	30	210					

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



Unique ID: 122039

Wethersfield

Card No: 1 of 1

Location: NOTT ST		Map/Lot: 122 039		Zone: B		Date Printed: 11-15-24					
911 Address:		Exempt		Nbhd: 103		Last Update: 10-02-24					
Owner Of Record				Volume/Page	Date	Sales Type	Valid	Sale Price			
KHONG ANTHONY				2172 /172	08-19-24	Quit Claim	NO	0			
500 NOTT ST WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
NOWAK RONALD J GUIDA ELAINE M				2170 /900	07-03-24	Cert of Correct	NO	0			
NOWAK RONALD J & GIUIDA ELAINE M				2170 /741	06-28-24	Exec Deed	NO	0			
NOWAK RICHARD FREDERICK				1687 /0018	12-20-11		NO	0			
NOWAK SUSANNE M				1682 /0203	11-28-11		NO	0			
NOWAK JOSEPH J				0338 /0253	11-01-83		NO	0			
Permit Number	Date	Cost	Building Permit								
Z-24-0036	08-07-24	750	BUILD 10X12 GREENHOUSE IN REAR YARD								
State Item Codes											
Census/Tract 4923	Code		Quantity	Value	Code		Quantity	Value			
Dev Map	Dev Lot 2	12- Res Excess	0.41	2,870							
Date 10/01/2024		25-Comm Outbldg	2.00	6,040							
Inspector SB											
Action Exterior Only											
Appraised Value											
						Total Land Value	4,100				
						Total Building Value	0				
						Total Outbuilding Value	8,622				
						Total Market Value	12,722				
Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
Excess	0.41	0.00	10,000	1.00	0	4,100					
Total	0.41					4,100					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	2,870	2,870	2,870	2,870	2,870						
Building	0	0	0	0	0						
Outbuilding	6,040	6,040	6,040	6,040	6,040						
Total	8,910	8,910	8,910	8,910	8,910						
Totals											
Comments											
2024GL: GREENHOUSE APPROX 90% COMPLETE 2017GL-BARN/LEAN TOO LANDLOCKED											

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		

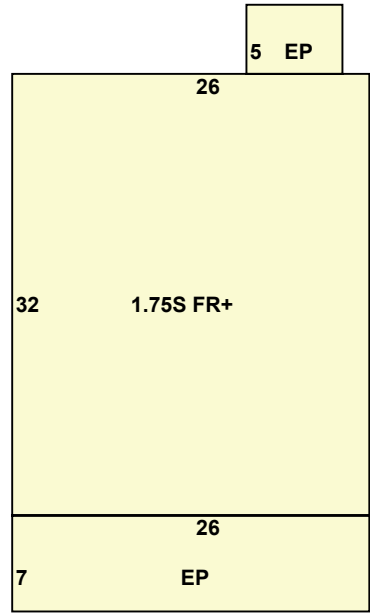
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,456	116,480
Unit		Basement	832	12,480
Overall Condition	Good	Extra Fixtures	2	600
Class	C	Full Baths	1	5,000
Stories	1.75	Half Baths	1	2,500
Design (Style)	Bungalow	Value Before Depr.	0	137,060
Construction	Wood Frame	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 %
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



Location:	4 ROUND HILL RD				Map/Lot:	079 005		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	9	Nbhd:	106	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MOREL CARLOS A MARTE & REYES CARLOS Y MARTE					2172 / 178	08-19-24		Fiduciary Deed		NO	372,000	
4 ROUND HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MARADIE MARY ANN					0576 / 0544	07-29-94				YES	137,500	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-20-0128	07-08-20	5,775	Replacement of air conditioning system.									
M-20-0128	07-08-20	5,775	Replacement of air conditioning system.									
M-19-0369	12-30-19	5,200	Replace gas fired chimney vent furnace.									
M-19-0369	12-30-19	5,200	Replace gas fired chimney vent furnace.									
B-15-800	10-19-15	8,000	STRIP AND REROOF.									
B-15-800	10-19-15	8,000	STRIP & REROOF									
				State Item Codes				Appraised Value				
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 28	11- Res Land	0.32	74,200				Total Land Value		106,000		
Date	05/19/2018	13- Res Bldg	1.00	100,560				Total Building Value		143,650		
Inspector	EQ							Total Outbuilding Value		0		
Action	DM Change							Total Market Value		249,650		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.32	0.00	106,000	1.00	0	106,000						
Total	0.32					106,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	74,200	74,200	74,200							
Building	100,560	100,560	100,560	100,560	100,560							
Outbuilding	0	0	0	0	0							
Total	174,760	174,760	174,760	174,760	174,760					Totals		
Comments												

Unique ID: 079005

Wethersfield

Location:	4 ROUND HILL RD	Unit
911 Address:		
Map/Block/Lot	079 005	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,380	108,385
Unit		Average Quality Basement Fi	690	10,868
Overall Condition	Good	Basement	1,380	21,735
Class	C+	Central Air	1,380	2,174
Stories	1.00	Fireplace	1	3,150
Design (Style)	Ranch	Full Baths	2	10,500
Construction	Wood Frame	Value Before Depr.	0	156,811
Year Built	1961	Depr/Adjust Amount	0	29,794
Percent Complete	100	Final Value (After Depr)	0	127,017

Finished Area	1,380	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,380			
Basement Finish	690			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

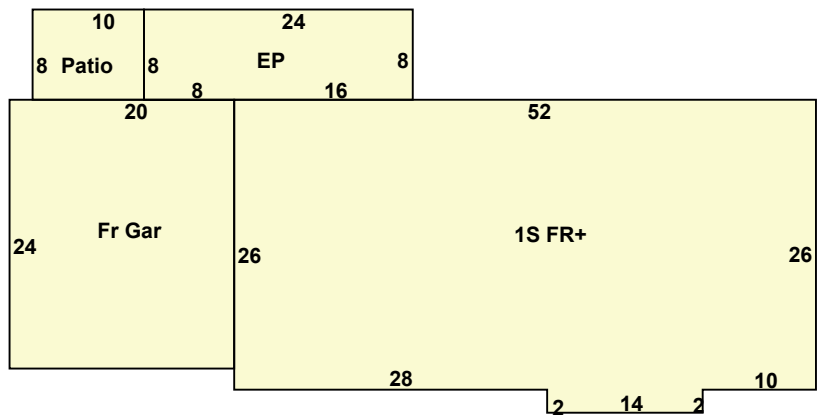
HVAC				
Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1961 Good 480 13,064
Fuel	Natural Gas		Patio	1961 Good 80 630
Cooling Type	Central	100 %	Enclosed Porch	1961 Good 192 2,939

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

Exterior				
Exterior	Aluminum	Brick Veneer		
Roof Cover	Asphalt			
Roof Type	Gable			
Total Building Value			143,650	

Special Features				
Type	Yr Bilt	Condition	Area/Qty	Value

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



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

Unique ID: 119030

Wethersfield

Card No: 1 of 1

Location:	14 GOODWIN PARK RD	Map/Lot:	119 030	Zone:	B	Date Printed:	11-15-24
------------------	--------------------	-----------------	---------	--------------	---	----------------------	----------

911 Address:		Exempt		Route	10	Nbhd:	83	Last Update:	08-29-24
---------------------	--	---------------	--	--------------	----	--------------	----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
DELUCCO SARAH LINDSEY		2172 /389	08-20-24	Exec Deed	NO	0
14 GOODWIN PARK RD WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
CAREW SHEILA S	SIMMONS NANCY A FIDUCIARY		2172 /387	08-20-24	Probate	NO 0
CAREW SHEILA S			2046 /307	06-20-18	Quit Claim	NO 0
CAREW ROBERT E & SHEILA S			0518 /0390	04-10-92		NO 0
			/			
			/			

Permit Number	Date	Cost	Building Permit
E-22-0017	04-28-22	7,060	WIRE 12 ROOF MOUNTED SOLAR PANELS
B-22-0025	02-15-22	5,000	INSTALL 12 ROOF MOUNTED SOLAR PANELS
PP-0157	10-17-08	1,000	replace backwater valve
PP06055	03-28-06	1,000	Repl backwater valve
MP000205	10-26-00	2,800	Repl boiler

Census/Tract		State Item Codes					Appraised Value	
4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 83,000
Dev Map	Dev Lot 25	11- Res Land	0.21	58,090				Total Building Value 83,684
Date	05/22/2024	13- Res Bldg	1.00	58,580				Total Outbuilding Value 1,294
Inspector	GH	14- Res Outbldg	2.00	910				Total Market Value 167,978
Action	DM Change							

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.21	0.00	83,000	1.00	0	83,000				
Total	0.21					83,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	58,090	58,090	58,090	58,090	58,090						
Building	58,580	58,580	58,580	58,580	58,580						
Outbuilding	910	910	910	910	910						
Total	117,580	117,580	117,580	117,580	117,580				Totals		

Comments
 DM2024 WOOD TO OIL
 2022GL: SOLAR
 2018GL-PATIO

Location:	14 GOODWIN PARK RD	Unit	
911 Address:			
Map/Block/Lot	119 030		

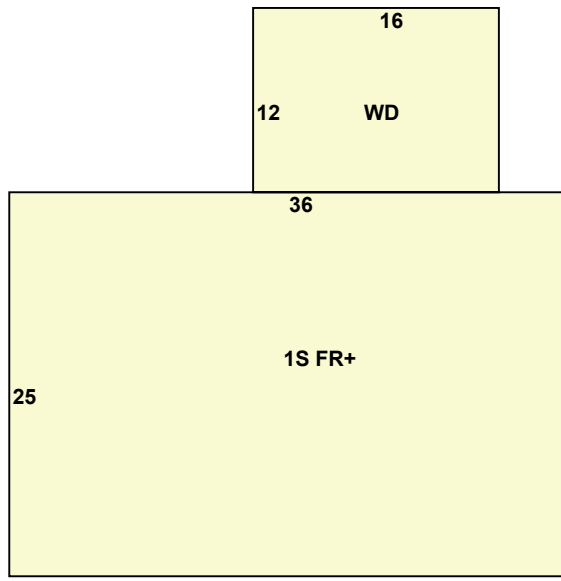
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	900	74,052
Unit		Basement	900	13,500
Overall Condition	Good	Extra Fixtures	2	600
Class	C	Full Baths	2	10,000
Stories	1.00	Good Quality Basement Finis	424	8,480
Design (Style)	Ranch	Value Before Depr.	0	106,632
Construction	Wood Frame	Depr/Adjust Amount	0	25,592
Year Built	1952	Final Value (After Depr)	0	81,040
Percent Complete	100			

Finished Area	900	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	900			
Basement Finish	424			
Bsmt Room Style	Good			
Basement Walls				
Outside Entry	Interior			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 24
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 %	Wood Deck	1962	Good	192	2,644
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
				Total Building Value		83,684	

Special Features			Detached Component Computations						
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Solar Panels	12				Patio	1952	Average	77	454
Extra Fixtures	2				Frame Shed	1982	Average	120	840

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



Unique ID: 238014

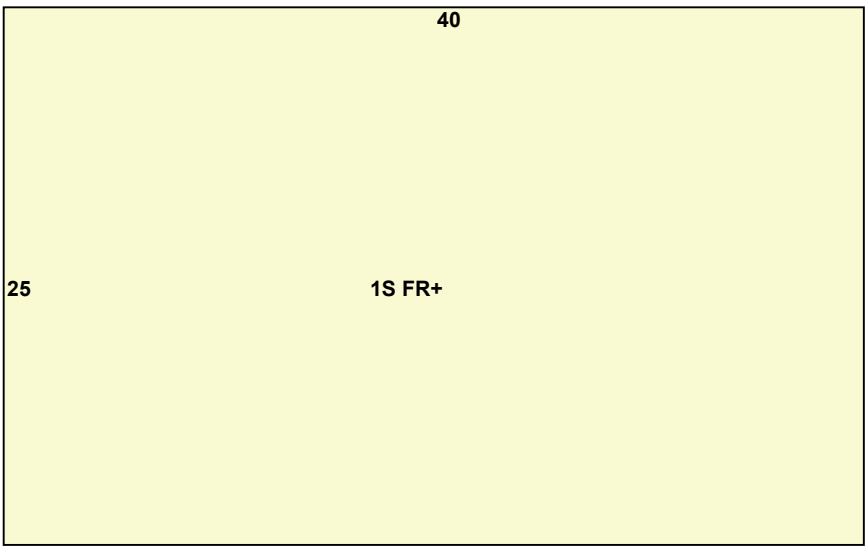
Wethersfield

Location:	125 MILL ST	Unit	
911 Address:			
Map/Block/Lot	238 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,000	80,920
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Average	Basement	1,000	15,000
Class	C	Basement Garage Bays	1	2,000
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Value Before Depr.	0	111,920
Year Built	1953	Depr/Adjust Amount	0	33,576
Percent Complete	100	Final Value (After Depr)	0	78,344
Finished Area	1,000			
Finished Area Does Not Include Finished Basement Area				
Foundation				
Basement Area	1,000			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	1	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				30
				0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %					
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Plaster						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Aluminum						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						78,344	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Metal Shed	2008	Fair	80						
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	3	1	1	0					



Unique ID: 119030

Wethersfield

Card No: 1 of 1

Location:	14 GOODWIN PARK RD	Map/Lot:	119 030	Zone:	B	Date Printed:	11-15-24
------------------	--------------------	-----------------	---------	--------------	---	----------------------	----------

911 Address:		Exempt		Route	10	Nbhd:	83	Last Update:	08-29-24
---------------------	--	---------------	--	--------------	----	--------------	----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
DELUCCO SARAH LINDSEY		2172 /389	08-20-24	Exec Deed	NO	0
14 GOODWIN PARK RD WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
CAREW SHEILA S	SIMMONS NANCY A FIDUCIARY		2172 /387	08-20-24	Probate	NO 0
CAREW SHEILA S			2046 /307	06-20-18	Quit Claim	NO 0
CAREW ROBERT E & SHEILA S			0518 /0390	04-10-92		NO 0
			/			
			/			

Permit Number	Date	Cost	Building Permit
E-22-0017	04-28-22	7,060	WIRE 12 ROOF MOUNTED SOLAR PANELS
B-22-0025	02-15-22	5,000	INSTALL 12 ROOF MOUNTED SOLAR PANELS
PP-0157	10-17-08	1,000	replace backwater valve
PP06055	03-28-06	1,000	Repl backwater valve
MP000205	10-26-00	2,800	Repl boiler

Census/Tract		State Item Codes					Appraised Value	
4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 83,000
Dev Map	Dev Lot 25	11- Res Land	0.21	58,090				Total Building Value 83,684
Date	05/22/2024	13- Res Bldg	1.00	58,580				Total Outbuilding Value 1,294
Inspector	GH	14- Res Outbldg	2.00	910				Total Market Value 167,978
Action	DM Change							

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.21	0.00	83,000	1.00	0	83,000				
Total	0.21					83,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	58,090	58,090	58,090	58,090	58,090						
Building	58,580	58,580	58,580	58,580	58,580						
Outbuilding	910	910	910	910	910						
Total	117,580	117,580	117,580	117,580	117,580				Totals		

Comments
 DM2024 WOOD TO OIL
 2022GL: SOLAR
 2018GL-PATIO

Location:	14 GOODWIN PARK RD	Unit	
911 Address:			
Map/Block/Lot	119 030		

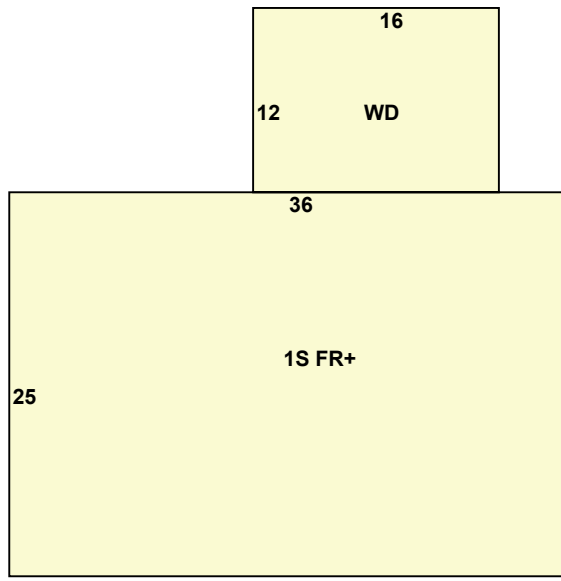
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	900	74,052
Unit		Basement	900	13,500
Overall Condition	Good	Extra Fixtures	2	600
Class	C	Full Baths	2	10,000
Stories	1.00	Good Quality Basement Finis	424	8,480
Design (Style)	Ranch	Value Before Depr.	0	106,632
Construction	Wood Frame	Depr/Adjust Amount	0	25,592
Year Built	1952	Final Value (After Depr)	0	81,040
Percent Complete	100			

Finished Area	900	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	900			
Basement Finish	424			
Bsmt Room Style	Good			
Basement Walls				
Outside Entry	Interior			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 24
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 %	Wood Deck	1962	Good	192	2,644
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
				Total Building Value		83,684	

Special Features			Detached Component Computations						
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Solar Panels	12				Patio	1952	Average	77	454
Extra Fixtures	2				Frame Shed	1982	Average	120	840

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



Location:	1884 BERLIN TPK				Map/Lot:	033 012		Zone:	RC	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	C25	Last Update:	11-14-24	
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
CHEEP CHEEP STORAGE LLC					2174 /492	10-18-24	Quit Claim		NO	0		
51 CLARKRIDGE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HARVEY JOHN F JR					2172 /382	08-20-24	Quit Claim		NO	0		
HARVEY NANCY N					1455 /0116	02-04-08			NO	0		
HARVEY JOHN F JR					0580 /0201	10-11-94			NO	0		
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0512	08-01-24	950	Repair damaged wiring from truck that drove through building. Wiring consists of 1 outlet, re wiring to 1 s									
B-24-0822	07-23-24	30,000	Repair damage to structure caused by a truck that came through the building.									
E-24-0480	07-18-24	900	Disconnect existing circuits in panel. Install 2 20amp GFCI outlets for construction									
M-21-0463	12-16-21	7,000	REPL EXISTING HOT WATER BOILER W/ NEW BOILER WITH 2 HEAT ZONES & HOT WATER COIL									
B-20-0493	07-23-20	41,000	Remove all gravel and AC units from existing roof . 1/2 in insulation goes over existing roof . install new									
B-19-0248	05-13-19	700	Replace existing sign. (Cheep Cheep Storage)									
				State Item Codes				Appraised Value				
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		257,450		
Dev Map	Dev Lot 2A	21- Comm Land	0.92	180,220				Total Building Value		279,410		
Date	09/25/2024 03/04/2009	22-Comm Bldg	2.00	195,580				Total Outbuilding Value		13,140		
Inspector	SB	25-Comm Outbldg	1.00	9,200				Total Market Value		550,000		
Action	Exterior Only BAA Reduction											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.69	0.00	189,000	1.00	35	255,150	Primary Site	35	Intensive Use			
Comm Excess	0.23	0.00	10,000	1.00	0	2,300						
Total	0.92					257,450						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	180,220	180,220	180,220	180,220	180,220							
Building	195,580	195,580	195,580	195,580	195,580							
Outbuilding	9,200	9,200	9,200	9,200	9,200							
Total	385,000	385,000	385,000	385,000	385,000					Totals		
Comments												
2018GL-STIPULATED AGREEMENT THRU BAA,PAWN SHOP 2018 2018-PER I&E 27 REGULAR, 16 SMALL. PLUS RETAIL SELF STORAGE 20 - 02 GARAGE UNITS PAWN QUEEN & U STORE IT MINI WHSE												

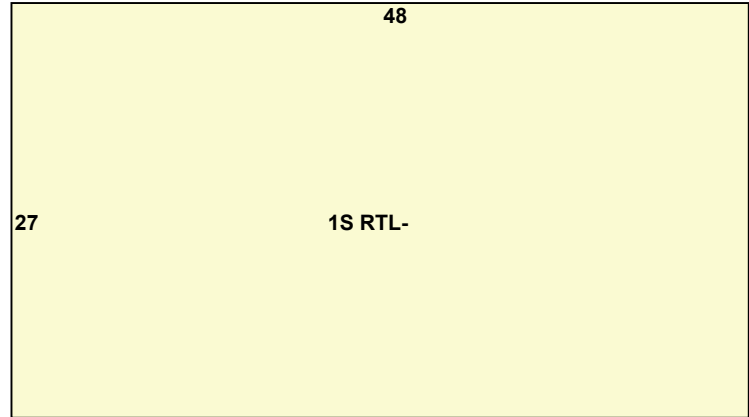
Unique ID: 033012

Wethersfield

Location: 1884 BERLIN TPK

Unit

Use	Class	Quality	Stry	WH	Area	BG	Units
Retail Store	Masonry	C	1	12	1,296	NO	



Commercial Building Description		Description	Area/Qty	Value
Building Use	Retail Store	Base Value	1,296	94,349
Class	Masonry	Central Air	94,349	1,415
Overall Condition	Average	Value Before Depr.	0	95,764
Construction Quality	C	Depr/Adjust Amount	0	16,280
Stories	1.00	Final Value (After Depr)	0	79,484
Year Built	1977			
Remodel				
Percent Complete	100			
GLA	1,296			
Basement				
Basement Area				
Basement Unfinished Area		Grade Factor	0	Physical Depreciation %
HVAC		Functional Depreciation %	0	Economical Depreciation %
Heating Type	Hot Water	Attached Component Computations		
Fuel Type	Oil	Type	Yr BIt	Condition
Cooling Type	Central 100 %	Area/Qty	Value	
Interior				
Floors	Carpet			
Walls	Plywood Panel			
Wall Height	12			
Exterior				
Exterior Walls	Stone/Masonry			
Roof Cover	Tar and Gravel			
Special Features				



Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Paving	1999	Average	9,100	13,140					

Total Building Value			
Building	1	Value	79,484
Valuation Method	I		

Unique ID: 033012

Wethersfield

Card No: 2 of 2

Location:	1884 BERLIN TPK	Map/Lot:	033 012	Zone:	RC	Date Printed:	11-15-24
------------------	-----------------	-----------------	---------	--------------	----	----------------------	----------

911 Address:		Exempt		Nbhd:	C25	Last Update:	11-14-24
---------------------	--	---------------	--	--------------	-----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
CHEEP CHEEP STORAGE LLC		2174 /492	10-18-24	Quit Claim	NO	0
51 CLARKRIDGE RD WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
HARVEY JOHN F JR		2172 /382	08-20-24	Quit Claim	NO	0
HARVEY NANCY N		1455 /0116	02-04-08		NO	0
HARVEY JOHN F JR		0580 /0201	10-11-94		NO	0
		/				
		/				

Permit Number	Date	Cost	Building Permit
E-24-0512	08-01-24	950	Repair damaged wiring from truck that drove through building. Wiring consists of 1 outlet, re wiring to 1 s
B-24-0822	07-23-24	30,000	Repair damage to structure caused by a truck that came through the building.
E-24-0480	07-18-24	900	Disconnect existing circuits in panel. Install 2 20amp GFCI outlets for construction
M-21-0463	12-16-21	7,000	REPL EXISTING HOT WATER BOILER W/ NEW BOILER WITH 2 HEAT ZONES & HOT WATER COIL
B-20-0493	07-23-20	41,000	Remove all gravel and AC units from existing roof . 1/2 in insulation goes over existing roof . install new
B-19-0248	05-13-19	700	Replace existing sign. (Cheep Cheep Storage)

Census/Tract			State Item Codes					Appraised Value	
Census/Tract	Date	Cost	Code	Quantity	Value	Code	Quantity	Value	Total Land Value
4924			21- Comm Land	0.92	180,220				257,450
Dev Map	Dev Lot	2A	22-Comm Bldg	2.00	195,580				Total Building Value
Date	09/25/2024	03/04/2009	25-Comm Outbldg	1.00	9,200				279,410
Inspector	SB								Total Outbuilding Value
Action	Exterior Only	BAA Reduction							13,140
									Total Market Value
									550,000

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Primary Site	0.69	0.00	189,000	1.00	35	255,150	Primary Site	35	Intensive Use	
Comm Excess	0.23	0.00	10,000	1.00	0	2,300				
Total	0.92					257,450				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	180,220	180,220	180,220	180,220	180,220						
Building	195,580	195,580	195,580	195,580	195,580						
Outbuilding	9,200	9,200	9,200	9,200	9,200						
Total	385,000	385,000	385,000	385,000	385,000				Totals		

Comments

2018GL-STIPULATED AGREEMENT THRU BAA,PAWN SHOP 2018
2018-PER I&E 27 REGULAR, 16 SMALL. PLUS RETAIL
SELF STORAGE
20 - 02 GARAGE UNITS
PAWN QUEEN & U STORE IT
MINI WHSE

Location:	1884 BERLIN TPK				Map/Lot:	033 012		Zone:	RC	Date Printed:	11-15-24		
911 Address:					Exempt			Nbhd:	C25	Last Update:	11-14-24		
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
CHEEP CHEEP STORAGE LLC					2174 /492	10-18-24	Quit Claim			NO	0		
51 CLARKRIDGE RD WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
HARVEY JOHN F JR					2172 /382	08-20-24	Quit Claim			NO	0		
HARVEY NANCY N					1455 /0116	02-04-08				NO	0		
HARVEY JOHN F JR					0580 /0201	10-11-94				NO	0		
					/								
					/								
Permit Number	Date	Cost	Building Permit										
E-24-0512	08-01-24	950	Repair damaged wiring from truck that drove through building. Wiring consists of 1 outlet, re wiring to 1 s										
B-24-0822	07-23-24	30,000	Repair damage to structure caused by a truck that came through the building.										
E-24-0480	07-18-24	900	Disconnect existing circuits in panel. Install 2 20amp GFCI outlets for construction										
M-21-0463	12-16-21	7,000	REPL EXISTING HOT WATER BOILER W/ NEW BOILER WITH 2 HEAT ZONES & HOT WATER COIL										
B-20-0493	07-23-20	41,000	Remove all gravel and AC units from existing roof . 1/2 in insulation goes over existing roof . install new										
B-19-0248	05-13-19	700	Replace existing sign. (Cheep Cheep Storage)										
					State Item Codes					Appraised Value			
Census/Tract	4924				Code	Quantity	Value	Code	Quantity	Value	Total Land Value		257,450
Dev Map	Dev Lot 2A				21- Comm Land	0.92	180,220				Total Building Value		279,410
Date	09/25/2024		03/04/2009		22-Comm Bldg	2.00	195,580				Total Outbuilding Value		13,140
Inspector	SB				25-Comm Outbldg	1.00	9,200				Total Market Value		550,000
Action	Exterior Only		BAA Reduction										
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
Primary Site	0.69	0.00	189,000	1.00	35	255,150	Primary Site	35	Intensive Use				
Comm Excess	0.23	0.00	10,000	1.00	0	2,300							
Total	0.92					257,450							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	180,220	180,220	180,220	180,220	180,220								
Building	195,580	195,580	195,580	195,580	195,580								
Outbuilding	9,200	9,200	9,200	9,200	9,200								
Total	385,000	385,000	385,000	385,000	385,000					Totals			
Comments													
2018GL-STIPULATED AGREEMENT THRU BAA,PAWN SHOP 2018 2018-PER I&E 27 REGULAR, 16 SMALL. PLUS RETAIL SELF STORAGE 20 - 02 GARAGE UNITS PAWN QUEEN & U STORE IT MINI WHSE													

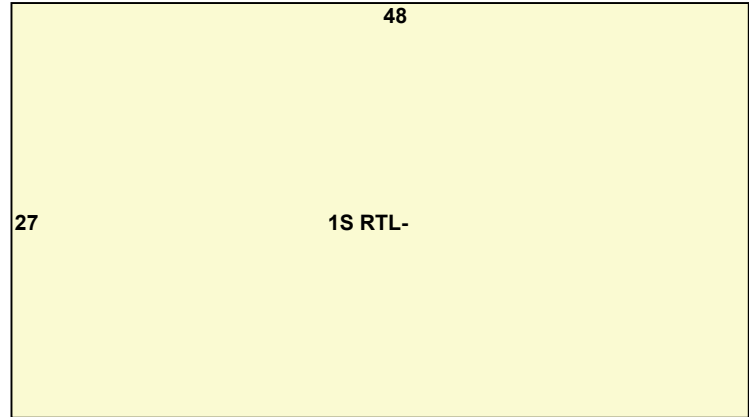
Unique ID: 033012

Wethersfield

Location: 1884 BERLIN TPK

Unit

Use	Class	Quality	Stry	WH	Area	BG	Units
Retail Store	Masonry	C	1	12	1,296	NO	



Commercial Building Description		Description	Area/Qty	Value
Building Use	Retail Store	Base Value	1,296	94,349
Class	Masonry	Central Air	94,349	1,415
Overall Condition	Average	Value Before Depr.	0	95,764
Construction Quality	C	Depr/Adjust Amount	0	16,280
Stories	1.00	Final Value (After Depr)	0	79,484
Year Built	1977			
Remodel				
Percent Complete	100			
GLA	1,296			
Basement				
Basement Area				
Basement Unfinished Area		Grade Factor	0	Physical Depreciation % 17
HVAC		Functional Depreciation %	0	Economical Depreciation % 0
Heating Type	Hot Water	Attached Component Computations		
Fuel Type	Oil	Type	Yr BIt	Condition
Cooling Type	Central 100 %			Area/Qty
Interior				Value
Floors	Carpet			
Walls	Plywood Panel			
Wall Height	12			
Exterior				
Exterior Walls	Stone/Masonry			
Roof Cover	Tar and Gravel			
Special Features				



Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Paving	1999	Average	9,100	13,140					

Total Building Value			
Building	1	Value	79,484
Valuation Method	I		

Unique ID: 033012

Wethersfield

Card No: 2 of 2

Location:	1884 BERLIN TPK				Map/Lot:	033 012		Zone:	RC	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	C25	Last Update:	11-14-24	
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
CHEEP CHEEP STORAGE LLC					2174 /492	10-18-24	Quit Claim		NO	0		
51 CLARKRIDGE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HARVEY JOHN F JR					2172 /382	08-20-24	Quit Claim		NO	0		
HARVEY NANCY N					1455 /0116	02-04-08			NO	0		
HARVEY JOHN F JR					0580 /0201	10-11-94			NO	0		
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0512	08-01-24	950	Repair damaged wiring from truck that drove through building. Wiring consists of 1 outlet, re wiring to 1 s									
B-24-0822	07-23-24	30,000	Repair damage to structure caused by a truck that came through the building.									
E-24-0480	07-18-24	900	Disconnect existing circuits in panel. Install 2 20amp GFCI outlets for construction									
M-21-0463	12-16-21	7,000	REPL EXISTING HOT WATER BOILER W/ NEW BOILER WITH 2 HEAT ZONES & HOT WATER COIL									
B-20-0493	07-23-20	41,000	Remove all gravel and AC units from existing roof . 1/2 in insulation goes over existing roof . install new									
B-19-0248	05-13-19	700	Replace existing sign. (Cheep Cheep Storage)									
					State Item Codes			Appraised Value				
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		257,450		
Dev Map	Dev Lot 2A	21- Comm Land	0.92	180,220				Total Building Value		279,410		
Date	09/25/2024 03/04/2009	22-Comm Bldg	2.00	195,580				Total Outbuilding Value		13,140		
Inspector	SB	25-Comm Outbldg	1.00	9,200				Total Market Value		550,000		
Action	Exterior Only BAA Reduction											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.69	0.00	189,000	1.00	35	255,150	Primary Site	35	Intensive Use			
Comm Excess	0.23	0.00	10,000	1.00	0	2,300						
Total	0.92					257,450						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	180,220	180,220	180,220	180,220	180,220							
Building	195,580	195,580	195,580	195,580	195,580							
Outbuilding	9,200	9,200	9,200	9,200	9,200							
Total	385,000	385,000	385,000	385,000	385,000					Totals		
Comments												
2018GL-STIPULATED AGREEMENT THRU BAA,PAWN SHOP 2018 2018-PER I&E 27 REGULAR, 16 SMALL. PLUS RETAIL SELF STORAGE 20 - 02 GARAGE UNITS PAWN QUEEN & U STORE IT MINI WHSE												

Unique ID: 168102

Wethersfield

Card No: 1 of 1

Location:	225 SILAS DEANE HWY				Map/Lot:	168 102		Zone:	GB	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	C35	Last Update:	08-29-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
JOANNE S STEPHENS TRUST					2172 /384	08-20-24	Quit Claim			NO	0	
530 TRES RANCHOS LN SAN MARCOS , CA 920691137												
Additional Owners:												
Prior Owner History												
STEPHENS JOANNE S					1806 /0018	09-23-13				NO	0	
DIAMOND JACQUELINE 1980 TRUST % DUNKIN BRANDS INC, PROP TAX 3W B					0445 /0391	05-15-89				NO	0	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-23-0156	06-01-23	0	RELOCATE TYPE 2 KITCHEN HOOD TO NEW LOCATION IN THE STORE. RECONNECT TO EXISTING EXHAUST DUCTWORK (DUNKIN)									
P-23-0076	05-15-23	0	INSTALL NEW FLOOR DRAIN, HAND SINK, WATER PIPING FOR EQUIPMENT, WATER HEATER									
E-23-0240	05-12-23	0	REWORK WIRING TO CONFORM TO NEW FLOOR PLAN/EQUIPMENT LAYOUT. REMOVE & REPL FIXTURES W/ NEW LED. REPL EMER									
B-23-0104	04-18-23	168,000	REMODEL INTERIOR FOR DUNKIN DONUTS									
B-23-0133	03-21-23	23,000	NEW SIGNS/BRANDING (DUNKIN). CHANNEL LETTERS, GRAPHICS, DIRECTIONAL SIGNS, DRIVE THRU									
TB-16-335	06-27-16	12,570	FULLY ADHERED EPDM ROOF REAR SECTION OF BUILDING ONLY									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			500,000
Dev Map		Dev Lot 1FG	21- Comm Land	0.59	350,000				Total Building Value			563,476
Date	05/14/2018		22-Comm Bldg	1.00	394,430				Total Outbuilding Value			17,480
Inspector	EQ		25-Comm Outbldg	2.00	12,240				Total Market Value			1,080,956
Action	Measure & List											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.59	0.00	500,000	1.00	0	500,000						
Total	0.59					500,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	350,000	350,000	350,000	350,000	350,000							
Building	394,430	394,430	394,430	394,430	394,430							
Outbuilding	12,240	12,240	12,240	12,240	12,240							
Total	756,670	756,670	756,670	756,670	756,670							
											Totals	
Comments												
2011-INTERIOR/EXTERIOR RENOVATIONS ECO=INCOME DUNKIN DONUTS												

Unique ID: 168102

Wethersfield

Location: 225 SILAS DEANE HWY Unit

DUNKIN DONUTS							
Use	Class	Quality	Stry	WH	Area	BG	Units
Fast Food	Masonry	B	1	10	4,583	NO	

Commercial Building Description	Description	Area/Qty	Value
Building Use Fast Food	Base Value	4,583	753,904
Class Masonry	Central Air	753,904	11,309
Overall Condition Very Good	Wet Sprinklers	4,583	6,875
Construction Quality B	Value Before Depr.	0	772,087
Stories 1.00	Depr/Adjust Amount	0	162,138
Year Built 1950	Final Value (After Depr)	0	609,948
Remodel			
Percent Complete 100			
GLA 4,583			
Basement			
Basement Area			

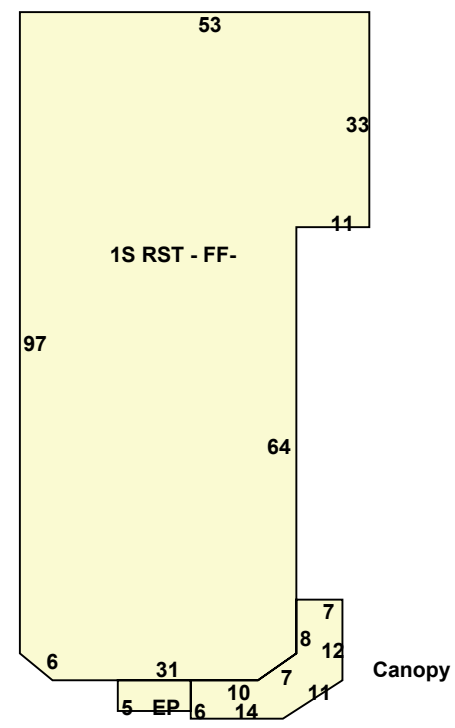
Basement Unfinished Area	Grade Factor 0	Physical Depreciation % 21
HVAC	Functional Depreciation % 0	Economical Depreciation % 0

Attached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	
Canopy	1950	Excellent	207	1,749	
Enclosed Porch	1950	Excellent	55	401	

Interior		
Floors	Ceram Clay Tile	
Walls	Drywall	
Wall Height	10	
Exterior		
Exterior Walls	Concr/Cinder	
Roof Cover	Tar and Gravel	
Special Features		
Wet Sprinkler DUW1	4,583	1

Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Lights in W/PL	2007	Average	2	11,400					
Paving	1999	Average	8,000	6,080					

Total Building Value			
Building 1	Value	612,098	
Valuation Method	I		



Unique ID: 238014

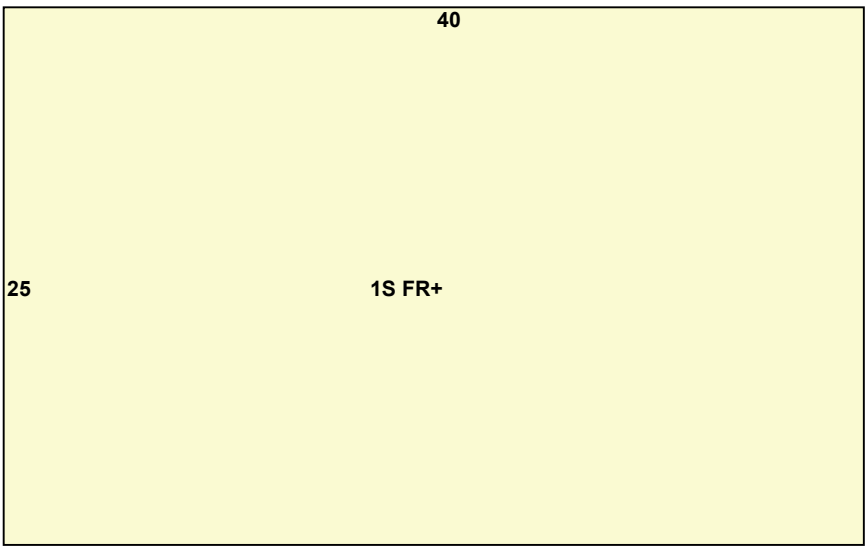
Wethersfield

Location:	125 MILL ST	Unit	
911 Address:			
Map/Block/Lot	238 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,000	80,920
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Average	Basement	1,000	15,000
Class	C	Basement Garage Bays	1	2,000
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Value Before Depr.	0	111,920
Year Built	1953	Depr/Adjust Amount	0	33,576
Percent Complete	100	Final Value (After Depr)	0	78,344
Finished Area	1,000			
Finished Area Does Not Include Finished Basement Area				
Foundation				
Basement Area	1,000			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	1	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				30
				0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %					
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Plaster						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Aluminum						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value							78,344

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Metal Shed	2008	Fair	80					114	
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	3	1	1	0					



Unique ID: 153009

Wethersfield

Card No: 1 of 1

Location:	78 OLNEY RD				Map/Lot:	153 009		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
SECERTARY OF HOUSING & URBAN DEV					2172 /371	08-20-24	Warranty Deed			NO	0	
ONE CORPERATE CENTER, 19TH FL HARTFORD , CT 06103												
Additional Owners:												
Prior Owner History												
IDAHO HOUSING & FINANCE ASSOCIATION					2162 /684	08-29-23	Foreclosure			NO	0	
DIMATTEO PHILLIP					1942 /0102	06-22-16				YES	195,000	
FIORE EDWARD R					1259 /0336	06-30-05				YES	216,900	
LUFT JAMES R & CHRISTINE M					0340 /0132	01-20-84				NO	77,000	
					/							
Permit Number	Date	Cost	Building Permit									
P-16-255	12-01-16	200	INSTALLED GAS PIPE AND CAPPED.									
P-16-255	12-01-16	200	INSTALLED GAS PIPE & CAPPED									
BP-0987	12-03-09	5,682	Remove 1 layer & reroof									
B-2009-0987	10-23-09	5,682	REMOVE 1 LAYER OF ROOFING AND REPLACE WITH ICE and WATER SHIELD, FELT PAPER AND 30 YR O.C. QUARRY GRAY S									
MP08026	02-14-08	4,000	INSTALL FORCED AIR									
EP07328	10-18-07	700	100 amp panel-garage									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot WPT1	11- Res Land	0.30	73,500				Total Land Value 105,000				
Date	05/19/2018	13- Res Bldg	1.00	62,490				Total Building Value 89,275				
Inspector	EQ	14- Res Outbldg	1.00	13,210				Total Outbuilding Value 18,872				
Action	DM Change							Total Market Value 213,147				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.30	0.00	105,000	1.00	0	105,000						
Total	0.30					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	62,490	62,490	62,490	62,490	62,490							
Outbuilding	13,210	13,210	13,210	13,210	13,210							
Total	149,200	149,200	149,200	149,200	149,200					Totals		
Comments												

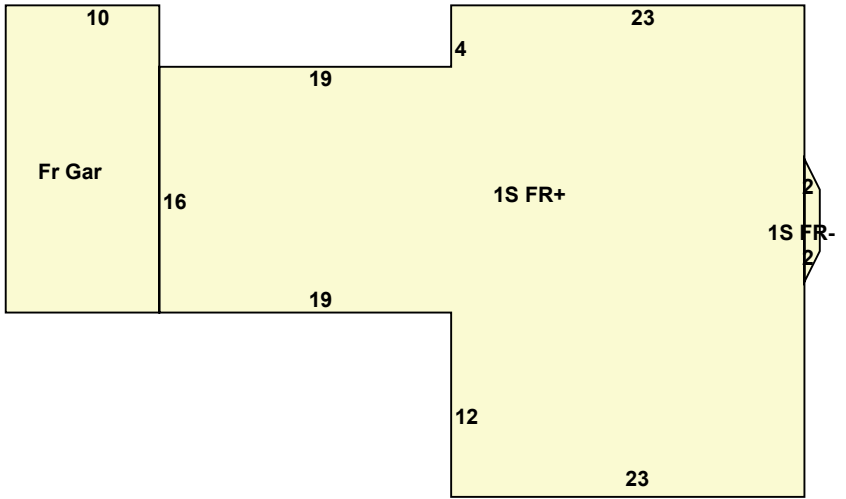
Location:	78 OLNEY RD	Unit	
911 Address:			
Map/Block/Lot	153 009		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,046	84,642
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Avg/Good	Basement	1,040	15,600
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	114,242
Construction	Wood Frame	Depr/Adjust Amount	0	29,703
Year Built	1953	Final Value (After Depr)	0	84,539
Percent Complete	100			

Finished Area	1,046	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,040			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 26
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	1953	Average/Good	200	4,736
Fuel	Natural Gas						
Cooling Type	None	0 %					
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						89,275	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	2007	Average	640	18,872					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	1	0					



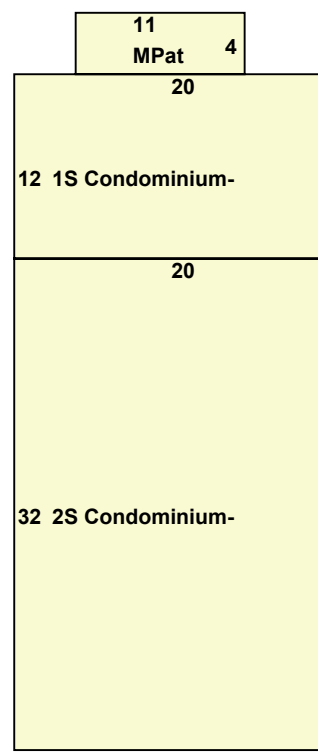
Unique ID: 036005003A

Wethersfield

Card No: 1 of 1

Location:	3A BARRINGTON DR				Map/Lot:	036 005 003A		Zone:	SRD	Date Printed:	11-15-24		
911 Address:					Exempt			Nbhd:		Last Update:	10-21-24		
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
WELCH MARY K					2172 /345	08-20-24	Warranty Deed			YES	295,000		
3A BARRINGTON DR WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
SEMANI NERTIL & PEPI BLERINA					2103 /587	05-13-20	Warranty Surviv			YES	163,000		
NASSIF DOLORES					1903 /0184	09-09-15				YES	162,000		
GRIPPO ROSALIE					0596 /0381	10-10-95				NO	0		
					/								
					/								
Permit Number	Date	Cost	Building Permit										
M-16-152	08-05-16	7,900	REPLACE GAS FURNACE AND SPLIT A/C SYSTEM.										
MP000255	12-11-00	2,400	Repl gas furnace										
			State Item Codes					Appraised Value					
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value				0
Dev Map	Dev Lot		15- Condominium	1.00	122,470				Total Building Value				174,953
Date	09/18/2024								Total Outbuilding Value				0
Inspector	SB								Total Market Value				174,953
Action	Exterior Only												
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	122,470	123,610	123,610	123,610	123,610								
Outbuilding	0	0	0	0	0								
Total	122,470	123,610	123,610	123,610	123,610								
										Totals			
Comments													
2024GL: ADD PATIO													

LOCATION:		3A BARRINGTON DR			
911 ADDRESS:					
MAP/BLOCK/LOT:		036 005 003A			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Brandywine Vlg	Base Rate	1,520	197,600	
Model	Townhouse B	Central Air	1,520	2,280	
Style	Condominium	Fireplace	1	3,000	
		Full Baths	2	10,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	215,380	
		Depr/Adjust Amount	0	40,922	
		Final Value (After Dep)	0	174,458	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	2.00				
Construction					
Year Built	1983				
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 %	19		
		FUNCTIONAL DEPR %	0		
HVAC			ATTACHED OUTBUILDING/COMPONENTS		
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Masonry Patio	44	495
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet	Laminate			
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
			Location		
			Floor/Unit Location	End Unit	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,520	5	2	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 017018

Wethersfield

Card No: 1 of 1

Location:	33 SAWMILL XING				Map/Lot:	017 018		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	11-14-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BACHTELER CHRISTOPHER & PAPINEAU CHR					2174 / 103	11-05-24	Quit Claim			NO	0	
33 SAWMILL XING WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ALL-RIGHT PLUMBING AN REMODELING LL					2172 / 456	08-21-24	Quit Claim			NO	0	
ALL-RIGHT PLUMBING AND REMODELING L					2165 / 333	12-05-23	Quit Claim			NO	0	
BACHTELER CHRISTOPHER & PAPINEAU CHRISTINE					2003 / 0235	07-26-17				YES	154,000	
BATIH OLEKSANDR & ULIANA					2003 / 0233	07-26-17				NO	0	
BATIH OLEKSANDR & MOSKOZYCH ULIANA					1784 / 0228	05-20-13				YES	155,000	
Permit Number	Date	Cost	Building Permit									
B-12-599	12-06-12	4,250	STRIP AND REROOF WITH GAF 50 YR ARCH SHINGLES. FELT PAPER 15#, ICE and WATER, FLASHING.									
B-12-599	12-06-12	4,250	STRIP & REROOF									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 51	15- Condominium	1.00	113,400				Total Land Value 0				
Date	05/01/2024							Total Building Value 161,996				
Inspector	W Topliff							Total Outbuilding Value 0				
Action	DM No Change							Total Market Value 161,996				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.08	0.00	0	1.00	0							
Total	0.08					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	113,400	113,400	113,400	113,400	113,400							
Outbuilding	0	0	0	0	0							
Total	113,400	113,400	113,400	113,400	113,400					Totals		
Comments												
PUD - .08 ACRES END UNIT												

LOCATION:	33 SAWMILL XING
911 ADDRESS:	
MAP/BLOCK/LOT:	017 018

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Crossings	Base Rate	1,277	166,010
Model Standard 1	Basement	664	10,458
Style PUD	Fireplace	1	3,150
	Full Baths	1	5,250
	Half Baths	1	2,625
	Value Before Depr.	0	187,493
	Depr/Adjust Amount	0	33,749
	Final Value (After Dep)	0	153,744

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

FOUNDATION	
Basement Area	664
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

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

INTERIOR	
Floors	Hardwood
Fireplaces	1
Wood Stoves	0

EXTERIOR	
----------	--

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

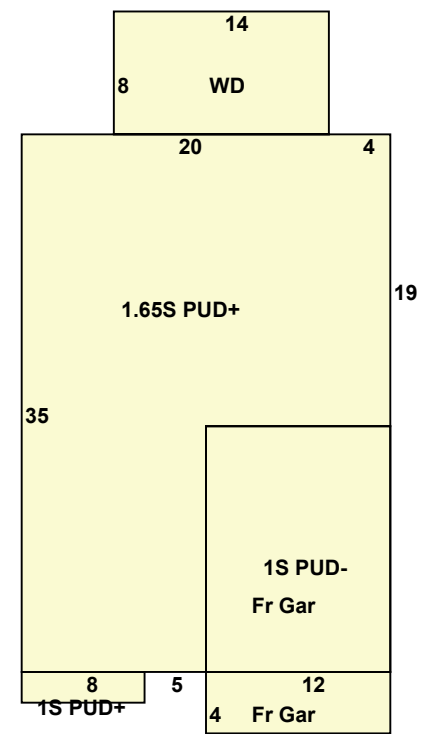
SPECIAL FEATURES	
------------------	--

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	
Wood Deck	112	1,639	
Frame Garage	192	5,290	
Frame Garage	48	1,323	

Unit Features	
---------------	--

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,277	5	2	1	1	1



Description	Year Blt	Area/Qty	Value
-------------	----------	----------	-------

Unique ID: 204042

Wethersfield

Card No: 1 of 1

Location:	104 WELLS RD			Map/Lot:	204 042		Zone:	B	Date Printed:	11-15-24		
911 Address:				Exempt		Route	6	Nbhd:	90	Last Update:	08-29-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
URBAN COUNTRY LLC				2172 /435	08-21-24	Quit Claim			NO	0		
104 WELLS RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SCARPANTONIO JENNA JULIA				2162 /689	08-29-23	Warranty Deed			YES	291,000		
RIVERA CONNIE S & ALEXIS M				1636 /0230	01-28-11				NO	0		
RIVERA CONNIE S				0825 /0016	01-29-01				NO	0		
WARD CONNIE S				0771 /0057	09-16-99				YES	121,500		
				/								
Permit Number	Date	Cost	Building Permit									
BP-0392	08-20-09	3,000	Remove 1 layer of roof & replace									
MP-0030	03-26-09	6,000	Replace boiler & oil tank. Chimney lined or cleaned									
BP0366	02-26-03	3,950	Strip & reroof									
PP01109	06-18-01	477	Gas wtr htr									
BP000620	08-02-00	14,000	Vinyl siding:10 repl.windows									
			State Item Codes					Appraised Value				
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.18	63,000				Total Land Value 90,000			
Date	04/26/2024	11/30/1999	13- Res Bldg	1.00	65,780				Total Building Value 93,978			
Inspector	W Topliff		14- Res Outbldg	2.00	5,530				Total Outbuilding Value 7,895			
Action	DM No Change	Hearing-Change							Total Market Value 191,873			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	90,000	1.00	0	90,000						
Total	0.18					90,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	63,000	63,000	63,000	63,000	63,000							
Building	65,780	65,780	65,780	65,780	65,780							
Outbuilding	5,530	5,530	5,530	5,530	5,530							
Total	134,310	134,310	134,310	134,310	134,310					Totals		
Comments												
2009 REROOF												

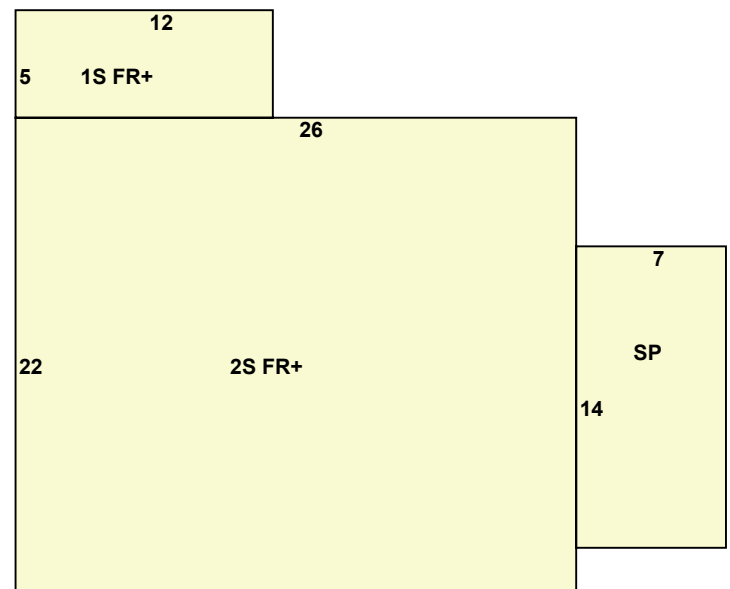
Location:	104 WELLS RD	Unit
911 Address:		
Map/Block/Lot	204 042	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,204	110,816
Unit		Basement	632	9,480
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	130,796
Construction	Wood Frame	Depr/Adjust Amount	0	37,931
Year Built	1937	Final Value (After Depr)	0	92,865
Percent Complete	100			

Finished Area	1,204
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	632
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	29
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Screened Porch	1937	Good	98	1,113
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						93,978	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1937	Average	342	7,223					
Frame Shed	1990	Average	96	672					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	1	1					



Location:	1310-20 BERLIN TPK				Map/Lot:	068 002 2217		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	08-29-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
RIVERA PORFIRIA TORRES					2172 /494	08-21-24	Exec Deed			NO	130,000	
1310-20 BERLIN TPK UNIT 2217 WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
KUROCZKA TINA EST HALL-TRZASKA SEAN PATRICK EXECUTOR					2164 /834	11-15-23	Probate			NO	0	
KUROCZKA TINA					2148 /1138	06-30-22	Warranty Deed			YES	115,000	
KRUPENEVICH-RAFALA SUSAN					2148 /1137	06-30-22	Name Change			NO	0	
KRUPENEVICH SUSAN					0470 /0412	05-01-90				NO	70,000	
					/							
Permit Number	Date	Cost	Building Permit									
P-21-0245	11-16-21	1,000	REPL FAUCET, SHOWER, AND TUB DRAIN REPAIR. DRAIN UNCLOGGED, VANITY CHANGE									
B-21-0783	10-20-21	2,500	BATHROOM REMODEL									
P-21-0221	10-12-21	1,000	Install new bath tub and shower valve in current location. (Unit 217)									
P-18-114	05-29-18	2,500	INSTALL NEW TUB									
State Item Codes												
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 2-21		15- Condominium	1.00	46,680				Total Land Value		0	
Date	05/12/2022 12/16/2008								Total Building Value		66,684	
Inspector	SB								Total Outbuilding Value		0	
Action	Letter/No Reply Hearing-No Chng								Total Market Value		66,684	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
						0						
Total	0.00											
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	46,680	46,680	46,680	43,720	43,720							
Outbuilding	0	430	430	430	430							
Total	46,680	47,110	47,110	44,150	44,150					Totals		
Comments												
2024GL: DELETE DETACHED OP 2022GL: BATHROOM REMODEL, CONDITION 2018GL-INTERIOR UPDATES BUILDING 2 UNIT 217												

LOCATION:	1310-20 BERLIN TPK 2217
911 ADDRESS:	
MAP/BLOCK/LOT:	068 002 2217

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	17,726
	Final Value (After Dep)	0	66,684

Building Use	Residential
Condition	Avg/Good
Class	C
Stories	1.00
Construction	
Year Built	1968
Percent Complete	100

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

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	21
FUNCTIONAL DEPR %	0

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

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	

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: 197039

Wethersfield

Card No: 1 of 1

Location:	472 MAPLE ST				Map/Lot:	197 039		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	96	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
FENTON PATRICK J JR & OZGA-FENTON STEFANIE M					2172 /418	08-21-24	Warranty Deed			YES	347,000	
472 MAPLE ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
THEOCLES GEORGE					2151 /176	08-19-22	Quit Claim			NO	0	
THEOCLES GEORGE & NICOLE					2069 /149	12-31-18	Name Change			NO	0	
THEOCLES GEORGE & POTOCKI NICOLE					2031 /0042	02-21-18	Warranty Deed			NO	175,000	
SECOLA MARY ALICE					2031 /40	02-21-18	Quit Claim			NO	0	
SECOLA MARY ALICE & PAUL JOSEPH					2031 /38	02-21-18	Quit Claim			NO	0	
Permit Number	Date	Cost	Building Permit									
E-18-91	03-20-18	2,000	ELECTRICAL WORK IN DOWNSTAIRS BATHROOM. WORK DONE BY PREVIOUS OWNERS WITHOUT PERMIT									
B-18-83	03-13-18	500	R13 fiberglass insulation into walls. install drywall. reset toilet and vanity.									
P-18-40	02-28-18	2,000	Cut open small area in basement floor to access sewer pipe and cut in back-water valve. Backfill and seal									
P-18-40	02-28-18	2,000	PIPING WORK TO MAKE CODE COMPLIANT									
B-18-44	02-15-18	5,000	FRAMED WALLS & BUILT 2ND FULL BATHROOM IN BASEMENT. PREVIOUS WORK NOT PERMITTED									
P-18-20	02-15-18	250	INSTALL NEW TAILPIECE FOR BATHROOM SINK & RESET TUB SPOUT									
Census/Tract					State Item Codes					Appraised Value		
4926					Code	Quantity	Value	Code	Quantity	Value	Total Land Value	96,960
Dev Map					11- Res Land	0.40	67,870				Total Building Value	98,383
Date					13- Res Bldg	1.00	68,870				Total Outbuilding Value	74
Inspector					14- Res Outbldg	1.00	50				Total Market Value	195,417
Action												
LISTING REVIEW Hearing-No Show												
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.40	0.00	96,000	1.01	0	96,960						
Total	0.40					96,960						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	67,870	67,870	67,870	67,870	67,870							
Building	68,870	68,870	68,870	68,870	68,870							
Outbuilding	50	50	50	50	50							
Total	136,790	136,790	136,790	136,790	136,790					Totals		
Comments												
2018GL-SALES REVIEW, 2 FULL BATHS, FBA FOR BATHROOM IN BSMT 2011 C/A												

Unique ID: 176027

Wethersfield

Card No: 1 of 1

Location:	63 DIX RD				Map/Lot:	176 027		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	108	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
JONES WESLEY R					2172 /437	08-21-24	Warranty Deed		NO	417,000		
63 DIX RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BOUTHOT JORDAN A					1897 /0266	07-27-15			YES	252,000		
CONSTRUCTION DEVELOPMENT LLC					1856 /0293	10-17-14			NO	150,000		
LISSIE JUDITH ANN EST					1837 /0134	06-02-14			NO	0		
LISSIE JUDITH ANN EST COON MARILYN ADM					1819 /0326	01-03-14			NO	0		
LISSIE JUDITH ANN					0289 /0853	09-19-73			NO	0		
Permit Number	Date	Cost	Building Permit									
B-14-923	01-06-15	15,000	CONSTRUCT A DECK AND FINISH BASEMENT. DO INTERIOR RENOVATIONS IN THE BATHROOM, KITCHEN AND MASTER BEDROOM									
B-14-923	01-06-15	15,000	CONTRUCT A DECK & FINISH BASEMENT. DO INTERIOR RENOVATION IN THE BATHROOM. KITCHEN AND MASTER BEDROOM									
M-14-324	12-12-14	1,000	MOVE EXISTING HEAT AND PUT KICK HEATER IN KITCHEN AREA.									
P-14-326	12-12-14	2,000	PLUMBING TO MOVE KITCHEN AND MAKE A MASTER BATH.									
P-14-326	12-12-14	2,000	PLUMBING TO MOVE KITCHEN AND MAKE A MASTER BATH									
M-14-324	12-12-14	1,000	MOVE EXISTING HEAT AND PUT KICK HEATER IN KITCHEN AREA									
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		108,000		
Dev Map	Dev Lot 156	11- Res Land	0.20	75,600				Total Building Value		152,934		
Date	04/24/2024	13- Res Bldg	1.00	107,050				Total Outbuilding Value		7,066		
Inspector	W Topliff	14- Res Outbldg	1.00	4,950				Total Market Value		268,000		
Action	DM No Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.20	0.00	108,000	1.00	0	108,000						
Total	0.20					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	107,050	107,050	107,050	107,050	107,050							
Outbuilding	4,950	4,950	4,950	4,950	4,950							
Total	187,600	187,600	187,600	187,600	187,600					Totals		
Comments												
2016GL-ADJ FBA,2018 PATIO PER MLS & PICTOMETRY 2015 GRADE/WDK/BEDRM&BATH CNT PER MLS & PERMITS 2009 NVI												

Location:	63 DIX RD	Unit	
911 Address:			
Map/Block/Lot	176 027		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,316	120,098
Unit		Basement	584	8,760
Overall Condition	Very Good	Better Quality Basement Fin	584	17,520
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	161,878
Year Built	1951	Depr/Adjust Amount	0	14,569
Percent Complete	100	Final Value (After Depr)	0	147,309

Finished Area	1,316	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	584			
Basement Finish	584			
Bsmt Room Style	Better			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 9
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

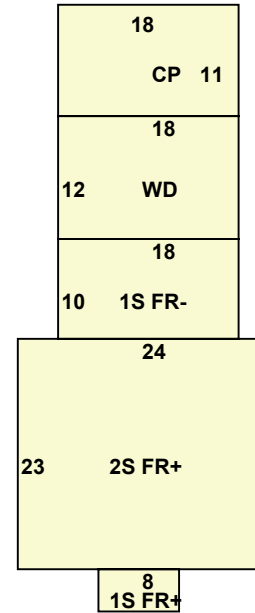
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1951	Good/Very Good	216	3,011
Fuel	Natural Gas		Concrete Patio	1951	Very Good	198	2,614
Cooling Type	None	0 %					

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		
152,934		

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
Frame Garage	1951	Average	320	7,066							

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



Unique ID: 227030

Wethersfield

Card No: 1 of 1

Location:	180 BEVERLY RD			Map/Lot:	227 030		Zone:	B	Date Printed:	11-15-24		
911 Address:				Exempt		Route	6	Nbhd:	93	Last Update:	10-28-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
KLINGER MICHAEL B & SARA L				2172 /575	08-22-24	Quit Claim			NO	0		
180 BEVERLY RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
KLINGER MICHAEL B				2092 /738	08-14-19	Probate			NO	0		
KLINGER MICHAEL B & LILLIAN A				1582 /0014	03-16-10				YES	228,000		
TSAI MICHELLE L				1487 /0215	07-29-08				YES	217,000		
PTAK PETER W				0776 /0249	11-01-99				YES	145,000		
TRENT ANGELA M				0524 /0478	07-01-92				YES	135,000		
Permit Number	Date	Cost	Building Permit									
E-24-0498	07-24-24	695	Add Power to sump pump.									
P-24-0199	07-02-24	3,800	CUT AND CAP BWV . INSTALL A NEW SUMP PUMP WITH BATTERY BACK UP . INSTALL A CHECK VALVE ON THE WASHER DRAIN									
B-23-0381	05-15-23	7,122	REMOVE & REPLACE 8 WINDOWS									
M-21-0116	04-14-21	7,000	Install air conditioning to the existing furnace.									
E-21-0158	04-13-21	700	Wire new mini split a/c system.									
P-20-0018	01-27-20	10,633	Main bath tub to tub direct replacement. new valve drain kit. Same footprint.									
			State Item Codes					Appraised Value				
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.19	65,100				Total Land Value	93,000		
Date	11/11/2021		13- Res Bldg	1.00	68,780				Total Building Value	98,255		
Inspector									Total Outbuilding Value	0		
Action	Letter/No Reply								Total Market Value	191,255		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.19	0.00	93,000	1.00	0	93,000						
Total	0.19					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	68,780	68,780	68,780	68,780	68,170							
Outbuilding	0	0	0	0	0							
Total	133,880	133,880	133,880	133,880	133,270					Totals		
Comments												
2021GL-MINI SPLIT SYSTEM FULL REAR DORMER 2009 REROOF 2010 CHG OIL TO GAS HEAT												

Unique ID: 227030

Wethersfield

Location:	180 BEVERLY RD	Unit
911 Address:		
Map/Block/Lot	227 030	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,216	103,956
Unit		Basement	648	9,720
Overall Condition	Good	Cooling - Mini Split	1,216	1,216
Class	C	Fireplace	1	3,000
Stories	1.65	Full Baths	1	5,000
Design (Style)	Cape	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	125,392
Year Built	1941	Depr/Adjust Amount	0	35,110
Percent Complete	100	Final Value (After Depr)	0	90,282

Finished Area	1,216
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	648
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	28
Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1941	Good	156	1,909
Fuel	Natural Gas		1941	Good	180	4,147
Cooling Type	Mini Split	100 %	1941	Good	63	397
			1941	Good	40	513
			1941	Good	15	124
			1941	Good	106	873

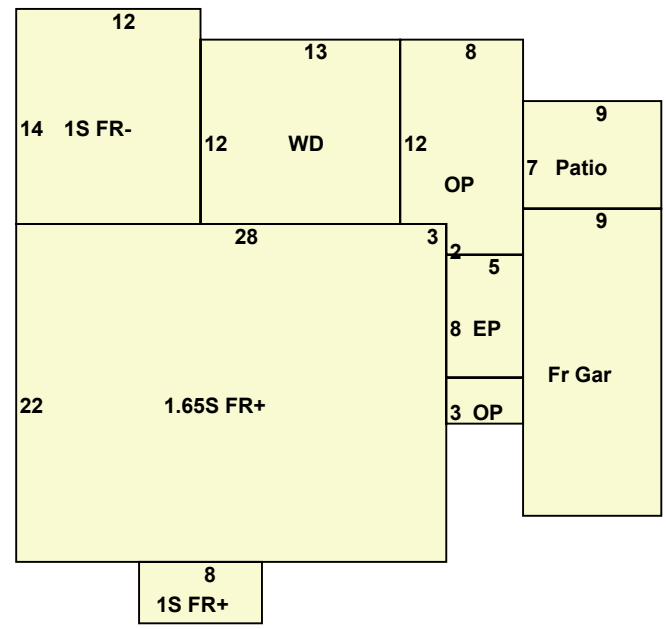
Interior	
Floors	Parquet
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 98,255

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

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



Unique ID: 0730170012

Wethersfield

Card No: 1 of 1

Location:		295 RIDGE RD			Map/Lot:		073 017 0012		Zone:				Date Printed:		11-15-24								
911 Address:					Exempt				Nbhd:				Last Update:		08-29-24								
Owner Of Record							Volume/Page		Date		Sales Type			Valid	Sale Price								
JMC REAL ESTATE HOLDINGS LLC							2172 /525		08-22-24		Trustees Deed			YES	258,000								
229 PLAINS RD HADDAM , CT 06438																							
Additional Owners:																							
Prior Owner History																							
LYNDA M BEDARD REVOCABLE TRUST							BEDARD LYNDA M TRUSTEE		2163 /340		09-22-23		Quit Claim			NO	0						
BEDARD LYNDA M									2156 /1163		02-13-23		Warranty Deed			YES	150,000						
MIDLAND IRA INC							FBO ERCOLANI JOSEPH P		1984 /0298		03-23-17					NO	95,000						
GARZONE JOSEPH							BOORMAN PETER J CONSV		1974 /0034		12-28-16					NO	0						
GARZONE JOSEPH									1504 /0288		12-30-08					YES	190,000						
Permit Number			Date		Cost		Building Permit																
M-20-0201			09-04-20		7,000		Emergency replacement of AC system .																
20070162			08-03-07		0		CO																
State Item Codes																							
Census/Tract			4923			Code			Quantity			Value			Code			Quantity			Value		
Dev Map			Dev Lot			15- Condominium			1.00			87,530											
Date			09/04/2024			03/23/2007			17-Condo Option			1.00			9,070								
Inspector			SB																				
Action			LISTING REVIEW BAA Hearing-NC																				
Acres										Influence Factors													
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
												0											
Total		0.00																					
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value			
Land		0		0		0		0															
Building		87,530		87,530		87,530		87,530															
Outbuilding		9,070		9,070		9,070		9,070															
Total		96,600		96,600		96,600		96,600															
Totals																							
Comments																							
2019GL-1 FULL BATH																							

LOCATION:	295 RIDGE RD 12
911 ADDRESS:	
MAP/BLOCK/LOT:	073 017 0012

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Granberry Model UNIT 12 Style Condominium	Base Rate	832	123,968
	Central Air	832	1,810
	Full Baths	1	7,250
	Value Before Depr.	0	133,028
	Depr/Adjust Amount	0	7,982
	Final Value (After Dep)	0	125,046

Building Use	Residential
Condition	Average
Class	A-
Stories	1.00
Construction	
Year Built	1932
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	Electric
Cooling Type	Central 100 %

INTERIOR	
Floors	Hardwood
Fireplaces	0
Wood Stoves	0

EXTERIOR	
Exterior Walls	

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
832	4	2	1	1	0

ATTACHED OUTBUILDING/COMPONENTS																			
Description	Area/Qty	Value																	
<table border="1"> <tr> <td>Access</td> <td>GRADE FACTOR</td> <td>0</td> <td></td> </tr> <tr> <td>Garage Bays</td> <td>ECONOMIC DEPR %</td> <td>0</td> <td></td> </tr> <tr> <td>Sump Pump</td> <td>PHYSICAL DEPR %</td> <td>6</td> <td></td> </tr> <tr> <td></td> <td>FUNCTIONAL DEPR %</td> <td>0</td> <td></td> </tr> </table>				Access	GRADE FACTOR	0		Garage Bays	ECONOMIC DEPR %	0		Sump Pump	PHYSICAL DEPR %	6			FUNCTIONAL DEPR %	0	
Access	GRADE FACTOR	0																	
Garage Bays	ECONOMIC DEPR %	0																	
Sump Pump	PHYSICAL DEPR %	6																	
	FUNCTIONAL DEPR %	0																	



Description	Year Blt	Area/Qty	Value
Frame Garage	2006	297	12,954

Unique ID: 064023

Wethersfield

Card No: 1 of 1

Location:		100 CONCORD CIR				Map/Lot:		064 023		Zone:		A	Date Printed:		11-15-24		
911 Address:						Exempt				Route		9	Nbhd:		94		
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price			
DERAPRAHAMIAN ASHOD ZAVEN & OHANYAN HASMIK JASMINE						2172 /543		08-22-24		Exec Deed			NO	302,000			
100 CONCORD CIR WETHERSFIELD , CT 06109																	
Additional Owners:																	
Prior Owner History																	
SZYMONIK GENOWEFA EST						SZYMONIK PETER EXECUTOR		2164 /850		11-16-23		Probate			NO	0	
SZYMONIK GENOWEFA EST						SZYMONIK PETER EXECUTOR		2153 /861		10-20-22		Probate			NO	0	
SZYMONIK GENOWEFA								0409 /0438		03-09-88					NO	0	
						/											
						/											
Permit Number			Date		Cost		Building Permit										
E-24-0695			10-11-24		3,588		Upgrade electrical service from 100 amps to 200 amps and move to opposite side of house.										
P-11-15			02-14-11		2,200		Replace 30 gallon Plear Flue oil fired hot water heater										
TP-11-15			02-01-11		2,200		REPLACE OIL FIRED HOT WATER HEATER										
						State Item Codes						Appraised Value					
Census/Tract		4923				Code	Quantity	Value		Code	Quantity	Value		Total Land Value			94,000
Dev Map		Dev Lot 79				11- Res Land	0.31	65,800						Total Building Value			90,416
Date		05/19/2018				13- Res Bldg	1.00	63,290						Total Outbuilding Value			717
Inspector		EQ				14- Res Outbldg	1.00	500						Total Market Value			185,133
Action		DM No Change															
Acres							Influence Factors										
Land Type		Acres	490	Rate	Adj	Influence	Total Value		Land Type		Influence	Reason			Comment		
House Lot		0.31	0.00	94,000	1.00	0	94,000										
Total		0.31					94,000										
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals									
Current		2023		2022		2021		2020		Type	Acres	Value	Type	Acres	Value		
Land		65,800		65,800		65,800		65,800									
Building		63,290		63,290		63,290		63,290									
Outbuilding		500		500		500		500									
Total		129,590		129,590		129,590		129,590									
													Totals				
Comments																	

Unique ID: 064023

Wethersfield

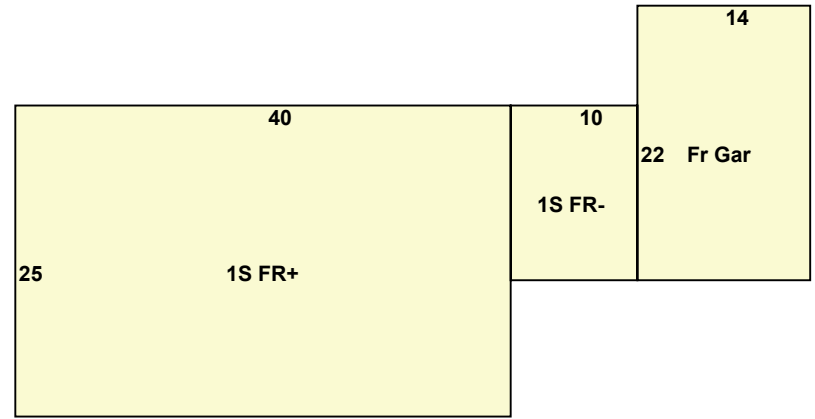
Location:	100 CONCORD CIR	Unit	
911 Address:			
Map/Block/Lot	064 023		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,140	90,698
Unit		Basement	1,000	15,000
Overall Condition	Good	Full Baths	1	5,000
Class	C	Value Before Depr.	0	110,698
Stories	1.00	Depr/Adjust Amount	0	27,675
Design (Style)	Ranch	Final Value (After Depr)	0	83,024
Construction	Wood Frame			
Year Built	1951			
Percent Complete	100			

Finished Area	1,140	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,000			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
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 %	Frame Garage	1951	Good	308	7,392
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood	Vinyl					
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Aluminum						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						90,416	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Average	64	717					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	2	1	1	0					



Unique ID: 164020

Wethersfield

Card No: 1 of 1

Location:	81 GOODRICH DR				Map/Lot:	164 020		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	08-29-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
COLOPY GRIFFIN					2172 /474	08-22-24		Warranty Deed		YES	346,000	
81 GOODRICH DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
IB INVESTMENTS LLC					2038 /280	04-25-18		Quit Claim		NO	0	
CHRISTENSON ARIEL JOY					2027 /0186	01-25-18				NO	132,527	
THE BANK OF NEW YORK MELLON C/O BAYVIEW LOAN SERVICING LLC					2003 /0193	07-25-17				NO	0	
MARTIN NEVETA					1212 /0170	12-06-04				YES	200,000	
O'CONNOR LORRAINE					0863 /0322	09-09-01				NO	0	
Permit Number	Date	Cost	Building Permit									
E-24-0705	10-11-24	695	Add power to sump pump.									
BP05729	12-19-05	2,895	Repl 5 windows									
EP04407	12-02-04	1,000	100 amp service									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 48	11- Res Land	0.17	58,100				Total Land Value		83,000		
Date	09/04/2024	13- Res Bldg	1.00	86,310				Total Building Value		123,298		
Inspector	SB							Total Outbuilding Value		0		
Action	LISTING REVIEW							Total Market Value		206,298		
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	86,310	86,310	86,310	86,310	86,310							
Outbuilding	0	0	0	0	0							
Total	144,410	144,410	144,410	144,410	144,410					Totals		
Comments												
2018/2019-CONDITION, INTERIOR UPDATED, FRONT 1 FOOT OVERHANG, LISTING												

Unique ID: 164020

Wethersfield

Location:	81 GOODRICH DR	Unit	
911 Address:			
Map/Block/Lot	164 020		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,334	121,741
Unit		Basement	624	9,360
Overall Condition	Good/VG	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	141,601
Construction	Wood Frame	Depr/Adjust Amount	0	32,568
Year Built	1936	Final Value (After Depr)	0	109,033
Percent Complete	100			

Finished Area	1,334
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	624
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1936	Good	250	6,213
Fuel	Natural Gas		1936	Good	180	2,173
Cooling Type	None	0 %	1936	Good	180	4,090
			1936	Good	140	1,789

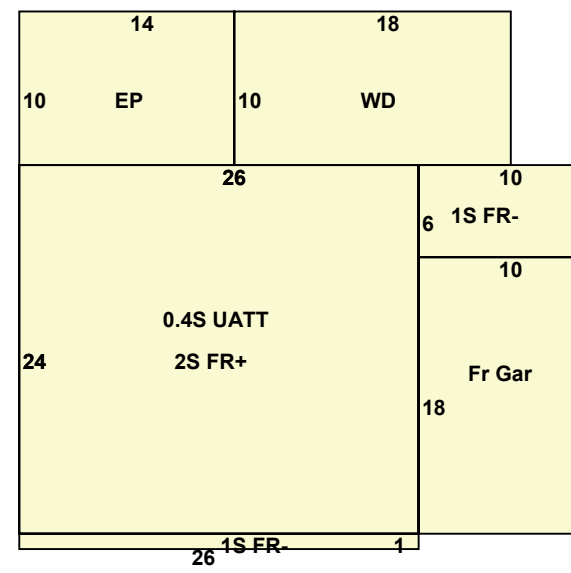
Interior	
Floors	Hardwood
Attic Access	Stairs
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 123,298

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

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



Unique ID: 171010

Wethersfield

Card No: 1 of 1

Location:	28 ROBBINS DR				Map/Lot:	171 010		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	11-12-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
CRUZ MORALES LUIS ARNALDO & ACEVEDO FIGUEROA JEANNETTE THERESE					2172 /546	08-22-24	Warranty Surviv		YES	524,900		
28 ROBBINS DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MCNALLY JEFFREY & KIMBERLY L					2132 /99	08-04-21	Warranty Surviv		YES	409,000		
TYBURSKI FRANCIS R & LEEANN					0725 /0309	11-13-98			NO	0		
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-18-0236	11-28-19	21,900	STRIP & REROOF									
BP-0408	08-26-09	11,452	Remove 1 layer of roof & replace									
MP-185	09-26-08	3,335	Install gas stove, chimney liner, gas line									
State Item Codes												
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 50	11- Res Land	0.39	65,760				Total Land Value		93,930		
Date	09/04/2024	13- Res Bldg	1.00	131,080				Total Building Value		187,264		
Inspector	SB	14- Res Outbldg	2.00	8,950				Total Outbuilding Value		12,792		
Action	LISTING REVIEW							Total Market Value		293,986		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.39	0.00	93,000	1.01	0	93,930						
Total	0.39					93,930						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	65,760	65,760	65,760	65,760	65,760							
Building	131,080	131,080	131,080	131,080	131,080							
Outbuilding	8,950	8,950	8,950	8,950	8,950							
Total	205,790	205,790	205,790	205,790	205,790					Totals		
Comments												
2018GL-PICTOMETRY 2009-REROOFED												

Location:	28 ROBBINS DR	Unit	
911 Address:			
Map/Block/Lot	171 010		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,646	216,707
Unit		Basement	1,098	17,294
Overall Condition	Good/VG	Fireplace	1	3,150
Class	C+	Full Baths	1	5,250
Stories	2.40	Half Baths	1	2,625
Design (Style)	Colonial	Value Before Depr.	0	245,026
Construction	Wood Frame	Depr/Adjust Amount	0	63,707
Year Built	1922	Final Value (After Depr)	0	181,319
Percent Complete	100			

Finished Area 2,646
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,098
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

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

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

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

Exterior		
Exterior	Aluminum	Wood Shingle
Roof Cover	Asphalt	
Roof Type	Gambrel	

Total Building Value 187,264

Special Features

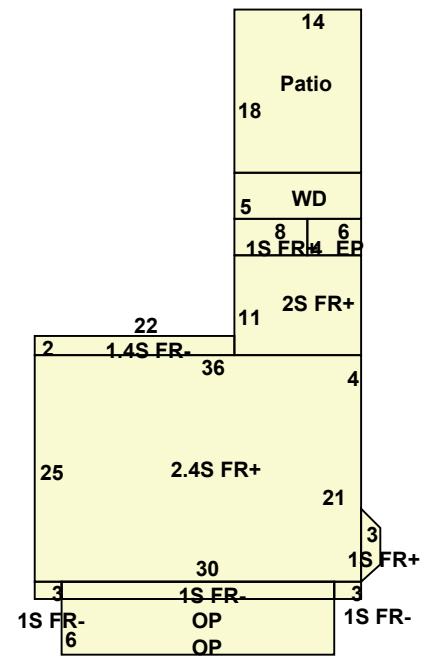
Gas FP	1
--------	---

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1993	Average	400	11,392					
Frame Shed	1993	Average	200	1,400					

Room Summary

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



Unique ID: 134010

Wethersfield

Card No: 1 of 1

Location:	143 HIGHLAND ST				Map/Lot:	134 010		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	100	Last Update:	11-06-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
FRANCISCO & KRISTINA FEIJOO REV TRUST					2172 /612	08-23-24	Quit Claim		NO	0		
143 HIGHLAND ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FEIJOO FRANCISCO & KRISTINA					1076 /0248	08-07-03			YES	285,000		
CUSANO MARIO A & KAREN M					0600 /0150	12-18-95			YES	150,000		
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0645	09-19-24	4,000	Remove and replace existing service with 200 amp. Wire Hvac equipment.									
M-24-0286	09-03-24	12,000	Installation of Mitsubishi Ductless Multi-Zone model MXZ-3C30NAhZ with (2) high-wall indoor units model MS									
B-24-0880	08-01-24	1,906	REPLACEMENT OF (2) GLIDING-WINDOW INSERTS.									
B-23-0943	10-13-23	12,221	Replacing (4) double-hung window inserts and (1) sliding patio door.									
B-21-0882	11-19-21	5,130	REMOVE & REPL 3 WINDOWS IN EXISTING OPENINGS									
B-20-0981	12-22-20	4,550	Remove and replace 3 windows iwth inser replacement from Infinity by Marvin.									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			113,300
Dev Map		Dev Lot	3&PT	11- Res Land	0.79	79,310			Total Building Value			168,062
Date	04/23/2024	12/30/2008		13- Res Bldg	1.00	117,640			Total Outbuilding Value			4,020
Inspector	SB			14- Res Outbldg	2.00	2,820			Total Market Value			285,382
Action	PICTOMETRY	Hearing-Change										
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.79	0.00	100,000	1.03	10	113,300	House Lot	10	Location			
Total	0.79					113,300						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	79,310	79,310	79,310	79,310	79,310							
Building	117,640	117,640	117,640	117,640	117,640							
Outbuilding	2,820	4,160	4,160	4,160	4,160							
Total	199,770	201,110	201,110	201,110	201,110					Totals		
Comments												
2024DM: REMOVE DETACHED DECK (PICTOMETRY)												
2024GL: CORRECT DETACHED DECK CONSTRUCTION												
19GL-CHNG SHED TYPE												
2017GL-3 BDRM LISTING; 2018GL -HAS FBA, REMOVE UTILITY STORAGE												
2012 DEP CODE/BATH TO MODERN												

Unique ID: 134010

Wethersfield

Location:	143 HIGHLAND ST	Unit
911 Address:		
Map/Block/Lot	134 010	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,104	150,226
Unit		Basement	896	14,112
Overall Condition	Good	Fireplace	2	6,300
Class	C+	Full Baths	2	10,500
Stories	2.00	Half Baths	1	2,625
Design (Style)	Split Level	Low Quality Basement Finish	425	3,124
Construction	Wood Frame	Value Before Depr.	0	186,886
Year Built	1952	Depr/Adjust Amount	0	44,853
Percent Complete	100	Final Value (After Depr)	0	142,034

Finished Area	2,104
Finished Area Does Not Include Finished Basement Area	

Foundation									
Basement Area	896								
Basement Finish	425								
Bsmt Room Style	Low								
Basement Walls									
Outside Entry	Walkout								
Basement Garage Bays	0								
Sump Pump	NO								
<table border="1"> <tr> <td>Grade Factor</td> <td>0</td> <td>Physical Depreciation %</td> <td>24</td> </tr> <tr> <td>Economic Depreciation %</td> <td>0</td> <td>Functional Depreciation %</td> <td>0</td> </tr> </table>		Grade Factor	0	Physical Depreciation %	24	Economic Depreciation %	0	Functional Depreciation %	0
Grade Factor	0	Physical Depreciation %	24						
Economic Depreciation %	0	Functional Depreciation %	0						

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1952	Good	179	4,999
Fuel	Natural Gas		1952	Good	176	4,915
Cooling Type	None	0 %	1952	Good	36	488
			1952	Good	440	11,236
			1952	Good	234	3,361
			1952	Good	112	1,028

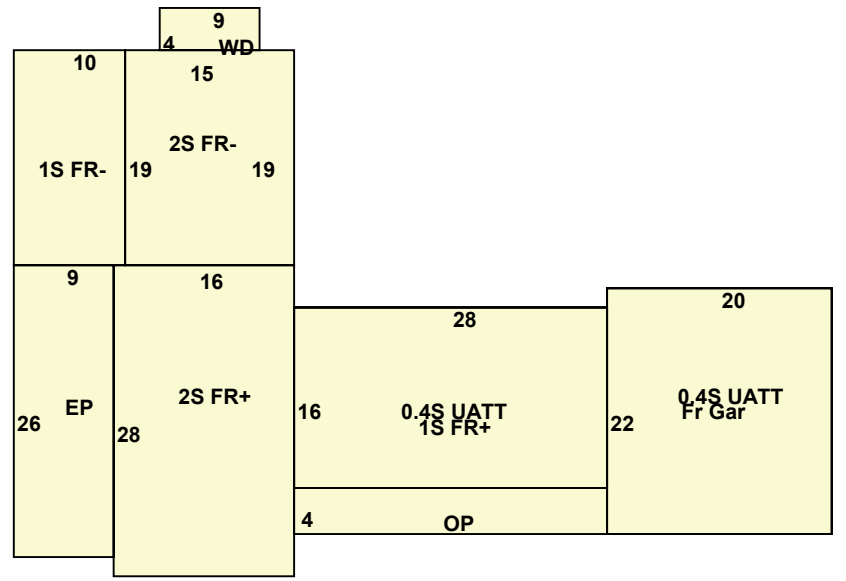
Interior	
Floors	Hardwood Tile
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 168,062

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	1990	Average	156	1,942					
Frame Shed	1990	Good	160	2,078					

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



Unique ID: 197001

Wethersfield

Card No: 1 of 1

Location:	133 BOULTER RD				Map/Lot:	197 001		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	4	Nbhd:	118	Last Update:	10-28-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
SILVER JUSTIN C & HEIDI E					2172 /611	08-23-24	Quit Claim			NO	0	
133 BOULTER RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GREGORSKI HEIDI E A					2140 /103	12-09-21	Quit Claim			NO	0	
GREGORSKI JAMES J & HEIDI E A					0716 /0274	09-02-98				YES	180,000	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0427	07-05-24	200	Install production meter, CRS # 17399620									
B-22-0139	03-22-22	10,600	INSTALL 24 ROOF MOUNTED SOLAR PANELS									
E-22-0088	03-15-22	24,730	WIRE 24 ROOF MOUNTER SOLAR PANELS									
BP-0226	07-16-09	6,900	Strip and replace roof									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 89	11- Res Land	0.36	82,600				Total Land Value		118,000		
Date	05/14/2024	13- Res Bldg	1.00	122,730				Total Building Value		175,322		
Inspector	SB							Total Outbuilding Value		0		
Action	DM Change							Total Market Value		293,322		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	118,000	1.00	0	118,000						
Total	0.36					118,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	82,600	82,600	82,600	82,600	82,600							
Building	122,730	122,950	122,950	122,950	122,950							
Outbuilding	0	0	0	0	0							
Total	205,330	205,550	205,550	205,550	205,550					Totals		
Comments												
2024DM: ROOM & BDRM COUNT 2024GL: TSP TO EP 2022GL: SOLAR 2020 CLASS 2009-REROOFED												

Unique ID: 197001

Wethersfield

Location:	133 BOULTER RD	Unit	
911 Address:			
Map/Block/Lot	197 001		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,562	118,821
Unit		Basement	1,508	22,620
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Extra Fixtures	1	300
Stories	1.00	Finished Lower Level	1,000	35,000
Design (Style)	Raised Ranch	Fireplace	2	6,000
Construction	Masonry	Full Baths	2	10,000
Year Built	1964	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	199,241
		Depr/Adjust Amount	0	35,863
		Final Value (After Depr)	0	163,378

Finished Area	1,562	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,508			
Basement Finish	1,000			
Bsmt Room Style	Finish LL			
Basement Walls				
Outside Entry	Walkout			
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1964	Good	168	2,342
Fuel	Oil			Patio	1964	Good	648	4,925
Cooling Type	None	0 %		Enclosed Porch	1964	Good	192	2,834
				Utility Storage	1964	Good	192	1,848

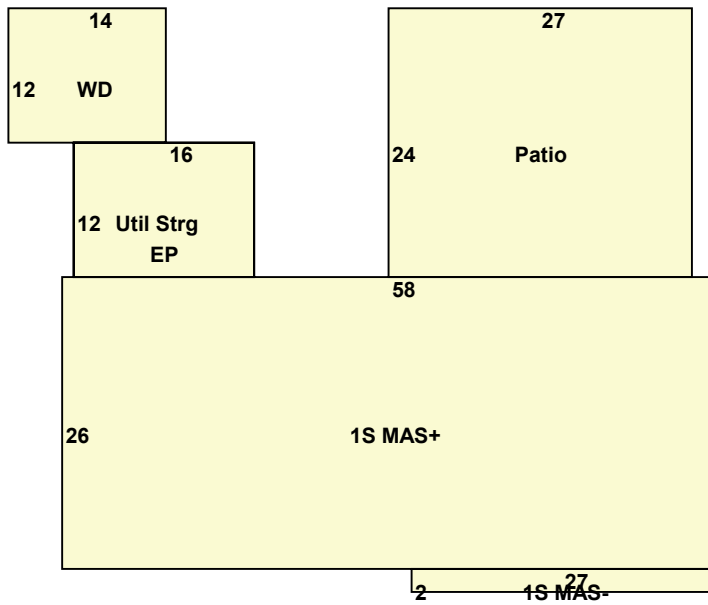
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

Exterior		
Exterior	Brick/Masonr	Wood Shingle
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 175,322

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	24								
Extra Fixtures	1								

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



Unique ID: 219016

Wethersfield

Card No: 1 of 1

Location:	117 STATE ST				Map/Lot:	219 016		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	106	Last Update:	11-12-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
VELLECA SARA A					2172 /594	08-23-24		Warranty Deed		YES	500,000	
117 STATE ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PETERS LISA D					0937 /0097	07-10-02				YES	172,500	
PALMER LISA					0866 /0249	08-23-01				NO	0	
PALMIERI JOSEPH & ELIZABETH					0306 /0530	07-01-77				NO	50,000	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0531	08-01-24	2,000	Replace both electrical panels in basement and replace wire on the load side of the meter socket to the ex									
B-24-0251	03-27-24	7,800	Remove existing shingles. install new Timberline Pewter Gray shingles. Ice and water on all roof bottoms e									
B-20-0863	11-02-20	4,950	Strip existing roof on barn only and reroof with Certainteed Land.mark Heather Blend shingles. Ice and									
M-15-18	02-23-15	13,000	REPL GAS BOILER & 40 GAL TANK									
M-10-16	07-15-10	15,000	Install 2 replacement air conditioning units									
BP07181	05-07-07	2,000	27' above grnd pool									
				State Item Codes					Appraised Value			
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		108,120		
Dev Map	Dev Lot 26	11- Res Land	0.44	75,680				Total Building Value		137,141		
Date	09/04/2024 11/22/1999	13- Res Bldg	1.00	96,000				Total Outbuilding Value		12,240		
Inspector	SB	14- Res Outbldg	1.00	8,570				Total Market Value		257,501		
Action	LISTING REVIEW Hearing-No Show											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.44	0.00	106,000	1.02	0	108,120						
Total	0.44					108,120						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	75,680	75,680	75,680	75,680	75,680							
Building	96,000	96,000	96,000	96,000	96,000							
Outbuilding	8,570	8,570	8,570	8,570	8,570							
Total	180,250	180,250	180,250	180,250	180,250					Totals		
Comments												
2016-ROOF TYPE & BEDROOM COUNT CONVERTED 2 FAMILY INTO 1 FAMILY FOR 12 GL												

Unique ID: 095045

Wethersfield

Card No: 1 of 1

Location:	88 OLD COMMON				Map/Lot:	095 045		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	137	Last Update:	10-21-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MERCADO-NORTON PAULA V & NORTON AARON D					2172 /578	08-23-24	Warranty Surviv		YES	720,000		
88 OLD COMMON WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ERICKSON SHERLYNN S					2119 /309	01-25-21	Quit Claim		NO	0		
ERICKSON SHERI TRUSTEE					1820 /0015	01-06-14			NO	0		
ERICKSON RICHARD H & SHERLYNN D					0300 /1183	05-28-76			NO	129,000		
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-21-0781	10-07-21	17,000	Strip and reroof home with architectural shingles. Underlayment will be used during installation.									
M-19-0158	06-27-19	7,000	REMOVE & REPL A/C SYSTEM									
E-19-0154	05-14-19	2,000	Service upgrade to 200 amps.									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 113	11- Res Land	0.35	93,020				Total Land Value		132,890		
Date	10/21/2024	13- Res Bldg	1.00	202,680				Total Building Value		289,540		
Inspector	SB	14- Res Outbldg	1.00	12,100				Total Outbuilding Value		17,280		
Action	No Reply							Total Market Value		439,710		
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	0.97	0	132,890						
Total	0.35					132,890						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	93,020	93,020	93,020	93,020	93,020							
Building	202,680	196,850	196,850	196,850	196,850							
Outbuilding	12,100	12,100	12,100	12,100	12,100							
Total	307,800	301,970	301,970	301,970	301,970					Totals		
Comments												
2024GL: LISTING REVIEW - UPSTAIRS FP IS DOUBLE-SIDED, INCREASE FBA FENCED BACKYARD 6/19/08												

Location:	88 OLD COMMON	Unit	
911 Address:			
Map/Block/Lot	095 045		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	3,736	296,788
Unit		Average Quality Basement Fi	1,130	16,950
Overall Condition	Average	Basement	2,008	30,120
Class	C	Basement Garage Bays	1	2,000
Stories	2.00	Central Air	3,736	5,604
Design (Style)	Colonial	Extra Fixtures	1	300
Construction	Masonry	Fireplace	2	6,000
Year Built	1971	Full Baths	3	15,000
Percent Complete	100	Half Baths	2	5,000
		Value Before Depr.	0	377,762
		Depr/Adjust Amount	0	90,663
		Final Value (After Depr)	0	287,099

Finished Area	3,736	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	2,008			
Basement Finish	1,130			
Bsmt Room Style	Average			
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	Forced Hot Air	100 %		Wood Deck	1971	Average	160	2,067
Fuel	Natural Gas			Utility Storage	1971	Average	48	374
Cooling Type	Central	100 %						

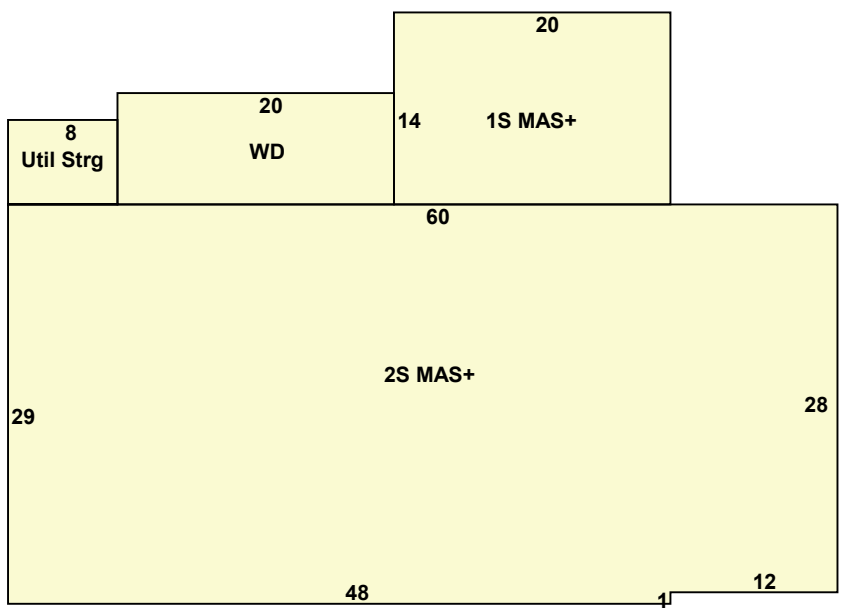
Interior		
Floors	Carpet	Hardwood
Attic Access		
Walls	Drywall	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Brick/Masonr	Wood Shingle
Roof Cover	Asphalt	
Roof Type	Mansard	

Total Building Value 289,540

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gas FP	1								
Extra Fixtures	1				Gunite Pool	1979	Average	960	17,280

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
10	4	1	3	2



Unique ID: 053017

Wethersfield

Card No: 1 of 1

Location:	77 BANE BERRY LN				Map/Lot:	053 017		Zone:	AA	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	131	Last Update:	10-09-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
CABRERA NICOLAS & CARLA UPSHUR					2172 / 624	08-26-24	Warranty Surviv			YES	634,000	
77 BANE BERRY LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
STAMOS SUZANNE					2166 / 1178	03-22-24	Trustees Deed			NO	0	
STEVE J COSTAS AMENDED & RESTATED REVOCABLE TRUST AGREEMENT					2141 / 1197	01-24-22	Quit Claim			NO	0	
COSTAS STEVE J & SOPHIA B					0274 / 0289	04-14-71				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
P-24-0321	09-30-24	6,000	Main Bath: Replace wall mounted toilet with a floor mounted toilet and reroute plumbing as necessary. Repl									
B-24-1101	09-24-24	1,500	Remove approximately 12 square feet of wood siding at the rear of the home, revealing the damaged plywood									
E-24-0676	09-23-24	1,000	Rewire 2 bathrooms.									
B-24-1092	09-20-24	8,000	Gut 2 bathrooms ceilings and walls to the studs. Install R15 KF insulation on the exterior walls of each									
B-19-0724	09-10-19	23,260	Strip and reroof with GAF Timberline shingles. Install 6' ice & water shield, synthetic moisture barrier									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.46	91,700				Total Land Value 131,000			
Date	09/04/2024		13- Res Bldg	1.00	163,740				Total Building Value 233,915			
Inspector	SB								Total Outbuilding Value 0			
Action	LISTING REVIEW								Total Market Value 364,915			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.46	0.00	131,000	1.00	0	131,000						
Total	0.46					131,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	91,700	91,700	91,700	91,700	91,700							
Building	163,740	163,570	163,570	163,570	163,570							
Outbuilding	0	0	0	0	0							
Total	255,440	255,270	255,270	255,270	255,270					Totals		
Comments												
2024GL: LISTING REVIEW - 1 XTRA FIXTURE												

Location:	77 BANEBERRY LN	Unit
911 Address:		
Map/Block/Lot	053 017	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,872	191,390
Unit		Basement	2,872	43,080
Overall Condition	Avg/Good	Central Air	2,872	4,308
Class	C	Extra Fixtures	1	300
Stories	1.00	Fireplace	2	6,000
Design (Style)	Ranch	Full Baths	3	15,000
Construction	Wood Frame	Value Before Depr.	0	260,078
Year Built	1971	Depr/Adjust Amount	0	44,213
Percent Complete	100	Final Value (After Depr)	0	215,865

Finished Area	2,872
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	2,872
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES
Grade Factor	0
Physical Depreciation %	17
Economic Depreciation %	0
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Frame Garage	1971	Average/Good	528	14,024
Fuel	Natural Gas		Patio	1971	Average/Good	384	2,957
Cooling Type	Central	100 %	Open Porch	1971	Average/Good	48	453
			Open Porch	1971	Average/Good	64	611

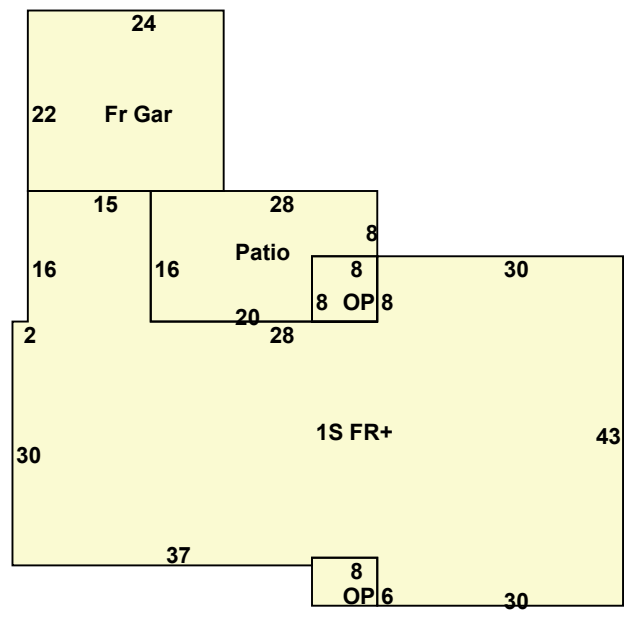
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Wood Shingle	
Roof Cover	Wood	
Roof Type	Gable	

Total Building Value 233,915

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

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



Unique ID: 130003

Wethersfield

Card No: 1 of 1

Location:	931 RIDGE RD	Map/Lot:	130 003	Zone:	A1	Date Printed:	11-15-24
------------------	--------------	-----------------	---------	--------------	----	----------------------	----------

911 Address:		Exempt		Route	6	Nbhd:	93	Last Update:	08-29-24
---------------------	--	---------------	--	--------------	---	--------------	----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
-----------------	--	-------------	------	------------	--	-------	------------

ENGLISH SETH M JR & GIANNINI SHERYLL ENGLISH		2172 /650	08-27-24	Quit Claim		NO	0
931 RIDGE RD WETHERSFIELD , CT 06109							

Additional Owners: GIANNINI SHERYLL E (2127/ ENGLISH SCOTT J (1511/59) ENGLISH SETH M JR (1511/5

Prior Owner History		Volume/Page	Date	Sales Type		Valid	Sale Price
---------------------	--	-------------	------	------------	--	-------	------------

ENGLISH SETH M SR L/U & SETH M JR & GIANNINI SHERYLL E		2127 /1007	05-28-21	Quit Claim		NO	0
ENGLISH SETH M SR L/U & SETH M JR & SCOTT J & GIANNINI SHERYLL E		2127 /1005	05-28-21	Probate		NO	0
ENGLISH SETH M SR & JOAN D L/U		2127 /1004	05-28-21	Name Change		NO	0
ENGLISH SETH M JR & SHERYLL E & SCO ENGLISH SETH M SR & JOAN D L/U		1511 /0059	02-12-09			NO	0
ENGLISH JOAN D		0361 /0839	11-25-85			NO	0

Permit Number	Date	Cost	Building Permit
B-17-522	09-14-17	900	INSTALL NEW OIL TANK IN BASEMENT. REMOVE EXISTING FROM FRONT YARD
E-16-171	05-16-16	1,350	UPGR PANEL & METER; C/A 5/16/16

Census/Tract		State Item Codes					Appraised Value	
Census/Tract	Dev Lot	Code	Quantity	Value	Code	Quantity	Value	Total Land Value
4925	P21	11- Res Land	0.49	65,750				93,930
		13- Res Bldg	1.00	117,640				168,062
								0
								261,992

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.49	0.00	93,000	1.01	0	93,930				
Total	0.49					93,930				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	65,750	65,750	65,750	65,750	65,750						
Building	117,640	117,640	117,640	117,640	117,640						
Outbuilding	0	0	0	0	0						
Total	183,390	183,390	183,390	183,390	183,390				Totals		

Comments
FULL REAR DORMER

Unique ID: 130003

Wethersfield

Location:	931 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	130 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,709	158,168
Unit		Average Quality Basement Fi	700	11,025
Overall Condition	Good	Basement	744	11,718
Class	C+	Fireplace	1	3,150
Stories	2.00	Full Baths	2	10,500
Design (Style)	Colonial	Half Baths	1	2,625
Construction	Wood Frame	Value Before Depr.	0	197,186
Year Built	1950	Depr/Adjust Amount	0	49,296
Percent Complete	100	Final Value (After Depr)	0	147,889

Finished Area 1,709
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	744
Basement Finish	700
Bsmt Room Style	Average
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	Hot Water	100 %	Frame Garage	1950	Good	380	9,576
Fuel	Oil		Enclosed Porch	1950	Good	384	5,448
Cooling Type	None	0 %	Enclosed Porch	1950	Good	76	1,077
			Open Porch	1950	Good	384	3,478
			Utility Storage	1950	Good	76	599

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

Exterior

Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

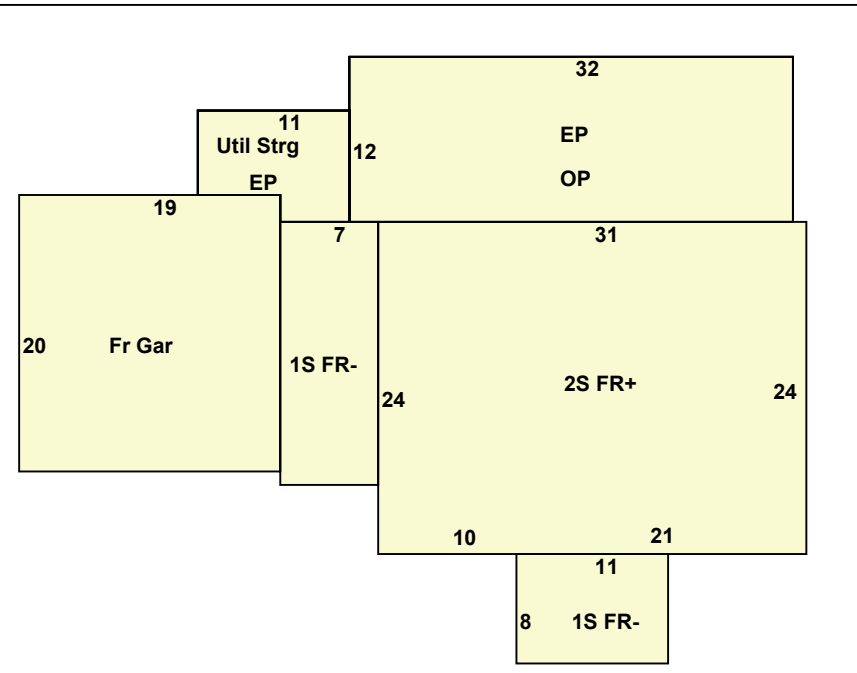
Total Building Value 168,062

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value

Room Summary

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



Detached Component Computations

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

Unique ID: 128073

Wethersfield

Card No: 1 of 1

Location:	96 MAPLESIDE DR	Map/Lot:	128 073	Zone:	A	Date Printed:	11-15-24
------------------	-----------------	-----------------	---------	--------------	---	----------------------	----------

911 Address:		Exempt		Route	6	Nbhd:	105	Last Update:	08-29-24
---------------------	--	---------------	--	--------------	---	--------------	-----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
MOLUSIS FAMILY LIVING TRUST MOLUSIS BRIAN TRUSTEE		2172 /668	08-27-24	Quit Claim	NO	0
96 MAPLESIDE DR WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
MOLUSIS BRIAN		2138 /744	11-16-21	Warranty Deed	YES	280,000
REJESKI DAVID		2103 /155	05-05-20	Warranty Deed	YES	240,000
OLIVERI JOHN		2095 /1083	10-25-19		NO	110,500
US BANK NA	WASHINGTON MUTUAL	2019 /631	07-12-19	Foreclosure	NO	0
SCALORA SALVATORE & WANDA SUE		0325 /0675	06-22-81		NO	67,000

Permit Number	Date	Cost	Building Permit
B-22-0094	03-30-22	2,000	CONSTRUCT 12'X12' DECK
M-22-0015	01-31-22	1,050	CONNECT TO EXISTING GAS LINE. RUN NEW LINE TO FIREPLACE. INSTALL LOG SET
Z-21-0027	04-13-21	800	INSTALL 7'X7' SHED IN REAR YARD
M-19-0335	12-11-19	11,000	Install propane warm air heating system with ductwork and gas piping . Install 2 1/2 ton AC H 95 percent
P-19-0342	12-11-19	5,000	Rough-in for kitchen, bathroom and laundry room
M-19-0317	12-02-19	1,000	Install two 120 gallon A/G DOT lp tanks and hook up to an approved gas line and pressure test.

State Item Codes						Appraised Value	
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value
Dev Map	Dev Lot 106	11- Res Land	0.27	73,500			Total Land Value 105,000
Date	05/17/2024	13- Res Bldg	1.00	80,650			Total Building Value 115,208
Inspector	GH						Total Outbuilding Value 0
Action	DM Change						Total Market Value 220,208

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.27	0.00	105,000	1.00	0	105,000				
Total	0.27					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	80,650	80,650	80,650	79,370	79,370						
Outbuilding	0	480	480	480	0						
Total	154,150	154,630	154,630	153,350	152,870				Totals		

Comments

DM2024 FRAME TO NO SHED
2022GL: GAS FP INSERT; DECK
2021GL-SHED
2020GL-RENOVATED; PATIO; CENTRAL AIR, 3 BEDROOMS
2011-KITCHEN REMDL & HOT TUB
2009 REROOF

Unique ID: 128073

Wethersfield

Location:	96 MAPLESIDE DR	Unit	
911 Address:			
Map/Block/Lot	128 073		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,444	105,065
Unit		Central Air	1,444	2,166
Overall Condition	Excellent	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	115,231
Design (Style)	Ranch	Depr/Adjust Amount	0	3,457
Construction	Wood Frame	Final Value (After Depr)	0	111,775
Year Built	1950			
Percent Complete	100			

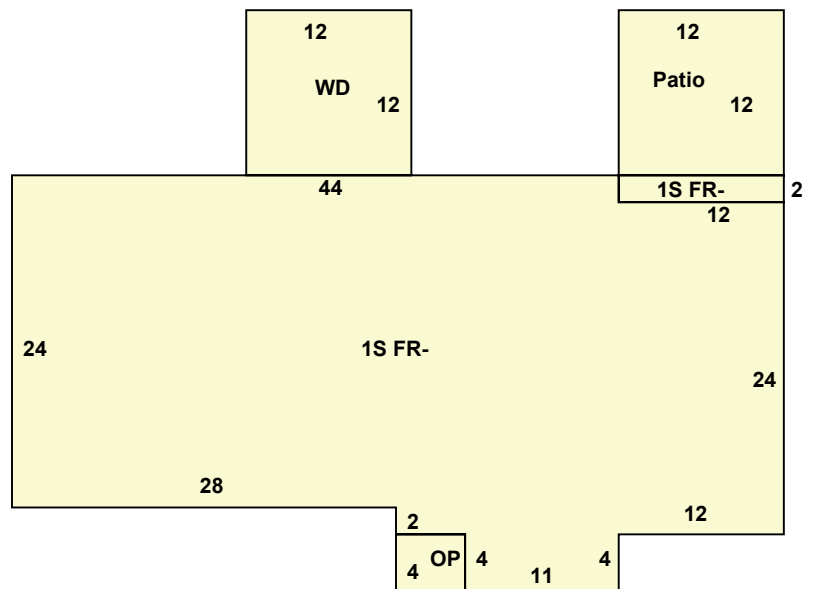
Finished Area	1,444	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	0			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 3
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	2022	Average	144	2,424
Fuel	Propane Gas		Patio	1950	Average	144	850
Cooling Type	Central	100 %	Open Porch	1950	Average	20	159

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

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 115,208



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

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

Unique ID: 204059

Wethersfield

Card No: 1 of 1

Location:	134 WELLS RD			Map/Lot:	204 059		Zone:	A	Date Printed:	11-15-24	
911 Address:				Exempt		Route	6	Nbhd:	90	Last Update:	09-04-24
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price	
ADNANI ALESSANDRA				2172 /675	08-27-24	Warranty Deed			YES	365,000	
134 WELLS RD WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
MAYNARD IAN				2149 /217	07-06-22	Warranty Deed			NO	252,000	
ODELL GEORGE F EST & GEORGE I				2135 /1187	10-06-21	Probate			NO	0	
ODELL GEORGE F & GEORGE I				2134 /971	09-16-21	Cert of Devise			NO	0	
ODELL GEORGE F & GEORGE I				1926 /0264	03-07-16				NO	0	
ODELL GEORGE F & LUCY R EST				1892 /0302	07-01-15				NO	0	
Building Permit											
Permit Number	Date	Cost									
B-23-0854	09-22-23	10,185	Strip and re roof . New Decking/Sheathing, Install New Flashing,								
B-22-0491	07-26-22	12,800	REMOVE ROOFING EXCEL. AND INSTALL NEW CABINETS, COUNTERTOP, AND FLOOR. BUMP OUT BATHROOM FOR SHOWER. UPDATE B								
P-22-0153	07-18-22	500	ADD SHOWER TO UPSTAIRS BATHROOM								
E-22-0324	07-15-22	500	ADD KITCHEN COUNTER OUTLETS, LIGHT, AND CIRCUITS FOR REFRIGERATOR AND MICROWAVE. ADD 2 BATHROOM OUTLETS								
BP-0377	06-17-10	1,600	Install 8' x 10' shed								
B-2010-0377	04-19-10	1,600	INSTALL AN 8 X 10 SHED IN REAR YARD KEPT A MINIMUM OF 3' FROM PROPERTY LINES.								
State Item Codes											
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 14-1	11- Res Land	0.26	63,000				Total Land Value		90,000	
Date	09/04/2024	13- Res Bldg	1.00	71,540				Total Building Value		102,197	
Inspector	SB	14- Res Outbldg	2.00	10,650				Total Outbuilding Value		15,219	
Action	LISTING REVIEW							Total Market Value		207,416	
Acres											
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.26	0.00	90,000	1.00	0	90,000					
Total	0.26					90,000					
Assessment History (Prior Years as of Oct 1)											
	Current	2023	2022	2021	2020	490 Appraised Totals					
						Type	Acres	Value	Type	Acres	Value
Land	63,000	63,000	63,000	63,000	63,000						
Building	71,540	70,810	70,810	66,640	66,640						
Outbuilding	10,650	10,650	10,650	9,080	9,080						
Total	145,190	144,460	144,460	138,720	138,720				Totals		
Comments											
2024GL: LISTING REVIEW - PATIO YEAR BUILT & CONSTRUCTION											
2022GL: GARAGE HAS LOFT PER LISTING; KITCHEN REMODEL & CONVERT 1/2 BATH TO FULL BATH; CONDITION											
2018GL-REMOVE FBA PER OWNER											
2010 SHD1											
INT. ORIGINAL 7/2008											

Location:	134 WELLS RD	Unit	
911 Address:			
Map/Block/Lot	204 059		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,299	111,052
Unit		Basement	800	12,000
Overall Condition	Avg/Good	Central Air	1,299	1,949
Class	C	Fireplace	1	3,000
Stories	1.65	Full Baths	2	10,000
Design (Style)	Cape	Value Before Depr.	0	138,000
Construction	Wood Frame	Depr/Adjust Amount	0	38,640
Year Built	1948	Final Value (After Depr)	0	99,360
Percent Complete	100			

Finished Area 1,299
 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	NO

Attached Component Computations			
Type	Yr Built	Condition	Value
Grade Factor	0	Physical Depreciation %	28
Economic Depreciation %	0	Functional Depreciation %	0

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

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

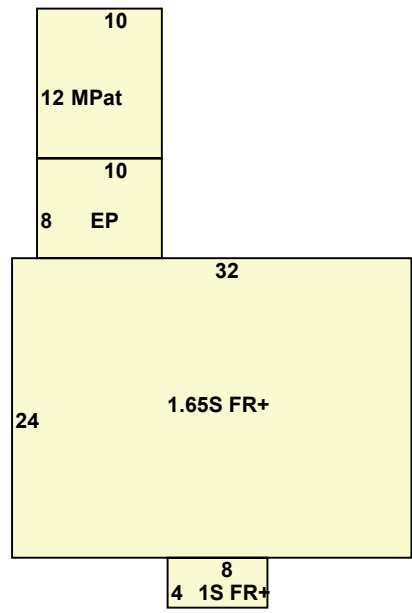
Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 102,197

Special Features				

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Garage w Loft	1959	Average	528	14,245					
Frame Shed	2010	Average	80	974					

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



Unique ID: 159050

Wethersfield

Card No: 1 of 1

Location:	381 NOTT ST				Map/Lot:	159 050		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	88	Last Update:	10-21-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
TENORE NICHOLAS ANTHONY					2172 /697	08-28-24		Warranty Deed		YES	360,000	
381 NOTT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SKOWRONEK EDMUND J & LORETTA J					0598 /0671	11-22-95				YES	89,900	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
M-13-107	06-07-13	3,400	INSTALL A CONVERSION BURNER AND 6" STAINLESS STEEL CHIMNEY LINER. GAS LINE TO BURNER AND STOVE.									
TM-13-107	06-07-13	3,400	INSTALL CONVERSION BURNER & CHIMNEY LINER									
TE-11-49	03-28-11	2,000	SVC UPGRADE FROM 100 TO 200 AMPS									
BP-1337	12-31-09	5,870	Remove 2 layers & reroof									
B-2009-1337	12-17-09	5,870	REMOVE TWO LAYERS OF ROOFING AND REPLACE WITH ICE and WATER SHIELD, FELT PAPER AND 30 YR. ARCHITECTURAL									
BP07239	06-04-07	4,747	12X16 shed									
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		88,000		
Dev Map	Dev Lot 44	11- Res Land	0.17	61,600				Total Building Value		102,707		
Date	10/04/2024	13- Res Bldg	1.00	71,890				Total Outbuilding Value		11,482		
Inspector	SB	14- Res Outbldg	3.00	8,040				Total Market Value		202,189		
Action	2nd Notice											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.17	0.00	88,000	1.00	0	88,000						
Total	0.17					88,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	61,600	61,590	61,590	61,590	61,590							
Building	71,890	69,930	69,930	69,930	69,930							
Outbuilding	8,040	8,040	8,040	8,040	8,040							
Total	141,530	139,560	139,560	139,560	139,560					Totals		
Comments												
2024GL: LISTING REVIEW - ADD A/C & FBA 2018GL-PATIO, STORY HEIGHT FULL REAR DORMER												

Unique ID: 159050

Wethersfield

Location:	381 NOTT ST	Unit	
911 Address:			
Map/Block/Lot	159 050		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,498	119,840
Unit		Average Quality Basement Fi	168	2,520
Overall Condition	Good	Basement	768	11,520
Class	C	Cooling - Mini Split	1,498	1,498
Stories	1.65	Extra Fixtures	1	300
Design (Style)	Bungalow	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	145,678
Year Built	1930	Depr/Adjust Amount	0	43,703
Percent Complete	100	Final Value (After Depr)	0	101,975

Finished Area	1,498	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	768			
Basement Finish	168			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1930	Good	48	571
Fuel	Natural Gas			Open Porch	1930	Good	20	161
Cooling Type	Mini Split	100 %						

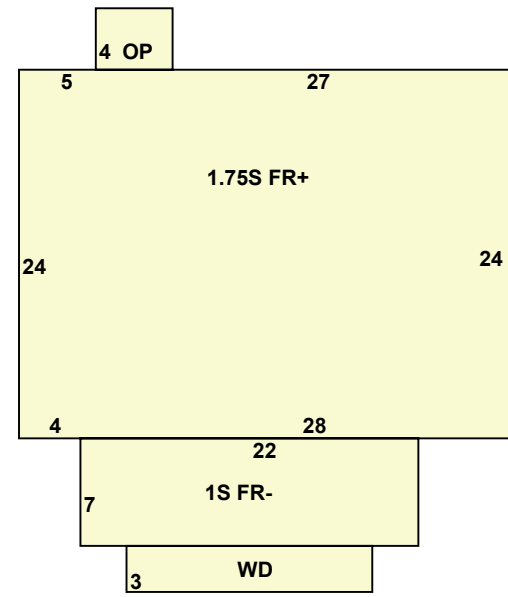
Interior			
Floors	Hardwood		
Attic Access			
Walls	Plaster		
Fireplaces	0		
Wood Stoves	0		

Exterior			
Exterior	Vinyl Siding		
Roof Cover	Asphalt		
Roof Type	Gable		

Total Building Value 102,707

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gas FP	1				Frame Garage	1948	Average	264	5,829
Extra Fixtures	1				Paver Patio	2012	Average	200	1,552
					Frame Shed	2006	Good	180	4,101

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
8	4	1	2	0



Unique ID: 035006

Wethersfield

Card No: 1 of 1

Location:		415 GOFF RD				Map/Lot:		035 006		Zone:		A1	Date Printed:		11-15-24			
911 Address:						Exempt				Route		9	Nbhd:		94	Last Update:		08-29-24
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price				
DIZAAR MICHAEL JEREL						/		08-29-24					NO	0				
415 GOFF RD WETHERSFIELD , CT 06109																		
Additional Owners:																		
Prior Owner History																		
RUSSELL ROSANNE & CHRYSTAL PATRICIA						2172 /32		08-15-24		Quit Claim			NO	0				
PALLONE MARGARET CHRYSTAL PATRICIA TRUSTEES						1673 /0035		09-28-11					NO	0				
PALLONE MARGARET R						1670 /0050		09-08-11					NO	0				
PALLONE ALBERT R & MARGARET R						0239 /0548		11-03-65					NO	0				
						/												
Permit Number		Date		Cost		Building Permit												
P-23-0358		12-21-23		1,855		Replace 40 gal natural gas atmospheric water heater.												
						State Item Codes						Appraised Value						
Census/Tract		4925				Code	Quantity	Value		Code	Quantity	Value		Total Land Value		94,000		
Dev Map		Dev Lot 10				11- Res Land	0.31	65,800						Total Building Value		123,346		
Date		05/15/2024				13- Res Bldg	1.00	86,340						Total Outbuilding Value		1,008		
Inspector		W Topliff				14- Res Outbldg	1.00	710						Total Market Value		218,354		
Action		DM No Change																
Acres						Influence Factors												
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type	Influence	Reason	Comment	
House Lot		0.31		0.00		94,000		1.00		0		94,000						
Total		0.31										94,000						
Assessment History (Prior Years as of Oct 1)									490 Appraised Totals									
		Current		2023		2022		2021		2020		Type		Acres	Value	Type	Acres	Value
Land		65,800		65,800		65,800		65,800		65,800								
Building		86,340		86,340		86,340		86,340		86,340								
Outbuilding		710		710		710		710		710								
Total		152,850		152,850		152,850		152,850		152,850								
Totals																		
Comments																		
PULL DOWN ATTIC STAIRS																		

Location:	415 GOFF RD	Unit	
911 Address:			
Map/Block/Lot	035 006		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,286	94,945
Unit		Basement	1,200	18,000
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,286	1,929
Stories	1.00	Finished Lower Level	450	15,750
Design (Style)	Raised Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1965	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	145,124
		Depr/Adjust Amount	0	24,671
		Final Value (After Depr)	0	120,453

Finished Area 1,286
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,200
Basement Finish	450
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	17
Economic Depreciation %	0	Functional Depreciation %	0

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

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1965	Good	98	1,388
Patio	1965	Good	98	755
Patio	1965	Good	98	755
Total Building Value			123,346	

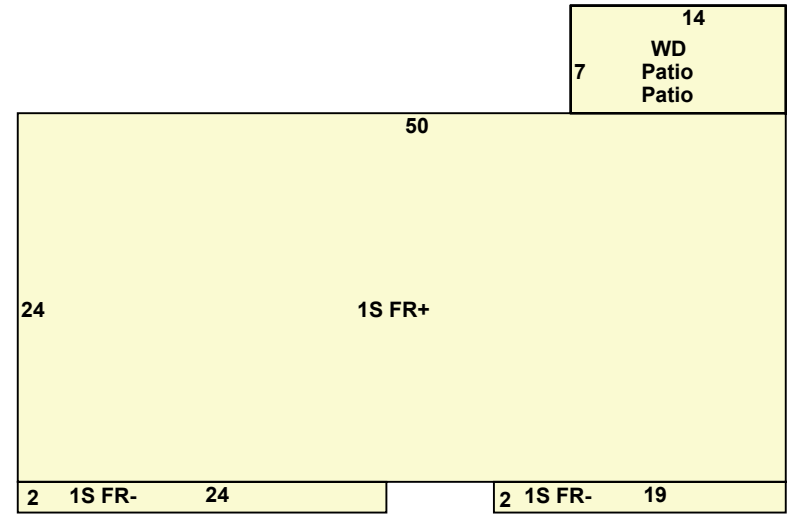
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1988	Average	144	1,008					

Room Summary

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



Unique ID: 2260050074

Wethersfield

Card No: 1 of 1

Location:	74 SHARON LN	Map/Lot:	226 005 0074	Zone:	SRD	Date Printed:	11-15-24
------------------	--------------	-----------------	--------------	--------------	-----	----------------------	----------

911 Address:		Exempt		Nbhd:	153	Last Update:	09-17-24
---------------------	--	---------------	--	--------------	-----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
LONDON JACQUELINE & TROY		2172 /1784	08-29-24	Quit Claim	NO	0
74 SHARON LN WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History		Volume/Page	Date	Sales Type	Valid	Sale Price
LONDON JACQUELINE		2169 /778	06-04-24	Warranty Deed	YES	210,000
TAN RUIMING &	CAI JINHUA	2158 /401	04-04-23	Admin Deed	YES	174,000
FAIENZA JOSEPHINE EST	FAIENZA CARLO MICHAEL II ADMINISTRA	2158 /399	04-04-23	Probate	NO	0
FAIENZA JOSEPHINE EST	FAIENZA CARLO MICHAEL II ADMINISTRA	2158 /398	04-04-23	Cert of Correct	NO	0
FAIENZA JOSEPHINE		1962 /0156	10-24-16		NO	0

Permit Number	Date	Cost	Building Permit
B-24-0777	07-08-24	11,067	Remove and Install (5) Pella 250 series sliding windows and (1) Pella 250 series Patio Slider.
E-13-569	12-03-13	900	INSTALL COMPLUM CRIMPS ON ALL SWITCHES & OUTLETS

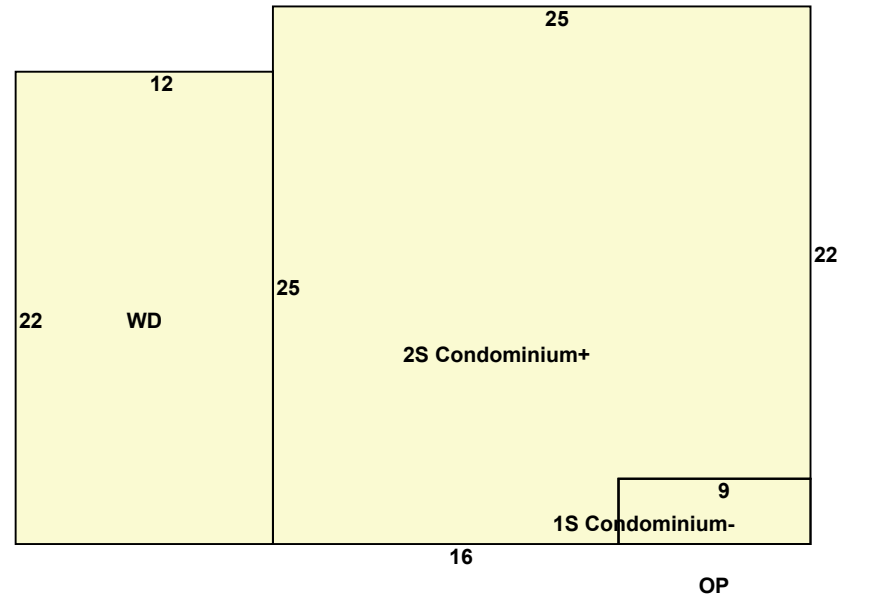
Census/Tract		State Item Codes					Appraised Value		
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	0
Dev Map	Dev Lot 74	15- Condominium	1.00	68,690				Total Building Value	98,134
Date	06/10/2024							Total Outbuilding Value	0
Inspector	SB							Total Market Value	98,134
Action	LISTING REVIEW								

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	68,690	68,530	68,530	68,530	68,530						
Outbuilding	0	0	0	0	0						
Total	68,690	68,530	68,530	68,530	68,530				Totals		

Comments
 2024GL: LISTING REVIEW - 1 XTRA FIXTURE

LOCATION:		74 SHARON LN			
911 ADDRESS:					
MAP/BLOCK/LOT:		226 005 0074			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Town House 88	Base Rate	1,223	103,955	
Model	Standard	Average Quality Baseme	240	3,600	
Style	Condominium	Basement	598	8,970	
		Extra Fixtures	1	300	
		Full Baths	1	5,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	124,325	
		Depr/Adjust Amount	0	29,838	
		Final Value (After Dep)	0	94,487	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	2.00				
Construction					
Year Built	1971				
Percent Complete	100				
FOUNDATION					
Basement Area	598				
Basement Finished Area	240				
Room Style	Average				
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	24		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Elec Baseboard 100 %	Description	Area/Qty	Value	
Fuel Type	Electric	Wood Deck	264	3,411	
Cooling Type	None 0 %	Open Porch	27	236	
INTERIOR					
Floors	Hardwood				
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES		Location			
Extra Fixtures	1	Floor/Unit Location			
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,223	4	2	1	1	1



Description	Year Blt	Area/Qty	Value

Unique ID: 122026

Wethersfield

Card No: 1 of 1

Location:		465 NOTT ST				Map/Lot:		122 026		Zone:		B		Date Printed:		11-15-24							
911 Address:						Exempt				Route		8		Nbhd:		88		Last Update:		08-29-24			
Owner Of Record						Volume/Page		Date		Sales Type				Valid		Sale Price							
5 STAR HOMES LLC						2171 /1041		08-29-24		Warranty Deed				NO		175,000							
776 RUBBER AVE NAUGATUCK , CT 06770																							
Additional Owners:																							
Prior Owner History																							
VASEL CARMEN CECILIA TRUSTEE						2171 /1045		08-09-24		Trustee Deed				NO		0							
VASEL CARMEN CECILIA TRUSTEE						0880 /0166		10-31-01						NO		0							
VASEL CARMEN CECILIA						0828 /0033		02-16-01						NO		0							
VASEL JOHN W & CARMEN C						0542 /0389		03-22-93						NO		0							
						/																	
Permit Number		Date		Cost		Building Permit																	
091269		12-24-09		4,607		ROOF																	
						State Item Codes						Appraised Value											
Census/Tract		4924				Code		Quantity		Value		Code		Quantity		Value		Total Land Value				88,000	
Dev Map		Dev Lot B				11- Res Land		0.17		61,600								Total Building Value				81,656	
Date		11/11/2010				13- Res Bldg		1.00		57,160								Total Outbuilding Value				0	
Inspector		CR																Total Market Value				169,656	
Action		Exterior Only																					
Acres											Influence Factors												
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.17		0.00		88,000		1.00		0		88,000											
Total		0.17										88,000											
Assessment History (Prior Years as of Oct 1)											490 Appraised Totals												
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value	
Land		61,600		61,600		61,600		61,600		61,600													
Building		57,160		57,160		57,160		57,160		57,160													
Outbuilding		0		0		0		0		0													
Total		118,760		118,760		118,760		118,760		118,760													
Totals																							
Comments																							

Unique ID: 122026

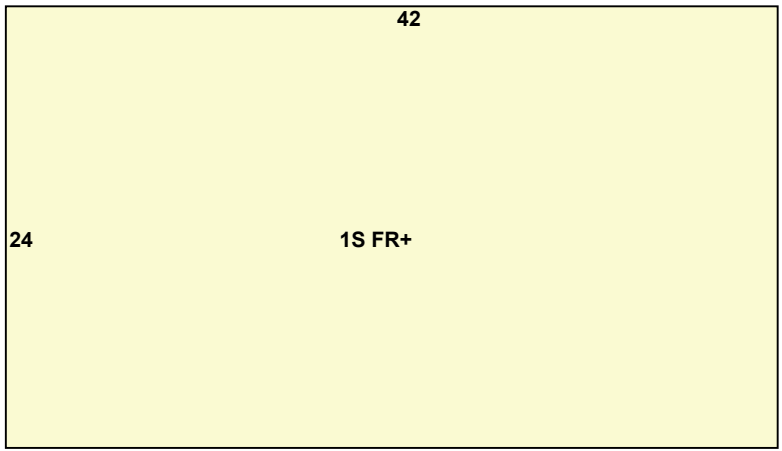
Wethersfield

Location:	465 NOTT ST	Unit	
911 Address:			
Map/Block/Lot	122 026		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,008	81,567
Unit		Basement	1,008	15,120
Overall Condition	Avg/Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	104,687
Design (Style)	Ranch	Depr/Adjust Amount	0	23,031
Construction	Wood Frame	Final Value (After Depr)	0	81,656
Year Built	1962			
Percent Complete	100			

Finished Area	1,008	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,008			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 22
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %					
Fuel	Natural Gas						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Drywall						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						81,656	



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