

Unique ID: 0680021503

Wethersfield

Card No: 1 of 1

Location:	1310-20 BERLIN TPK	Map/Lot:	068 002 1503	Zone:	SRD	Date Printed:	11-15-24
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911 Address:		Exempt		Nbhd:	010-	Last Update:	10-03-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
ONE MILL WAY LLC		2172 /975	09-04-24	Warranty Deed	NO	0
256 WEBSTER ST WOCESTER , MA 01603						

Additional Owners:

Prior Owner History		Volume/Page	Date	Sales Type	Valid	Sale Price
MODH ARUN		2170 /794	07-01-24	Fiduciary Deed	NO	131,000
CARBONE ROBERT EST		2170 /793	07-01-24	Probate	NO	0
CARBONE ROBERT EST SEBASTIAN CARBONE ADMINISTRATOR		2170 /792	07-01-24	Probate	NO	0
CARBONE ROBERT		1718 /0019	06-18-12		YES	75,000
HABIBOVIC MUFIDA		1344 /0155	06-28-06		YES	83,900

Permit Number	Date	Cost	Building Permit

Census/Tract	4923	State Item Codes					Appraised Value	
Code	Quantity	Value	Code	Quantity	Value	Total Land Value	0	
Dev Map	Dev Lot 1-50	15- Condominium	1.00	41,820				
Date	05/07/2018					Total Building Value	59,736	
Inspector	EQ					Total Outbuilding Value	0	
Action	DM No Change					Total Market Value	59,736	

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							
Building	41,820	41,810	41,810	41,810							
Outbuilding	0	430	430	430							
Total	41,820	42,240	42,240	42,240				Totals			

Comments

2024GL: DELETE DETACHED OP BUILDING 1 UNIT 503

LOCATION:		1310-20 BERLIN TPK 1503			
911 ADDRESS:					
MAP/BLOCK/LOT:		068 002 1503			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Park Ridge	Base Rate	650	74,750	
Model	Style D 650 sf	Central Air	650	975	
Style	Condominium	Full Baths	1	5,000	
Building Use	Residential	Value Before Depr.	0	80,725	
Condition	Average	Depr/Adjust Amount	0	20,989	
Class	C	Final Value (After Dep)	0	59,737	
Stories	1.00				
Construction					
Year Built	1968				
Percent Complete	100				
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	26		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Hot Water	100 %	Description	Area/Qty	Value
Fuel Type	Oil				
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet	Vinyl			
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
			Location		
			Floor/Unit Location	End Unit	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
650	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 0680021503

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Card No: 1 of 1

Location:	1310-20 BERLIN TPK	Map/Lot:	068 002 1503	Zone:	SRD	Date Printed:	11-15-24
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911 Address:		Exempt		Nbhd:	010-	Last Update:	10-03-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
ONE MILL WAY LLC		2172 /975	09-04-24	Warranty Deed	NO	0
256 WEBSTER ST WOCESTER , MA 01603						

Additional Owners:

Prior Owner History		Volume/Page	Date	Sales Type	Valid	Sale Price
MODH ARUN		2170 /794	07-01-24	Fiduciary Deed	NO	131,000
CARBONE ROBERT EST		2170 /793	07-01-24	Probate	NO	0
CARBONE ROBERT EST SEBASTIAN CARBONE ADMINISTRATOR		2170 /792	07-01-24	Probate	NO	0
CARBONE ROBERT		1718 /0019	06-18-12		YES	75,000
HABIBOVIC MUFIDA		1344 /0155	06-28-06		YES	83,900

Permit Number	Date	Cost	Building Permit

Census/Tract	4923	State Item Codes					Appraised Value		
Dev Map	Dev Lot 1-50	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	0
Date 05/07/2018		15- Condominium	1.00	41,820				Total Building Value	59,736
Inspector EQ								Total Outbuilding Value	0
Action DM No Change								Total Market Value	59,736

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	41,820	41,810	41,810	41,810	41,810						
Outbuilding	0	430	430	430	430						
Total	41,820	42,240	42,240	42,240	42,240				Totals		

Comments

2024GL: DELETE DETACHED OP BUILDING 1 UNIT 503

LOCATION:		1310-20 BERLIN TPK 1503			
911 ADDRESS:					
MAP/BLOCK/LOT:		068 002 1503			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Park Ridge	Base Rate	650	74,750	
Model	Style D 650 sf	Central Air	650	975	
Style	Condominium	Full Baths	1	5,000	
Building Use	Residential	Value Before Depr.	0	80,725	
Condition	Average	Depr/Adjust Amount	0	20,989	
Class	C	Final Value (After Dep)	0	59,737	
Stories	1.00				
Construction					
Year Built	1968				
Percent Complete	100				
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	26		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Hot Water	100 %	Description	Area/Qty	Value
Fuel Type	Oil				
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet	Vinyl			
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
			Location		
			Floor/Unit Location	End Unit	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
650	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 0680021503

Wethersfield

Card No: 1 of 1

Location:	1310-20 BERLIN TPK	Map/Lot:	068 002 1503	Zone:	SRD	Date Printed:	11-15-24
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911 Address:		Exempt		Nbhd:	010-	Last Update:	10-03-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
ONE MILL WAY LLC		2172 /975	09-04-24	Warranty Deed	NO	0
256 WEBSTER ST WOCESTER , MA 01603						

Additional Owners:

Prior Owner History		Volume/Page	Date	Sales Type	Valid	Sale Price
MODH ARUN		2170 /794	07-01-24	Fiduciary Deed	NO	131,000
CARBONE ROBERT EST		2170 /793	07-01-24	Probate	NO	0
CARBONE ROBERT EST SEBASTIAN CARBONE ADMINISTRATOR		2170 /792	07-01-24	Probate	NO	0
CARBONE ROBERT		1718 /0019	06-18-12		YES	75,000
HABIBOVIC MUFIDA		1344 /0155	06-28-06		YES	83,900

Permit Number	Date	Cost	Building Permit

Census/Tract	4923	State Item Codes					Appraised Value	
Code	Quantity	Value	Code	Quantity	Value	Total Land Value	0	
Dev Map	Dev Lot 1-50	15- Condominium	1.00	41,820				
Date	05/07/2018					Total Building Value	59,736	
Inspector	EQ					Total Outbuilding Value	0	
Action	DM No Change					Total Market Value	59,736	

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							
Building	41,820	41,810	41,810	41,810							
Outbuilding	0	430	430	430							
Total	41,820	42,240	42,240	42,240				Totals			

Comments

2024GL: DELETE DETACHED OP BUILDING 1 UNIT 503

LOCATION:		1310-20 BERLIN TPK 1503			
911 ADDRESS:					
MAP/BLOCK/LOT:		068 002 1503			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Park Ridge	Base Rate	650	74,750	
Model	Style D 650 sf	Central Air	650	975	
Style	Condominium	Full Baths	1	5,000	
Building Use	Residential	Value Before Depr.	0	80,725	
Condition	Average	Depr/Adjust Amount	0	20,989	
Class	C	Final Value (After Dep)	0	59,737	
Stories	1.00				
Construction					
Year Built	1968				
Percent Complete	100				
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	26		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Hot Water	100 %	Description	Area/Qty	Value
Fuel Type	Oil				
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet	Vinyl			
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
			Location		
			Floor/Unit Location	End Unit	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
650	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 151079

Wethersfield

Card No: 1 of 1

Location:	255 EDWARD ST				Map/Lot:	151 079		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	08-02-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
GILBERT OLIVIA					2170 /1749	07-01-24	Warranty Deed			NO	330,000	
255 EDWARD ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GILBERT ELAINE					1712 /0306	05-16-12				NO	0	
GILBERT TIMOTHY P & ELAINE					0814 /0005	10-27-00				YES	134,900	
SARDO SALVATORE JR ET AL					0779 /0314	12-01-99				NO	0	
SARDO SALVATORE JR					0779 /0312	12-01-99				NO	100,000	
HULL JACK C					0603 /0238	02-05-95				NO	0	
Permit Number	Date	Cost	Building Permit									
EP-201	08-27-09	600	relocate existing service drop									
BP-0357	08-17-09	1,260	Construct a 4'6" x 8' covered porch									
BP-0511	10-28-08	3,000	Remove & replace roof									
MP05217	12-07-05	1,000	Wood stove-bsmnt									
EP04291	09-14-04	500	Wire cntrl A/C									
MP04170	08-31-04	11,600	Cntrl A/C;repl. boiler									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		93,000		
Dev Map	Dev Lot 7	11- Res Land	0.27	65,100				Total Building Value		95,508		
Date	05/07/2024	01/21/2004	13- Res Bldg	1.00	66,860			Total Outbuilding Value		2,074		
Inspector	W Topliff		14- Res Outbldg	1.00	1,450			Total Market Value		190,582		
Action	DM No Change Hearing-Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.27	0.00	93,000	1.00	0	93,000						
Total	0.27					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	66,860	66,860	66,860	66,860	66,860							
Outbuilding	1,450	1,450	1,450	1,450	1,450							
Total	133,410	133,410	133,410	133,410	133,410					Totals		
Comments												
2009 FOP												

Unique ID: 151079

Wethersfield

Location:	255 EDWARD ST	Unit	
911 Address:			
Map/Block/Lot	151 079		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,108	88,152
Unit		Basement	1,108	16,620
Overall Condition	Good	Central Air	1,108	1,662
Class	C	Extra Fixtures	1	300
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	111,734
Construction	Wood Frame	Depr/Adjust Amount	0	24,582
Year Built	1956	Final Value (After Depr)	0	87,153
Percent Complete	100			

Finished Area	1,108
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,108
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1956	Good	220	5,491
Fuel	Oil		Enclosed Porch	1956	Good	100	1,404
Cooling Type	Central	100 %	Open Porch	2008	Good	40	455
			Open Porch	1956	Good	112	1,005

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

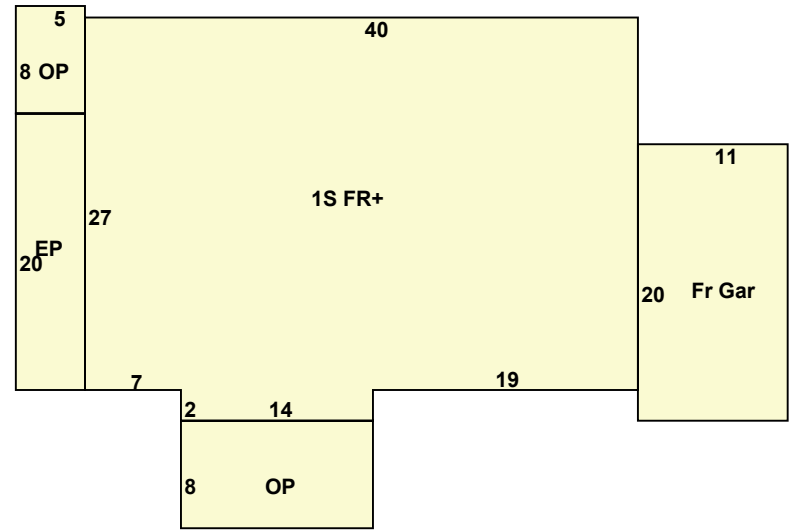
Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 95,508

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1			
Det Masonry Patio	2008	Average	144	2,074

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



Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	144	2,074					

Unique ID: 166044

Wethersfield

Card No: 1 of 1

Location:	28 DEMING PL			Map/Lot:	166 044		Zone:	B	Date Printed:	11-15-24		
911 Address:				Exempt		Route	10	Nbhd:	83	Last Update:	08-01-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
RAMIC AHMED & ERMINA BEKTIC HAZMIRA				2170 /751	07-01-24	Warranty Deed			NO	365,000		
28 DEMING PL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
AMENTA NUCCIA & GAETANO TRUSTEES				1593 /0050	06-01-10				NO	0		
CASSARINO PAOLO L/U & AMENTA NUCCIA & GAETANO TRUSTEES				1593 /0049	06-01-10				NO	0		
CASSARINO PAOLO & EMANUELA L/U				0601 /0598	01-18-96				NO	0		
				/								
				/								
Permit Number	Date	Cost	Building Permit									
Z-16-21	06-27-16	1,000	ZONING PERMIT FOR A 12' X 16' SHED.									
Z-16-21	06-27-16	1,000	Shed must be at least 5 feet from all property lines.									
			Zoning permits									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 79,639			
Dev Map		Dev Lot 9	11- Res Land	0.32	55,750				Total Building Value 128,208			
Date	05/07/2018		13- Res Bldg	1.00	89,750				Total Outbuilding Value 4,375			
Inspector	EQ		14- Res Outbldg	1.00	3,060				Total Market Value 212,222			
Action	DM No Change											
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.32	0.00	83,000	1.01	-5	79,639	House Lot	-5	Location	Cl		
Total	0.32					79,639						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	55,750	55,750	55,750	55,750	55,750							
Building	89,750	89,750	89,750	89,750	89,750							
Outbuilding	3,060	3,060	3,060	3,060	3,060							
Total	148,560	148,560	148,560	148,560	148,560					Totals		
Comments												
2016GL-SHED, PICTOMETRY NO BKYRD ACCESS (FENCE)=EST 1/08												

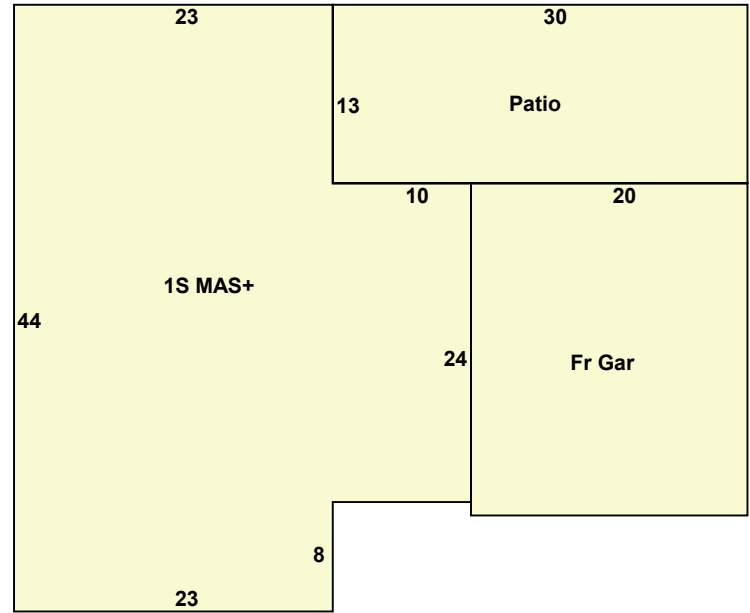
Location:	28 DEMING PL	Unit	
911 Address:			
Map/Block/Lot	166 044		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,242	101,099
Unit		Average Quality Basement Fi	450	6,750
Overall Condition	Average	Basement	1,242	18,630
Class	C	Central Air	1,242	1,863
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Masonry	Value Before Depr.	0	141,342
Year Built	1978	Depr/Adjust Amount	0	28,268
Percent Complete	100	Final Value (After Depr)	0	113,073

Finished Area	1,242	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,242			
Basement Finish	450			
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 %		Frame Garage	1978	Average	480	12,288
Fuel	Oil			Patio	1978	Average	390	2,847
Cooling Type	Central	100 %						
Interior								
Floors	Hardwood							
Attic Access								
Walls	Drywall							
Fireplaces	1							
Wood Stoves	0							
Exterior								
Exterior	Brick/Masonr							
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value								128,208

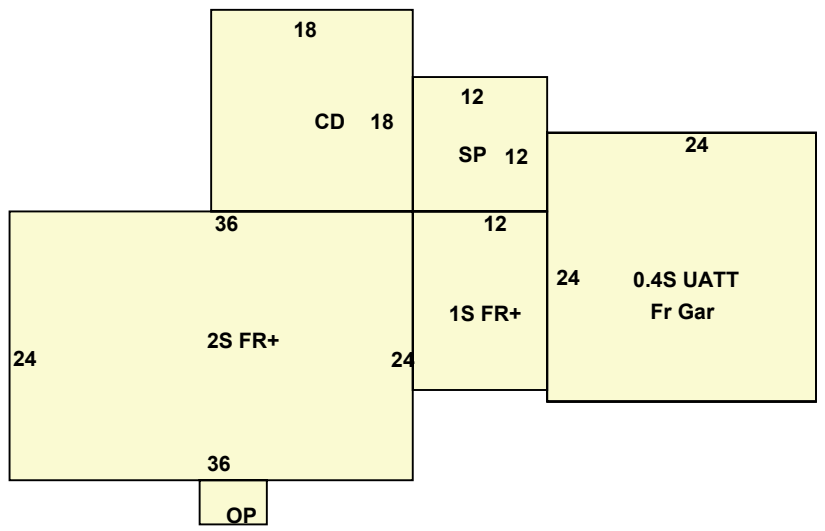
Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2016	Good	192	4,375					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	2	1	2	0					



Location:	400 CHURCH ST				Map/Lot:	172 039		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	105	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price
DAVIDE PIERLEONI REV LIVING TRUST & JESSICA LYNN ULIANO PIERLEONI R					2170 /808	07-02-24		Quit Claim			NO	0
400 CHURCH ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PIERLEONI DAVIDE & PIERLEONI JESSICA LYNNE ULIANO					1830 /0011	04-08-14					YES	279,900
SAUER MARY B					0813 /0047	10-17-00					NO	63,000
SAUER MARY B					0813 /0045	10-17-00					NO	63,000
STEVENS JEANNE E & OFIARA DOUGLAS D					0678 /0096	12-04-97					NO	0
Building Permit												
Permit Number	Date	Cost										
E-20-0364	09-03-20	0	ELECTRICAL FOR 16'X19' FINISHED BASMENT									
B-20-0658	09-03-20	12,160	FINISH A 16'X19' PORTION OF A BASEMENT									
B-18-209	06-11-18	13,200	CONSTRUCT 27'X16' DECK W/ 12'X16' ENCLOSED SCREEN PORCH ON PART OF DECK									
E-18-157	05-16-18	100	INSTALL LIGHT FIXTURES TO NEW SCREEN PORCH									
E-16-439	11-14-16	600	BRING POWER TO BARN TO ADD LIGHTS & RECEPTACLES									
P-15-18	01-22-15	0	PLUMBING FOR MUDROOM INCL GAS PIPING TO DRYER									
Census/Tract					State Item Codes					Appraised Value		
4922	Code	Quantity	Value	Code	Quantity	Value				Total Land Value	107,100	
Dev Map	Dev Lot 8A	11- Res Land	0.52	74,970						Total Building Value	174,927	
Date 03/27/2020		13- Res Bldg	1.00	122,450						Total Outbuilding Value	10,733	
Inspector		14- Res Outbldg	1.00	7,510						Total Market Value	292,760	
Action PICTOMETRY												
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.52	0.00	105,000	1.02	0	107,100						
Total	0.52					107,100						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	74,970	74,970	74,970	74,970	74,970							
Building	122,450	122,450	122,450	122,450	120,150							
Outbuilding	7,510	7,510	7,510	7,510	7,510							
Total	204,930	204,930	204,930	204,930	202,630					Totals		
Comments												
2021GL-FBA 2020GL-DECK LARGER THAN PLANS; CHG SKETCH 2019GL-SKETCH DECK 2019GL-SCREEN PORCH AND DECK 2014 BATH/KIT&BATH TO MODERN PER MLS; 2018 GL PICTOMETRY, SCREEN PORCH H, PER OWNER, PICTOMETRY, LISTING												

Location:	400 CHURCH ST	Unit	
911 Address:			
Map/Block/Lot	172 039		

General Description		Description	Area/Qty	Value		
Building Use	Single Family	Base Rate	1,920	164,736		
Unit		Average Quality Basement Fi	300	4,500		
Overall Condition	Good/VG	Basement	1,056	15,840		
Class	C	Central Air	1,920	2,880		
Stories	2.00	Fireplace	1	3,000		
Design (Style)	Colonial	Full Baths	2	10,000		
Construction	Wood Frame	Value Before Depr.	0	200,956		
Year Built	1912	Depr/Adjust Amount	0	54,258		
Percent Complete	100	Final Value (After Depr)	0	146,698		
Finished Area	1,920	Finished Area Does Not Include Finished Basement Area				
Foundation						
Basement Area	1,056					
Basement Finish	300					
Bsmt Room Style	Average					
Basement Walls						
Outside Entry	Hatch					
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 27		
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0		
Attached Component Computations						
HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	1912	Good/Very Good	230	5,877
Fuel	Natural Gas		2019	Average	324	6,415
Cooling Type	Central	100 %	1912	Good/Very Good	576	13,455
			1912	Good/Very Good	24	201
			2019	Average	144	2,281
Interior						
Floors	Hardwood	Tile				
Attic Access						
Walls	Plaster					
Fireplaces	1					
Wood Stoves	0					
Exterior						
Exterior	Wood Shingle					
Roof Cover	Asphalt					
Roof Type	Gambrel					
Total Building Value				174,927		



Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Barn w/Loft	1999	Average	480	10,733					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	4	1	2	0					

Unique ID: 139042

Wethersfield

Card No: 1 of 1

Location:	5 BUTTERNUT CIR				Map/Lot:	139 042		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	128	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
ZITER ELIZABETH F & ZITER FRED M H JR					2170 /843	07-02-24	Quit Claim			NO	0	
5 BUTTERNUT CIRCLE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ZITER ELIZABETH F					0269 /0444	04-15-70				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-21-0057	02-08-21	2,000	Service upgrade to 200 amp.									
E-21-0057	02-08-21	2,000	Service upgrade to 200 amp.									
B-12-592	12-06-12	8,995	INSTALL (5) REPLACEMENT WINDOWS.									
B-12-592	12-06-12	8,995	INSTALL 5 REPLACEMENT WINDOWS									
EP000314	08-15-00	1,000	Wire enclosed porch									
BP000530	07-11-00	39,000	22.10X11.5 enc porch;10X8 wood deck									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 39	11- Res Land	0.44	88,700				Total Land Value		126,720		
Date	04/03/2024	13- Res Bldg	1.00	173,470				Total Building Value		247,810		
Inspector	SB	14- Res Outbldg	1.00	2,690				Total Outbuilding Value		3,840		
Action	DM No Change							Total Market Value		378,370		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.44	0.00	128,000	0.99	0	126,720						
Total	0.44					126,720						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	88,700	88,700	88,700	88,700	88,700							
Building	173,470	173,470	173,470	173,470	173,470							
Outbuilding	2,690	2,690	2,690	2,690	2,690							
Total	264,860	264,860	264,860	264,860	264,860							
										Totals		
Comments												
2020GL-PATIO SF												

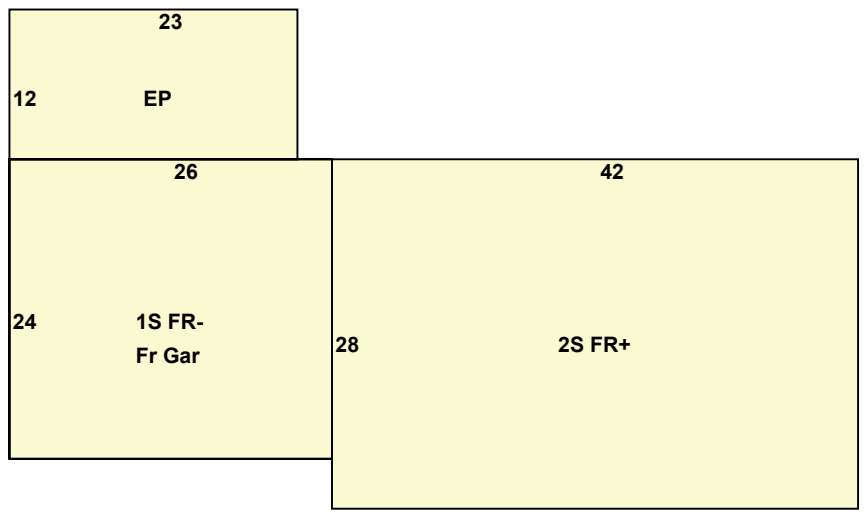
Location:	5 BUTTERNUT CIR	Unit	
911 Address:			
Map/Block/Lot	139 042		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,976	232,128
Unit		Basement	1,176	17,640
Overall Condition	Avg/Good	Central Air	2,976	4,464
Class	C	Fireplace	2	6,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	272,732
Year Built	1970	Depr/Adjust Amount	0	46,364
Percent Complete	100	Final Value (After Depr)	0	226,368

Finished Area	2,976	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,176			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 17
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1970	Average/Good	624	16,573
Fuel	Natural Gas		Enclosed Porch	2000	Good	276	4,869
Cooling Type	Central	100 %					
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Drywall						
Fireplaces	2						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						247,810	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Patio	2008	Average	400	3,840					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
9	5	1	2	1					



Unique ID: 1630790B13

Wethersfield

Card No: 1 of 1

Location:		53 WOLCOTT HILL RD				Map/Lot:		163 079 0B13		Zone:		SRD	Date Printed:		11-15-24	
911 Address:						Exempt				Nbhd:		010-	Last Update:		08-01-24	
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
VICTORIA LLC						2170 /1796		07-02-24		Warranty Deed			NO	120,000		
78 GARFIELD RD ROCKY HILL , CT 06067																
Additional Owners:																
Prior Owner History																
HPJR LLC						1228 /0035		02-22-05					NO	0		
PARROTT HAROLD E JR & HPJR LLC						1206 /0323		11-12-04					NO	0		
%EQUITY MANAGEMENT						0755 /0266		06-07-99					YES	25,000		
						/										
						/										
Permit Number		Date		Cost		Building Permit										
bp990621		10-26-99		36,588		Rubber Roofing										
				State Item Codes						Appraised Value						
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			0			
Dev Map		Dev Lot		15- Condominium	1.00	34,630				Total Building Value			49,478			
Date		05/07/2018								Total Outbuilding Value			0			
Inspector		EQ								Total Market Value			49,478			
Action		DM No Change														
Acres							Influence Factors									
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment						
						0										
Total	0.00															
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value					
Land	0	0	0	0	0											
Building	34,630	34,630	34,630	34,630	34,630											
Outbuilding	0	0	0	0	0											
Total	34,630	34,630	34,630	34,630	34,630											
												Totals				
Comments																
A/C NOT FUNCTIONAL IN COMPLEX PER TENANTS AND NOT BEING REPAIRED DUE TO COST...KEEP ON UNTIL COMPRESSOR(S) REMOVED																

LOCATION:	53 WOLCOTT HILL RD B13
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 0B13

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Wolcott Hill Model Second Style Condominium	Base Rate	720	62,640
	Central Air	720	1,080
	Full Baths	1	5,000
	Value Before Depr.	0	68,720
	Depr/Adjust Amount	0	19,242
	Final Value (After Dep)	0	49,478

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1965
Percent Complete	100

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

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

INTERIOR		
Floors	Carpet	Vinyl
Fireplaces	0	
Wood Stoves	0	

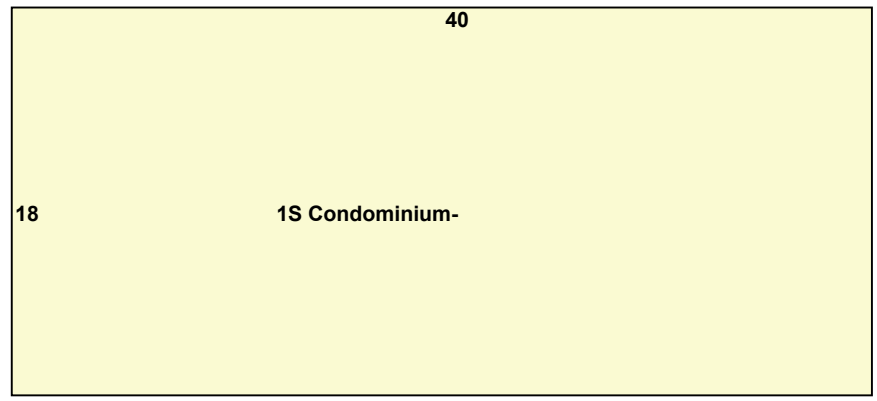
EXTERIOR

Exterior Walls	
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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
720	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 16307900C8

Wethersfield

Card No: 1 of 1

Location:	53 WOLCOTT HILL RD				Map/Lot:	163 079 00C8		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	08-01-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
PASTERNAK GEANINNA MOLINA					2170 /853	07-02-24	Warranty Deed			YES	125,000	
97 NORTH MAIN ST MARLBOROUGH , CT 06447												
Additional Owners:												
Prior Owner History												
BLAKE MARIA A					1460 /0039	03-03-08				NO	0	
MATARAZZO PAOLO					0535 /0280	11-23-92				NO	40,800	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot	C8	15- Condominium	1.00	34,630				Total Land Value 0			
Date	08/06/2024								Total Building Value 49,478			
Inspector	SB								Total Outbuilding Value 0			
Action	LISTING REVIEW								Total Market Value 49,478			
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	34,630	34,630	34,630	34,630	34,630							
Outbuilding	0	0	0	0	0							
Total	34,630	34,630	34,630	34,630	34,630							
										Totals		
Comments												
A/C NOT FUNCTIONAL IN COMPLEX PER TENANTS AND NOT BEING REPAIRED DUE TO COST...KEEP ON UNTIL COMPRESSOR(S) REMOVED												

LOCATION:	53 WOLCOTT HILL RD C8
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 00C8

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Wolcott Hill Model Third Style Condominium	Base Rate	720	62,640
	Central Air	720	1,080
	Full Baths	1	5,000
	Value Before Depr.	0	68,720
	Depr/Adjust Amount	0	19,242
	Final Value (After Dep)	0	49,478

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1965
Percent Complete	100

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

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

INTERIOR	
Floors	Carpet
Fireplaces	0
Wood Stoves	0

EXTERIOR	
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Exterior Walls	
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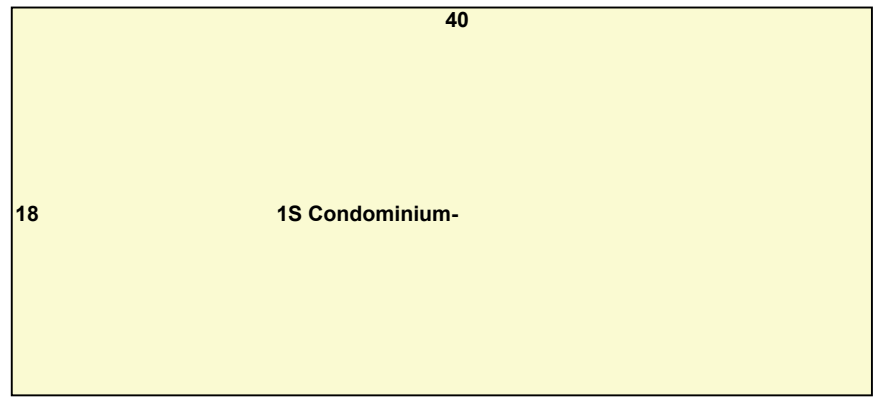
SPECIAL FEATURES	
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ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
720	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

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	Appraised Value			
Dev Map Dev Lot 2		12- Res Excess	0.41	2,870				Total Land Value 4,100			
Date 10/01/2024		25-Comm Outbldg	2.00	6,040				Total Building Value 0			
Inspector SB								Total Outbuilding Value 8,622			
Action Exterior Only								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: 204039

Wethersfield

Card No: 1 of 1

Location: 20 RUSCAN RD		Map/Lot: 204 039		Zone: B		Date Printed: 11-15-24							
911 Address:		Exempt		Route 6		Nbhd: 93		Last Update: 08-01-24					
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price		
FROHLINGER MARISA				2170 / 1022		07-03-24		Trustee Deed		YES	315,000		
20 RUSCAN RD WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
RAMOS HECTOR M & ANDRES L TRUSTEES				1492 / 0281		09-04-08				NO	0		
RAMOS LYDIA				1416 / 0105		06-13-07				YES	230,800		
FRANK EMILY				0514 / 0167		02-20-92				NO	0		
FRANK EMILY + RIPOLONE GEORGE				0309 / 0407		01-03-78				NO	48,500		
Building Permit													
Permit Number	Date	Cost											
E-24-0618	10-11-24	4,800	Add 16 old work, remodeled, recess, lights, disconnect, kitchen appliances, and reconnect in new locations										
P-24-0297	10-07-24	6,000	rough and trim plumbing for new master bathroom										
B-24-1120	10-02-24	60,000	Roofing, siding and replace windows in front of house. Make 2 bedrooms into master bath.										
M-13-151	10-19-15	6,200	INSTALLATION OF A 2 TON A/C SPLIT.										
M-13-151	10-19-15	6,200	INSTALLATION OF 2 TON A/C SPLIT; C/A 10/30/15										
E-15-406	10-07-15	300	REPAIRS TO LOCATION OF CONDENSER UNIT IS NON-ZONING COMPLIANT.										
State Item Codes													
Census/Tract 4922		Code	Quantity	Value	Code	Quantity	Value	Appraised Value					
Dev Map		Dev Lot 15C&	11- Res Land	0.27	65,750			Total Land Value		93,930			
Date 08/06/2024			13- Res Bldg	1.00	74,180			Total Building Value		105,975			
Inspector SB								Total Outbuilding Value		0			
Action LISTING REVIEW								Total Market Value		199,905			
Acres													
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.27	0.00	93,000	1.01	0	93,930							
Total	0.27					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	74,180	74,180	74,180	74,180	74,180								
Outbuilding	0	0	0	0	0								
Total	139,930	139,930	139,930	139,930	139,930								
											Totals		
Comments													
2016-C/AIR													

Unique ID: 204039

Wethersfield

Location:	20 RUSCAN RD	Unit
911 Address:		
Map/Block/Lot	204 039	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,290	100,001
Unit		Basement	1,290	19,350
Overall Condition	Average	Central Air	1,290	1,935
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Half Baths	1	2,500
Construction	Wood Frame	Low Quality Basement Finish	600	4,200
Year Built	1951	Value Before Depr.	0	135,986
Percent Complete	100	Depr/Adjust Amount	0	42,156
		Final Value (After Depr)	0	93,830

Finished Area 1,290
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,290
Basement Finish	600
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1951	Average	264	3,097
Fuel	Natural Gas		1951	Average	350	7,728
Cooling Type	Central	100 %	1951	Average	70	869
			1951	Average	21	261
			1951	Average	24	190

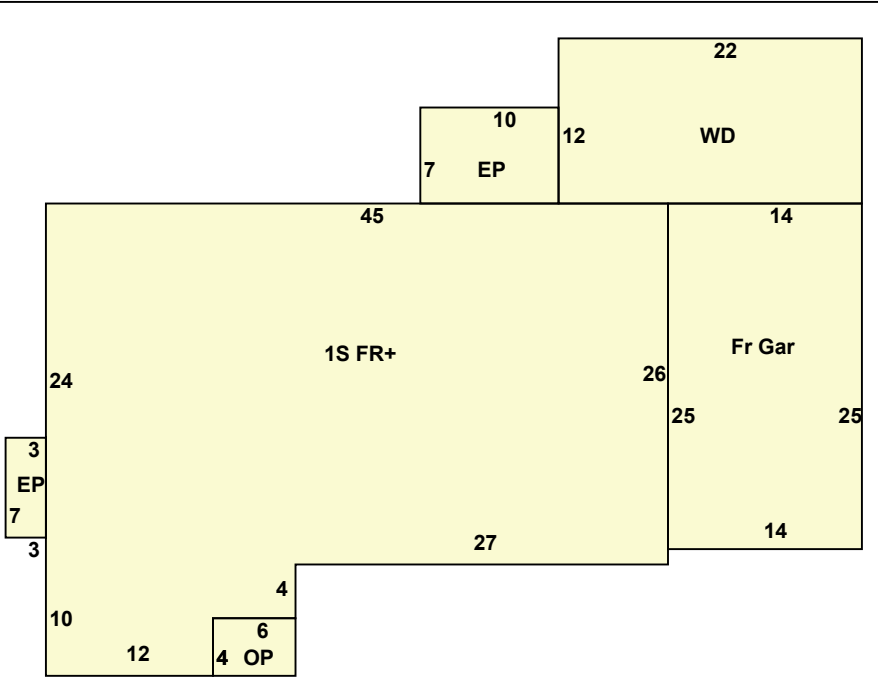
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding Pre-Cast Con
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 105,975

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

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



Location:	9 IVY LN				Map/Lot:	080 004		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	9	Nbhd:	106	Last Update:	08-06-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
WELLS COURTNEY					2170 /964	07-03-24	Warranty Deed		YES	335,000		
9 IVY LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CONSOLE MARK A (1/2 INT) & JOHN J (2152 /785	09-23-22	Cert of Devise		NO	0		
CONSOLE DOMINICK					1896 /0176	07-21-15			NO	0		
CONSOLE DOMINICK & CHRISTINE P					1215 /0039	12-17-04			NO	0		
CONSOLE DOMINICK & CHRISTINE					0214 /0140	06-08-62			NO	0		
Building Permit												
Permit Number	Date	Cost										
PP02216	11-15-02	500	Repl gas wtr htr									
MP01065	05-23-01	4,675	Cntrl A/C									
BP990687	11-23-99	6,000										
State Item Codes												
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 100	11- Res Land	0.34	70,490				Total Land Value		100,700		
Date	08/06/2024	13- Res Bldg	1.00	84,250				Total Building Value		120,357		
Inspector	SB							Total Outbuilding Value		0		
Action	LISTING REVIEW							Total Market Value		221,057		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.34	0.00	106,000	1.00	-5	100,700	House Lot	-5	Location	RT175		
Total	0.34					100,700						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	70,490	70,490	70,490	70,490	70,490							
Building	84,250	84,100	84,100	84,100	84,100							
Outbuilding	0	0	0	0	0							
Total	154,740	154,590	154,590	154,590	154,590					Totals		
Comments												
2024GL: LISTING REVIEW - ADD EXISTING EXTRA FIXTURE 2019GL-DEL PATIO, PICTOMETRY REAR YARD FENCED EXT = LOCATION WDK ESTIMATED 3/13/08												

Location:	9 IVY LN	Unit	
911 Address:			
Map/Block/Lot	080 004		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,252	97,055
Unit		Average Quality Basement Fi	450	6,750
Overall Condition	Average	Basement	1,252	18,780
Class	C	Central Air	1,252	1,878
Stories	1.00	Extra Fixtures	1	300
Design (Style)	Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1962	Value Before Depr.	0	132,763
Percent Complete	100	Depr/Adjust Amount	0	37,174
		Final Value (After Depr)	0	95,589

Finished Area	1,252	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,252			
Basement Finish	450			
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 %
				28
				0
Attached Component Computations				

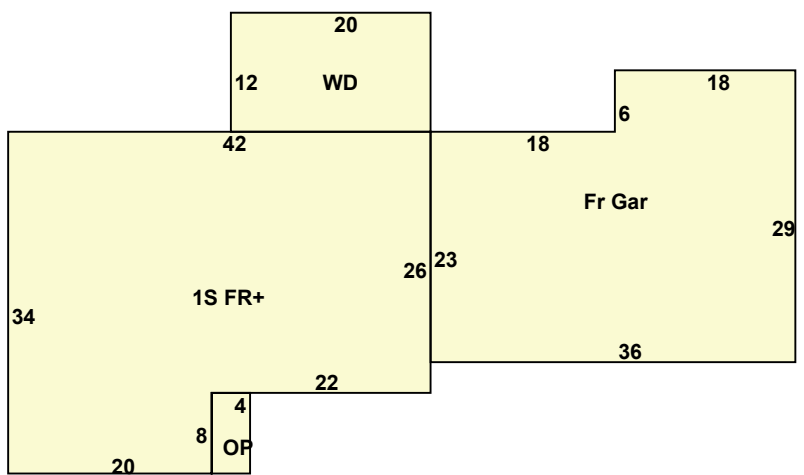
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1962	Average	240	2,938
Fuel	Natural Gas			Frame Garage	1962	Average	936	21,565
Cooling Type	Central	100 %		Open Porch	1962	Average	32	265

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

Exterior			
Exterior	Vinyl Siding		
Roof Cover	Asphalt		
Roof Type	Gable		
Total Building Value			
120,357			

Special Features					Detached Component Computations				
Extra Fixtures	1								

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



Unique ID: 108044

Wethersfield

Location:	102 CREST ST	Unit	
911 Address:			
Map/Block/Lot	108 044		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,780	128,356
Unit		Average Quality Basement Fi	300	4,725
Overall Condition	Avg/Good	Basement	1,564	24,633
Class	C+	Central Air	1,780	2,804
Stories	1.00	Extra Fixtures	1	315
Design (Style)	Ranch	Fireplace	1	3,150
Construction	Wood Frame	Full Baths	1	5,250
Year Built	1958	Half Baths	1	2,625
Percent Complete	100	Value Before Depr.	0	171,857
		Depr/Adjust Amount	0	41,246
		Final Value (After Depr)	0	130,612

Finished Area	1,780	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,564			
Basement Finish	300			
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 %
		Attached Component Computations		

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Composite Deck	2023	Average/Good	81	1,684
Fuel	Natural Gas		Frame Garage	1958	Average/Good	440	11,236
Cooling Type	Central	100 %	Open Porch	1958	Average/Good	25	229

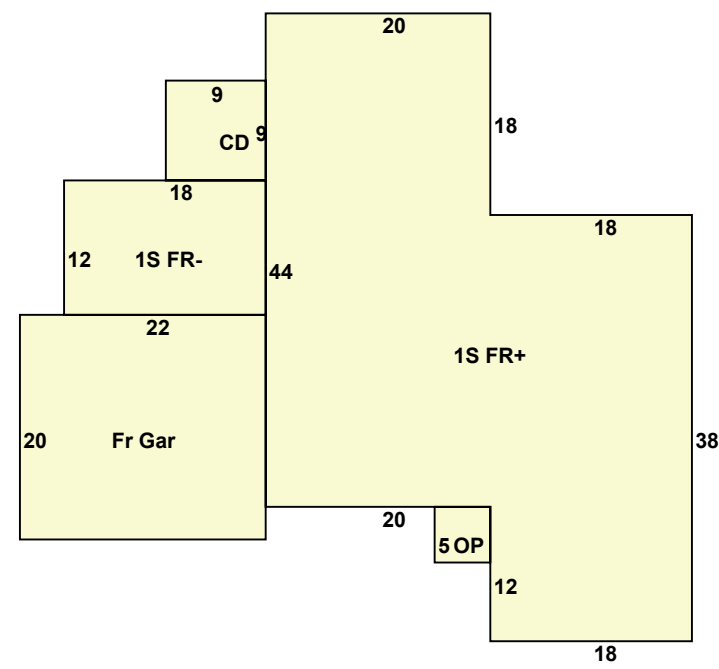
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	Stone
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 143,761

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1								
Det Masonry Patio	2008	Average	81	1,166					
Det Masonry Patio	2008	Average	60	864					
Frame Shed	1980	Average	80	550					

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



Unique ID: 172054

Wethersfield

Card No: 1 of 1

Location:	39 FAIRVIEW DR			Map/Lot:	172 054		Zone:	A	Date Printed:	11-15-24		
911 Address:				Exempt		Route	6	Nbhd:	93	Last Update:	08-05-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
FLORES MARC JOSEPH & DUNN MATTHEW J				2170 /929	07-03-24	Warranty Deed			YES	450,000		
39 FAIRVIEW DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ROSE CATHERINE A				2102 /554	04-20-20	Warranty Surviv			YES	315,000		
BLANK COREY & JESSICA				1994 /0013	05-23-17				YES	307,000		
BRUNEAU RICHARD P & PATRICIA A				0349 /0744	10-22-84				NO	104,000		
				/								
				/								
Permit Number	Date	Cost	Building Permit									
E-24-0754	10-31-24	500	Bond gas pipe and install 110 volt outlet for gas stove.									
P-24-0330	10-07-24	1,915	Install gas piping for future new gas cooking stove. Approx 20ft of piping from heating boiler area in bs									
TM-13-194	08-23-13	9,625	NEW GAS BOILER & WATER HTR									
TB-13-483	08-22-13	2,380	RELINE FURNACE FLUE & 6" CHIMNEY LINER									
BP-0882	11-19-09	13,453	Remove 1 layer & reroof									
EP05309	10-06-05	700	Wire addn									
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		95,790		
Dev Map	Dev Lot PTS6	11- Res Land	0.75	67,050				Total Building Value		202,877		
Date	08/06/2024	13- Res Bldg	1.00	142,010				Total Outbuilding Value		9,025		
Inspector	SB	14- Res Outbldg	3.00	6,320				Total Market Value		307,692		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.75	0.00	93,000	1.03	0	95,790						
Total	0.75					95,790						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	67,050	67,050	67,050	67,050	67,050							
Building	142,010	142,010	142,010	142,010	142,010							
Outbuilding	6,320	6,320	6,320	6,320	6,320							
Total	215,380	215,380	215,380	215,380	215,380					Totals		
Comments												
2018-SALES REVIEW, COND OF OBY AVERAGE, FBA 2010 ROOF												

Unique ID: 172054

Wethersfield

Location:	39 FAIRVIEW DR	Unit
911 Address:		
Map/Block/Lot	172 054	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,312	193,144
Unit		Average Quality Basement Fi	400	6,300
Overall Condition	Very Good	Basement	936	14,742
Class	C+	Fireplace	1	3,150
Stories	2.00	Full Baths	1	5,250
Design (Style)	Colonial	Half Baths	1	2,625
Construction	Wood Frame	Value Before Depr.	0	225,211
Year Built	1927	Depr/Adjust Amount	0	31,530
Percent Complete	100	Final Value (After Depr)	0	193,682

Finished Area 2,312
 Finished Area Does Not Include Finished Basement Area

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

Grade Factor	0	Physical Depreciation %	14
Economic Depreciation %	0	Functional Depreciation %	0

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

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

Exterior	
Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	Gable

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1927	Very Good	424	6,509
Open Porch	1927	Very Good	36	374
Screened Porch	1927	Very Good	160	2,312

Total Building Value 202,877

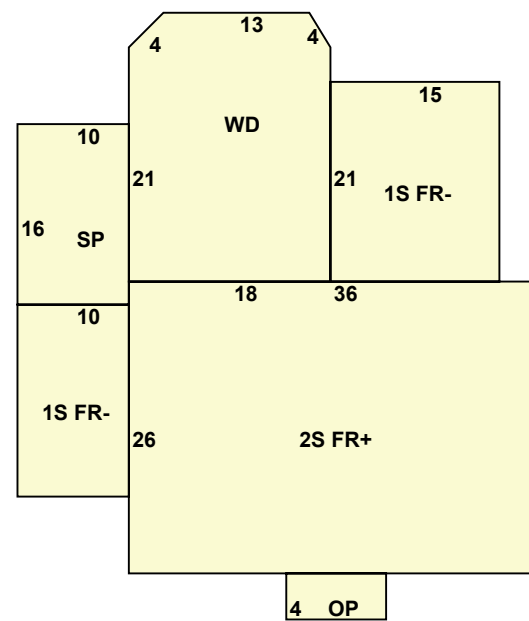
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1927	Average	360	6,267					
Frame Shed	1927	Average	96	571					
Frame Shed	2008	Good	96	2,187					

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
9	3	1	1	1



Unique ID: 107014

Wethersfield

Card No: 1 of 1

Location:	79 EASTERN DR				Map/Lot:	107 014		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	08-05-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
STROBELBERGER ROBERT & CINDY					2170 /926	07-03-24	Warranty Deed			YES	503,000	
79 EASTERN DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DONAHUE THEODORE A JR & PATERNO LAWRENCE A					1333 /0257	05-15-06				YES	315,000	
MASCARO EMILIA A					0306 /0338	06-27-77				NO	52,000	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
B-23-0086	02-21-23	14,500	FULL ROOF REPLACEMENT									
P-17-233	10-25-18	3,000	PLUMBING TO INSTALL A BATHROOM AS PART OF BASEMENT REMODELING TO INCLUDE 1 SINK, 1 TOILET, 1 SHOWER/BATH C									
B-17-614	10-25-18	16,500	RENOVATING UNFINISHED BASEMENT INTO REC ROOM. FRAMING NEW WALLS WITH 20 GAUGE 2X6 STUDS									
E-17-372	10-25-17	1,500	INSTALL ELECTRIC BASEBOARD HEAT, 10 OUTLETS, 4 SWITCHES, 2 GFI OUTLETS, 10 RECESSED LIGHTS & CO SMOKES									
State Item Codes												
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 10	11- Res Land	0.36	73,500				Total Land Value		105,000		
Date	08/06/2024	13- Res Bldg	1.00	101,610				Total Building Value		145,153		
Inspector	SB							Total Outbuilding Value		0		
Action	LISTING REVIEW							Total Market Value		250,153		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	105,000	1.00	0	105,000						
Total	0.36					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	101,610	100,150	100,150	100,150	100,150							
Outbuilding	0	0	0	0	0							
Total	175,110	173,650	173,650	173,650	173,650					Totals		
Comments												
2024DM: FP COUNT TO 3 (ONE w/ GAS INSERT)												
2024GL: TSP TO EP												
2018GL-UPDATED FBA, ADD FULL BATH, PICTOMETRY												

Unique ID: 107014

Wethersfield

Location:	79 EASTERN DR	Unit	
911 Address:			
Map/Block/Lot	107 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,654	121,635
Unit		Average Quality Basement Fi	260	4,095
Overall Condition	Good	Basement	1,654	26,051
Class	C+	Basement Garage Bays	1	2,100
Stories	1.00	Central Air	1,654	2,605
Design (Style)	Ranch	Extra Fixtures	1	315
Construction	Wood Frame	Fireplace	3	9,450
Year Built	1954	Full Baths	2	10,500
Percent Complete	100	Half Baths	1	2,625
		Value Before Depr.	0	179,376
		Depr/Adjust Amount	0	41,256
		Final Value (After Depr)	0	138,119

Foundation	
Basement Area	1,654
Basement Finish	260
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Garage
Basement Garage Bays	1
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	23
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Composite Deck	1954	Good	246	3,978
Fuel	Natural Gas		Enclosed Porch	1954	Good	210	3,056
Cooling Type	Central	100 %					

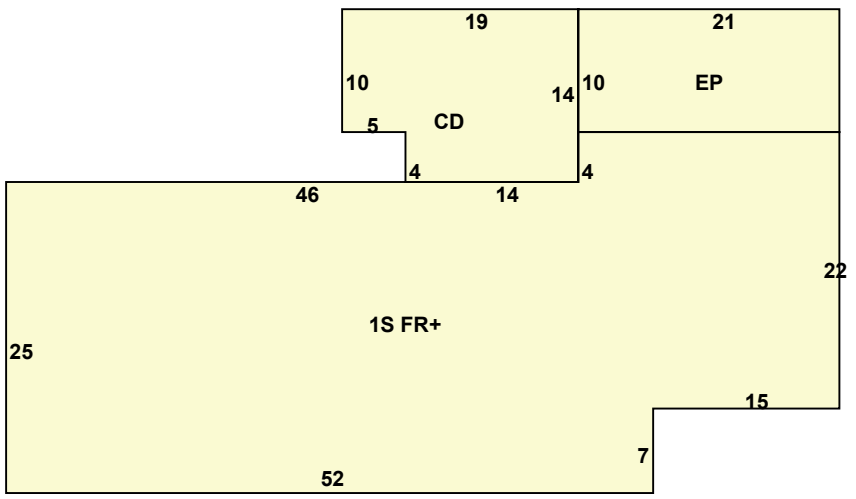
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	3	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 145,153

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

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



Unique ID: 0680021202

Wethersfield

Card No: 1 of 1

Location:		1310-20 BERLIN TPK				Map/Lot:		068 002 1202		Zone:		SRD	Date Printed:		11-15-24	
911 Address:						Exempt				Nbhd:		010-	Last Update:		10-02-24	
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
LOGIUDICE ANTONIO						2170 / 1026		07-09-24		Warranty Deed			YES	120,000		
1310-20 BERLIN TPK 202 WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
LUSTRINELLI ANTHONY						1407 / 0247		05-02-07					YES	86,000		
FORGACH MICHAEL D						0861 / 0287		07-30-01					YES	35,000		
GRISKA PEARL						0375 / 0080		09-18-86					NO	67,000		
						/										
						/										
Permit Number		Date		Cost		Building Permit										
				State Item Codes						Appraised Value						
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			0			
Dev Map		Dev Lot 1-20		15- Condominium	1.00	45,300				Total Building Value			64,713			
Date		05/19/2018								Total Outbuilding Value			0			
Inspector		EQ								Total Market Value			64,713			
Action		DM No Change														
Acres							Influence Factors									
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment					
Total	0.00					0										
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value				
Land	0	0	0	0	0											
Building	45,300	45,300	45,300	45,300	45,300											
Outbuilding	0	430	430	430	430											
Total	45,300	45,730	45,730	45,730	45,730											
												Totals				
Comments																
2024GL: DELETE DETACHED OP BUILDING 1 UNIT 202																

LOCATION:		1310-20 BERLIN TPK 1202			
911 ADDRESS:					
MAP/BLOCK/LOT:		068 002 1202			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex Park Ridge		Base Rate	627	81,510	
		Central Air	627	941	
		Full Baths	1	5,000	
Model Style E 627 sf		Value Before Depr.	0	87,451	
		Depr/Adjust Amount	0	22,737	
Style Condominium		Final Value (After Dep)	0	64,713	
Building Use Residential					
Condition Average					
Class C					
Stories 1.00					
Construction					
Year Built 1968					
Percent Complete 100					
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	26		
		FUNCTIONAL DEPR %	0		
HVAC			ATTACHED OUTBUILDING/COMPONENTS		
Heating Type Hot Water	100 %	Description	Area/Qty	Value	
Fuel Type Oil					
Cooling Type Central	100 %				
INTERIOR					
Floors Concr Abv Gr					
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
627	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

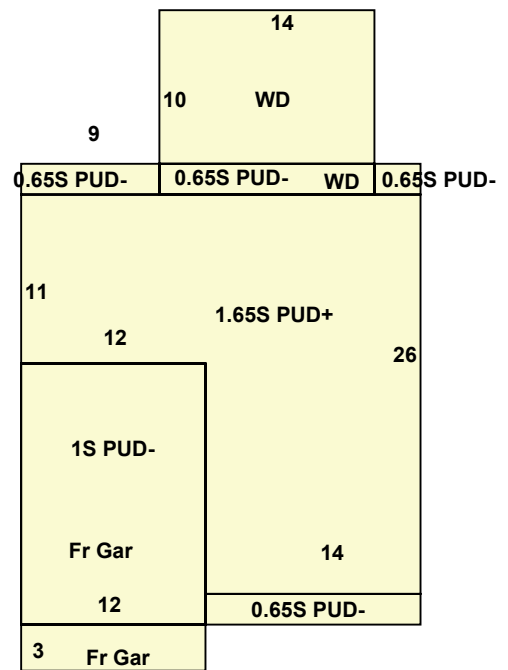
Unique ID: 016084

Wethersfield

Card No: 1 of 1

Location:	32 POTTER XING				Map/Lot:	016 084		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	11-11-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
CARSON MINDY					2170 / 1054	07-09-24	Warranty Deed			YES	296,000	
32 POTTER CR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GLICK JENNIFER J					0826 / 0096	02-05-01				YES	120,000	
ADAMCEWICZ FRANCIS P EST %ADAMCEWICZ THERESA					0826 / 0095	02-05-01				NO	0	
ADAMCEWICZ FRANK P					0426 / 0433	08-31-88				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-24-0115	04-16-24	3,000	Replace existing indirect water heater with Heat-Flo indirect water heater.									
E-23-0321	06-23-23	650	INSTALL GFI PLUG IN ATTIC. CHANGE BREAKER TO GFCI BREAKER FOR CONDENSER									
M-23-0155	05-25-23	12,048	REMOVE & REPLACE EXISTING ATTIC AIR HANDLER & OUTDOOR CONDENSER UNITS WITH ONE ATTIC AIR HANDLER AND OUTDO									
B-20-0807	10-19-20	6,101	Install (1) replacement patio door. No structural changes.									
B-14-383	06-18-14	2,700	STRIP & REPL ROOFING									
MP-105	08-27-09	4,800	Install replacement boiler & 32 gal. indirect water heater									
				State Item Codes					Appraised Value			
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 101	15- Condominium	1.05	99,290				Total Land Value 0				
Date	08/06/2024							Total Building Value 141,840				
Inspector	SB							Total Outbuilding Value 0				
Action	LISTING REVIEW							Total Market Value 141,840				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.05	0.00	0	1.00	0							
Total	0.05					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	99,290	99,290	99,290	99,290	99,290							
Outbuilding	0	0	0	0	0							
Total	99,290	99,290	99,290	99,290	99,290					Totals		
Comments												
2020L-ADD OMITTED FBA PUD - .05 ACRES PULL DOWN ATTIC STAIRS												

LOCATION:		32 POTTER XING			
911 ADDRESS:					
MAP/BLOCK/LOT:		016 084			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Crossings	Base Rate	1,074	139,620	
Model	Standard 2	Basement	496	7,812	
Style	PUD	Central Air	1,074	1,692	
Building Use	Residential	Finished Lower Level	48	1,764	
Condition	Average	Fireplace	1	3,150	
Class	C+	Full Baths	1	5,250	
Stories	1.65	Half Baths	1	2,625	
Construction		Value Before Depr.	0	161,913	
Year Built	1984	Depr/Adjust Amount	0	29,144	
Percent Complete	100	Final Value (After Dep)	0	132,768	
FOUNDATION					
Basement Area	496				
Basement Finished Area	48				
Room Style	Finish LL				
Access	Interior	GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	18		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Hot Water	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Wood Deck	28	410
Cooling Type	Central	100 %	Wood Deck	140	2,049
INTERIOR			Frame Garage	204	5,621
Floors	Carpet		Frame Garage	36	992
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES			Location		
			Floor/Unit Location	Middle1 Floor	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,074	5	2	1	1	1



Description	Year Blt	Area/Qty	Value
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Unique ID: 037008

Wethersfield

Card No: 1 of 1

Location:	81 CIDER BROOK DR				Map/Lot:	037 008		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	118	Last Update:	10-21-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
LEPAGE PIERRE & ALLISON					2170 / 1058	07-10-24		Warranty Deed		YES	613,000	
81 CIDER BROOK DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
LAURITO COREY A & JENNIFER K					0955 / 0101	09-27-02				YES	329,900	
ROGAN THOMAS I					0468 / 0181	03-22-90				NO	0	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0497	08-01-24	1,500	Wire All Line voltage for New A/C compressor and attic air handler.									
M-24-0233	07-25-24	17,900	INSTALL CEILING AIR CONDITIONING SYSTEM.									
E-24-0481	07-23-24	1,999	Service up-grade from 100 to 200 amps.									
B-23-0631	07-25-23	11,000	Install new meter socket with manual by pass. A 200 amp GE main bre									
Z-18-15	07-11-18	700	INSTALL 10'X7' SHED IN REAR YARD									
			State Item Codes					Appraised Value				
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.40	83,420				Total Land Value 119,180			
Date	08/06/2024		13- Res Bldg	1.00	174,250				Total Building Value 248,931			
Inspector	SB		14- Res Outbldg	2.00	1,770				Total Outbuilding Value 2,524			
Action	LISTING REVIEW								Total Market Value 370,635			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.40	0.00	118,000	1.01	0	119,180						
Total	0.40					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	174,250	171,790	171,790	171,790	171,790							
Outbuilding	1,770	1,770	1,770	1,770	1,770							
Total	259,440	256,980	256,980	256,980	256,980					Totals		
Comments												
2024GL: ADD A/C 2018GL-SHED, PICTOMETRY												

Unique ID: 037008

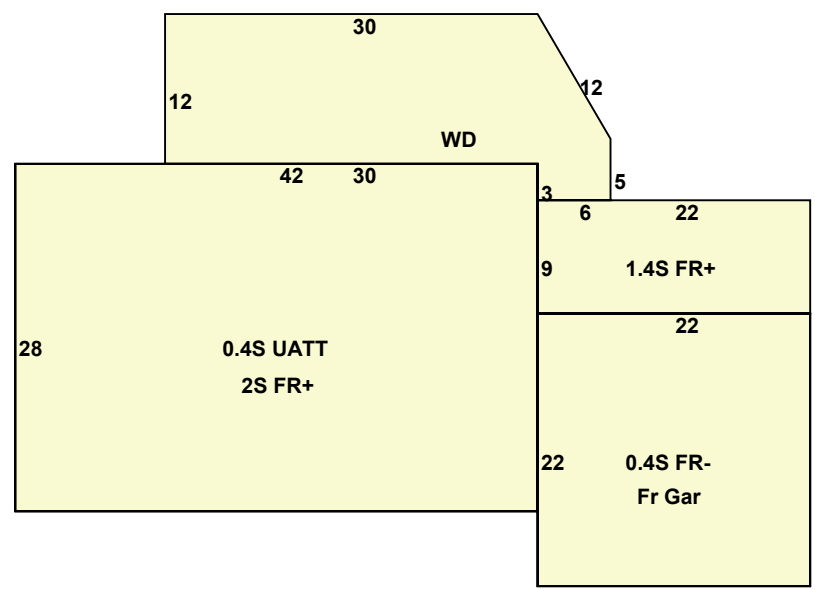
Wethersfield

Location:	81 CIDER BROOK DR	Unit	
911 Address:			
Map/Block/Lot	037 008		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,823	220,194
Unit		Basement	1,374	20,610
Overall Condition	Average	Central Air	2,823	4,235
Class	C	Extra Fixtures	1	300
Stories	2.00	Fireplace	1	3,000
Design (Style)	Colonial	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1983	Value Before Depr.	0	260,839
Percent Complete	100	Depr/Adjust Amount	0	44,343
		Final Value (After Depr)	0	216,496
Finished Area	2,823			
Finished Area Does Not Include Finished Basement Area				
Foundation				
Basement Area	1,374			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %

Attached Component Computations				
HVAC				
Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1983	Average	470	13,654
Wood Deck	1983	Average	420	5,925
Frame Garage	1983	Average	484	12,855
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			248,931	

Special Features				
Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1			
Det Masonry Patio	2008	Average	112	1,613
Frame Shed	2018	Average	70	911
Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
9	4	1	2	1



Unique ID: 121015

Wethersfield

Card No: 1 of 1

Location:	96 HILLSDALE AVE	Map/Lot:	121 015	Zone:	B	Date Printed:	11-15-24
911 Address:		Exempt		Route	8	Nbhd:	92
Owner Of Record		Volume/Page		Date		Sales Type	
GOBELJIC FADIL		2170 / 1078		07-11-24		Quit Claim	
96 HILLSDALE AVE WETHERSFIELD , CT 06109							

Additional Owners:							
Prior Owner History							
GOBELJIC MURADIF & IFETA		1871 / 0148		02-05-15			NO
RUKOWICZ ROGER		1829 / 0270		04-07-14			NO
RUKOWICZ ALEXANDER J EST		1829 / 0266		04-07-14			NO
RUKOWICZ ALEXANDER J EST		RUKOWICZ ROGER EXEC		1769 / 0348		02-28-13	NO
RUKOWICZ ALEXANDER J		RUKOWICZ ROGER CONSV		1665 / 0157		08-01-11	NO

Permit Number	Date	Cost	Building Permit				
B-24-1270	11-04-24	7,578	REMOVE 14 SQ EXISTING SHINGLES AND ADD A NEW O.C. PRODUCT.				
ROW-21-0178	06-11-21	0	INSTALL ICE WATER SEAM TAPE AND UNDERLAYMENT				
B-19-0772	10-18-19	6,630	Remove and Replace driveway				
B-17-285	06-27-17	1,980	BUILD 13'X6' ENCLOSED PORCH FOR SIDE ENTRANCE OF HOUSE; C/O 2/21/2020				
B-17-285	06-27-17	1,980	INSTALL AN ATTACHED 11 x 12, 30 " HEIGHT DECK.				
B-17-285	06-27-17	1,980	INSTALL ATTACHED 11'x12', 30" HEIGHT DECK				
7-17-12	05-24-17	800	INSTALL A 10 x 8 SHED.				

Census/Tract		4923	State Item Codes				Appraised Value	
Dev Map	Dev Lot	134P	Quantity	Value	Code	Quantity	Value	
Date	05/02/2024		11- Res Land	0.21	64,400			
Inspector	GH		13- Res Bldg	1.00	53,810			
Action	DM No Change		14- Res Outbldg	1.00	730			
							Total Land Value	92,000
							Total Building Value	76,875
							Total Outbuilding Value	1,042
							Total Market Value	169,917

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.21	0.00	92,000	1.00	0	92,000				
Total	0.21					92,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	64,400	64,400	64,400	64,400	64,400						
Building	53,810	53,810	53,810	53,810	53,810						
Outbuilding	730	730	730	730	730						
Total	118,940	118,940	118,940	118,940	118,940				Totals		

Comments

2020GL- EP
2018GL-SHED, DECK

Unique ID: 121015

Wethersfield

Location:	96 HILLSDALE AVE	Unit	
911 Address:			
Map/Block/Lot	121 015		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	900	74,052
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Avg/Good	Basement	900	13,500
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	98,552
Design (Style)	Ranch	Depr/Adjust Amount	0	24,638
Construction	Wood Frame	Final Value (After Depr)	0	73,914
Year Built	1955			
Percent Complete	100			

Finished Area	900	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	900			
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 %
				25
				0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1955	Average	132	1,571
Fuel	Oil			Enclosed Porch	2019	Average	78	1,390
Cooling Type	None	0 %						

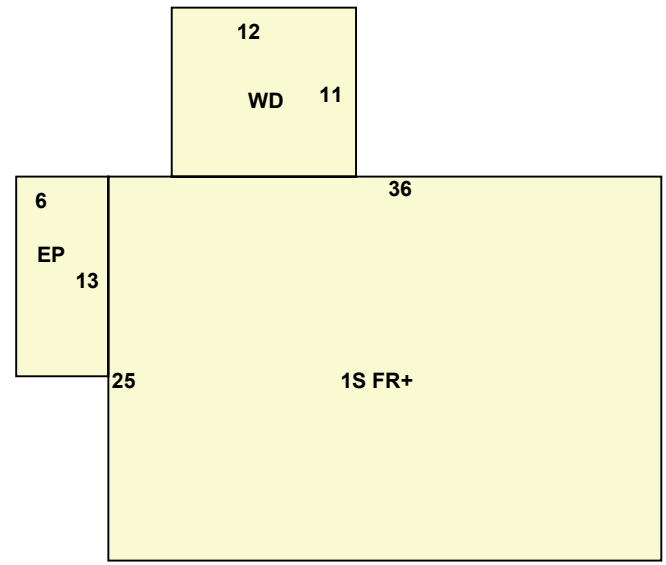
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 76,875

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
Frame Shed	2017	Average	80	1,042							

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



Unique ID: 189014

Wethersfield

Card No: 1 of 1

Location:	967 MAPLE ST	Map/Lot:	189 014	Zone:	A1	Date Printed:	11-15-24
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911 Address:		Exempt		Route	3	Nbhd:	103	Last Update:	08-01-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
SKOWRONEK WOJCIECH & PETER & KATHERINE		2170 / 1061	07-11-24	Quit Claim	NO	0
967 MAPLE ST WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
SKOWRONEK RENATA		1565 / 0034	11-23-09		NO	0
SKOWRONEK ELIGIUSZ & RENATA		0808 / 0145	08-31-00		YES	142,000
LEIGHTSINGER DOLORES ANN		0442 / 0453	04-07-89		NO	0
		/				
		/				

Permit Number	Date	Cost	Building Permit
M-15-231	10-26-15	4,500	OIL TO GAS CONVERSION. INSTALL NEW GAS FURNACE.
M-15-231	10-26-15	4,500	OIL TO GAS CONVERSION
E-15-92	03-30-15	22,081	ELECTRICAL FOR 28 ROOF MOUNTED SOLAR PANELS & MICRO INVERTERS c/a 4/16/15
B-15-105	03-27-15	2,000	INSTALL A 28 PV ROOF MOUNTED SOLAR PANELS AND MICRO INVERTERS.
B-15-105	03-27-15	2,000	INSTALL 28 ROOF MOUNTED SOLAR PANELS & MICRO INVERTERS c/a 4/16/15
BP-0302	07-31-09	1,750	Intall 18' above ground pool

Census/Tract				State Item Codes				Appraised Value	
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	103,000
Dev Map	Dev Lot 10	11- Res Land	0.35	72,100				Total Building Value	115,444
Date	04/30/2024	13- Res Bldg	1.00	80,810				Total Outbuilding Value	4,758
Inspector	W Topliff	14- Res Outbldg	2.00	3,330				Total Market Value	223,202
Action	DM No Change								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.35	0.00	103,000	1.00	0	103,000				
Total	0.35					103,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	72,100	72,100	72,100	72,100	72,100						
Building	80,810	80,810	80,810	80,810	80,810						
Outbuilding	3,330	3,330	3,330	3,330	3,330						
Total	156,240	156,240	156,240	156,240	156,240				Totals		

Comments	
2016GL-2 SHEDS, PICTOMETRY 2015 -SOLAR PANELS	

Unique ID: 189014

Wethersfield

Location:	967 MAPLE ST	Unit	
911 Address:			
Map/Block/Lot	189 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,371	102,551
Unit		Basement	1,371	20,565
Overall Condition	Good	Central Air	1,371	2,057
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	135,672
Year Built	1954	Depr/Adjust Amount	0	31,205
Percent Complete	100	Final Value (After Depr)	0	104,468

Finished Area	1,371	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,371			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1954	Good	328	4,294
Fuel	Natural Gas			Frame Garage	1954	Good	264	6,505
Cooling Type	Central	100 %		Open Porch	1954	Good	20	177

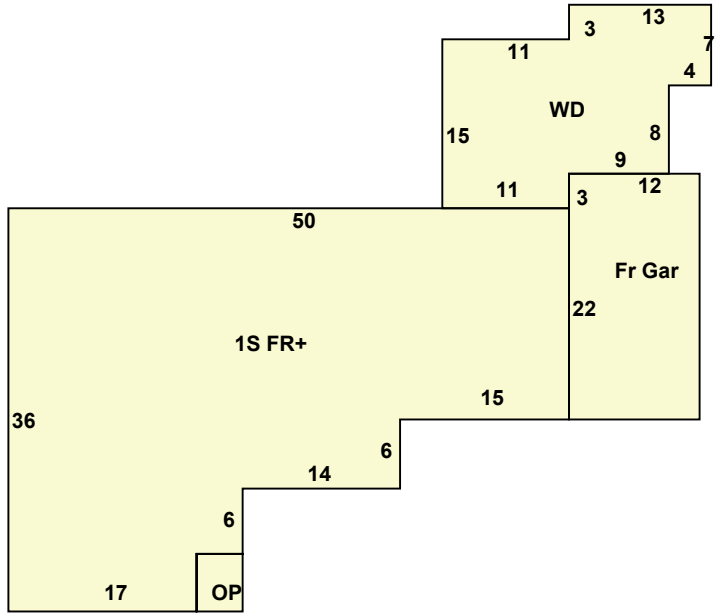
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 115,444

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	28								
					Frame Shed	2012	Good	140	3,190
					Frame Shed	2007	Average	140	1,568

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



Unique ID: 109023

Wethersfield

Card No: 1 of 1

Location:	182 RUTLEDGE RD				Map/Lot:	109 023		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price
HOLDA KELSEY & ROESBERRY MADISON J					2170 / 1095	07-12-24		Exec Deed			NO	300,000
182 RUTLEDGE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MERRILL JUDITH A					0521 / 0452	05-26-92					NO	0
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
M-22-0239	07-19-22	15,000	REPLACE HEAT PUMP W/ 2 HEADS									
E-18-252	07-30-18	6,000	EMERGENCY SVC CHNG									
TB11-198	05-17-11	1,800	REMODEL BATH									
TP-11-28	02-23-11	4,400	REMODEL 2 FULL BATHROOMS									
TE-11-24	02-17-11	2,000	REWIRE 2 BATHROOMS FOR PLUGS & LIGHTS									
BP030811	12-10-03	8,680	NE ROOF									
				State Item Codes				Appraised Value				
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 252-	11- Res Land	0.41	65,050				Total Land Value 92,920				
Date	05/08/2018	13- Res Bldg	1.00	79,600				Total Building Value 113,720				
Inspector	EQ							Total Outbuilding Value 0				
Action	DM Change							Total Market Value 206,640				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.41	0.00	92,000	1.01	0	92,920						
Total	0.41					92,920						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	65,050	65,050	65,050	65,050	65,050							
Building	79,600	79,600	79,600	79,600	79,600							
Outbuilding	0	0	0	0	0							
Total	144,650	144,650	144,650	144,650	144,650					Totals		
Comments												
2011-BATHROOM REMODELS 2013 SKETCH/FBM												

Location:	182 RUTLEDGE RD	Unit	
911 Address:			
Map/Block/Lot	109 023		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,296	94,297
Unit		Basement	672	10,080
Overall Condition	Good	Full Baths	2	10,000
Class	C	Value Before Depr.	0	114,377
Stories	1.00	Depr/Adjust Amount	0	19,444
Design (Style)	Split Level	Final Value (After Depr)	0	94,933
Construction	Wood Frame			
Year Built	1966			
Percent Complete	100			

Finished Area	1,296
Finished Area Does Not Include Finished Basement Area	

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Elec Baseboard	100 %	Frame Garage	1966	Good	624	16,573
Fuel	Electric		Open Porch	1966	Good	50	477
Cooling Type	Partial	50 %	Open Porch	1966	Good	182	1,737

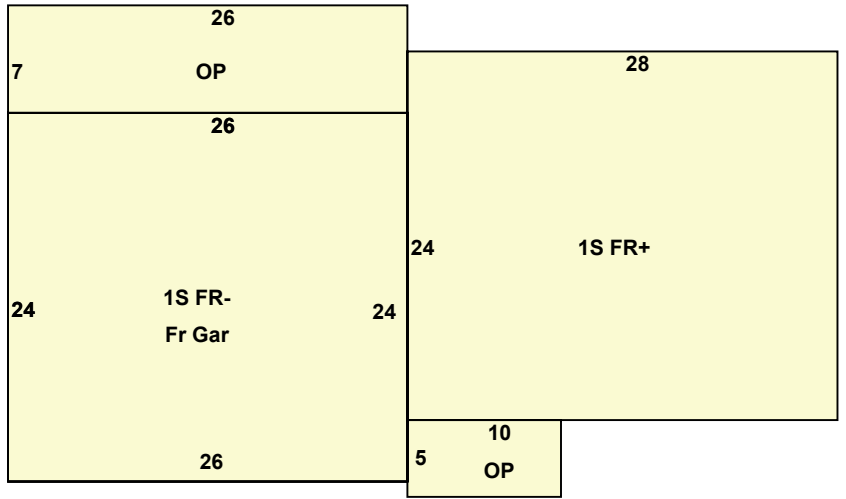
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 113,720

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	2	0



Unique ID: 186038

Wethersfield

Card No: 1 of 1

Location:	165 TWO BROOK RD				Map/Lot:	186 038		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	4	Nbhd:	106	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MICHAEL J FISCHER REV LIVING TRUST					2170 / 1156	07-15-24		Quit Claim		NO	0	
165 TWO BROOK RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FISCHER RICHARD JR & MICHAEL J					1496 / 0104	10-06-08				NO	0	
FISCHER MARY ANN RICCIO					0944 / 0195	08-19-02				NO	224,900	
CROCKER JAMES D ESTATE %CROCKER JAMES D JR, EXEC					0943 / 0048	08-12-02				NO	0	
CROCKER JAMES D					0662 / 0172	07-31-97				NO	0	
					/							
Permit Number	Date	Cost	Building Permit									
P-22-0247	11-09-22	1,250	GAS LINE FOR 7KW GENERATOR									
E-22-0500	10-18-22	5,800	WIRE GENERATOR W/ 8 CIRCUIT XFR SWITCH									
B-19-0865	10-25-19	8,900	Strip existing 24 sq complete coverage, ice shield, drip edge & ridge vent. Install certainteed.									
M-14-230	10-08-14	3,250	REMOVE OIL BURNER & INSTALL NEW GAS CONVERSION BURNER									
B-14-705	09-10-14	1,797	INSTALL STAINLESS STEEL CHIMNEY LINER									
BP03081	03-12-03	4,500	Vinyl siding									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 103	11- Res Land	0.54	75,680				Total Land Value		108,120		
Date	04/25/2024	13- Res Bldg	1.00	83,800				Total Building Value		119,713		
Inspector	W Topliff							Total Outbuilding Value		0		
Action	DM No Change							Total Market Value		227,833		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.54	0.00	106,000	1.02	0	108,120						
Total	0.54					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	83,800	83,800	83,800	83,800	83,800							
Outbuilding	0	0	0	0	0							
Total	159,480	159,480	159,480	159,480	159,480							
										Totals		
Comments												
2023GL: GENERATOR 10/08 SCUTTLE ATTIC ACCESS 2015 OIL TO GAS HEAT												

Location:	165 TWO BROOK RD	Unit	
911 Address:			
Map/Block/Lot	186 038		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,404	102,155
Unit		Basement	1,404	21,060
Overall Condition	Good	Central Air	1,404	2,106
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	135,821
Year Built	1955	Depr/Adjust Amount	0	31,239
Percent Complete	100	Final Value (After Depr)	0	104,582

Finished Area	1,404	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,404			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 23
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

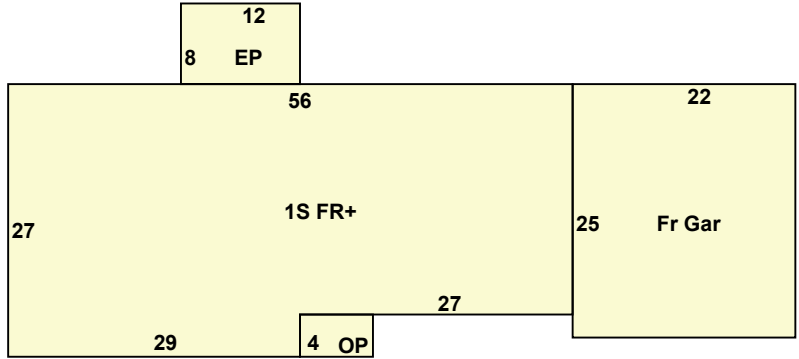
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1955	Good	550	13,552
Fuel	Natural Gas		Enclosed Porch	1955	Good	96	1,331
Cooling Type	Central	100 %	Open Porch	1955	Good	28	243

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

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
119,713		

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

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



Location:	825 MAPLE ST			Map/Lot:	192 005		Zone:	A1	Date Printed:	11-15-24		
911 Address:				Exempt		Route	3	Nbhd:	103	Last Update:	08-01-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
PAGLIARELLO SALVATORE J & PRUZINSKY				2170 / 1153	07-15-24	Quit Claim			NO	0		
825 MAPLE ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PAGLIARELLO SALVATORE J TRUST				2031 / 0214	02-26-18	Quit Claim			NO	0		
PAGLIARELLO SALVATORE J				2018 / 0169	11-06-17				NO	0		
PAGLIARELLO SALVATORE J & CINDY				1143 / 0189	03-10-04				NO	0		
PAGLIARELLO SALVATORE J				0377 / 0662	11-07-86				NO	0		
				/								
Permit Number	Date	Cost	Building Permit									
M-19-0321	11-18-19	5,000	Remove 120 gallon propane tank and set one 1000 gallon underground propane tank. Run new gas line to hous									
M-19-0321	11-18-19	5,000	Remove 120 gallon propane tank and set one 1000 gallon underground propane tank. Run new gas line to hous									
E-19-0429	10-23-19	7,000	Install 20 kw Generac generator with 200 amp transfer switch.									
E-19-0429	10-23-19	7,000	Install 20 kw Generac generator with 200 amp transfer switch.									
B-13-272	05-29-13	6,995	INSTALL 12' ROUND GAZEBO OFF EXISTING DECK.									
TB-13-272	05-29-13	6,995	12' GAZEBO									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	C	11- Res Land	0.49	72,820			Total Land Value 104,030			
Date	05/08/2018			13- Res Bldg	1.00	94,090			Total Building Value 134,409			
Inspector	EQ			14- Res Outbldg	5.00	27,880			Total Outbuilding Value 39,835			
Action	DM Change								Total Market Value 278,274			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.49	0.00	103,000	1.01	0	104,030						
Total	0.49					104,030						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	72,820	72,820	72,820	72,820	72,820							
Building	94,090	94,090	94,090	94,090	94,090							
Outbuilding	27,880	27,880	27,880	27,880	27,880							
Total	194,790	194,790	194,790	194,790	194,790					Totals		
Comments												
2020GL-GENERATOR 2013 GAZ PULL DOWN ATTIC STAIRS 2012 FOP												

Location:	825 MAPLE ST	Unit	
911 Address:			
Map/Block/Lot	192 005		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,904	163,363
Unit		Average Quality Basement Fi	336	5,040
Overall Condition	Good	Basement	1,170	17,550
Class	C	Central Air	1,904	2,856
Stories	2.00	Fireplace	2	6,000
Design (Style)	Colonial	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1890	Value Before Depr.	0	207,309
Percent Complete	100	Depr/Adjust Amount	0	76,704
		Final Value (After Depr)	0	130,605

Finished Area	1,904	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,170			
Basement Finish	336			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Walkout			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 37
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Enclosed Porch	1890	Good	180	2,041
Fuel	Oil			Enclosed Porch	1890	Good	144	1,638
Cooling Type	Central	100 %		Open Porch	1890	Good	18	130

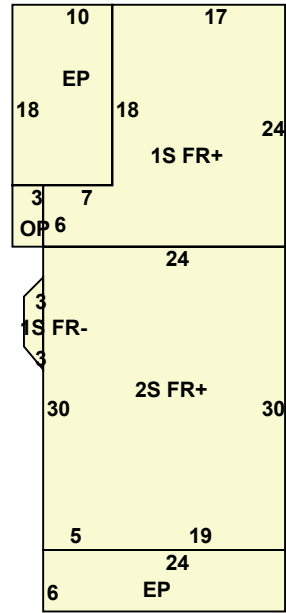
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 134,409

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1								
Frame Garage	1984	Average	812	21,567					
Gazebo	2013	Average	144	2,074					
Det Masonry Patio	2008	Average	336	4,888					
Vinyl Pool	1988	Average	648	10,964					
Frame Shed	1990	Average	56	392					

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



Unique ID: 121025

Wethersfield

Card No: 1 of 1

Location:	24 WILLIAMS ST				Map/Lot:	121 025		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	08-06-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
HUGHES JAMES F					2170 / 1160	07-15-24		Warranty Deed		NO	150,000	
24 WILLIAMS ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ELLEGARD VIRGINIA A					0911 / 0139	03-12-02				NO	0	
ELLEGARD FREDERICK K III & VIRGINIA A					0307 / 0149	08-15-77				NO	43,500	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0691	10-11-24	695	Add power to sump pump.									
P-24-0320	10-01-24	3,600	Install new sump pump in place of existing sump pump and finish flush to floor. Perforate top half of pit									
E-10-150	11-05-10	700	Replace riser & meter socket to upgrade grounding of 100 amp service									
BP05718	12-14-05	6,000	Strip & reroof									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot	159A	11- Res Land	0.21	64,400			Total Land Value		92,000		
Date	08/30/2011		13- Res Bldg	1.00	70,360			Total Building Value		100,515		
Inspector	CR							Total Outbuilding Value		0		
Action	49							Total Market Value		192,515		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.21	0.00	92,000	1.00	0	92,000						
Total	0.21					92,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	64,400	64,400	64,400	64,400	64,400							
Building	70,360	70,360	70,360	70,360	70,360							
Outbuilding	0	0	0	0	0							
Total	134,760	134,760	134,760	134,760	134,760					Totals		
Comments												
EST 3/08 NO BACKYARD ACCESS (FENCE)=												

Unique ID: 121025

Wethersfield

Location:	24 WILLIAMS ST	Unit	
911 Address:			
Map/Block/Lot	121 025		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,322	98,886
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Average	Basement	1,098	16,470
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	132,856
Year Built	1964	Depr/Adjust Amount	0	35,871
Percent Complete	100	Final Value (After Depr)	0	96,985

Finished Area	1,322	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,098			
Basement Finish	500			
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 %
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1964	Average	252	3,127
Fuel	Oil		Open Porch	1964	Average	48	408
Cooling Type	None	0 %					

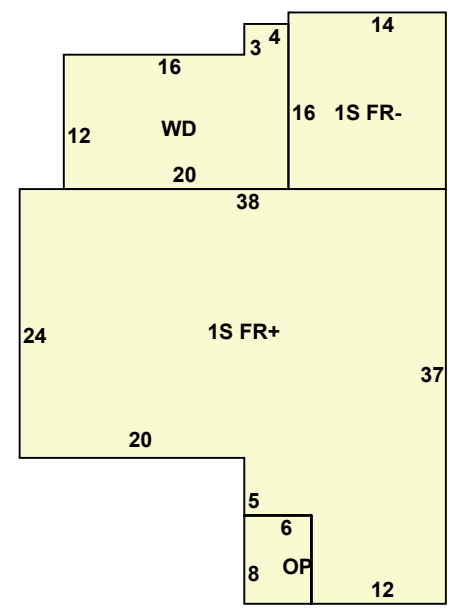
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Wood Shingle	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 100,515

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

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



Unique ID: 269006

Wethersfield

Card No: 1 of 1

Location:		MIDDLETOWN AVE				Map/Lot:		269 006		Zone:		AG		Date Printed:		11-15-24									
911 Address:						Exempt				Route		5		Nbhd:		93		Last Update:		08-01-24					
Owner Of Record										Volume/Page		Date		Sales Type			Valid	Sale Price							
AKARATOVIC DAMIR & AKARATOVIC DANIELA										2171 / 17		07-16-24		Quit Claim			NO	0							
276 MIDDLETOWN AVE WETHERSFIELD , CT 06109																									
Additional Owners:																									
Prior Owner History																									
AKARATOVIC DAMIR										2092 / 1132		08-21-19		Exec Deed			NO	15,000							
SCHUMANN ROY W EST										2092 / 1131		08-21-19		Probate			NO	0							
SCHUMANN ROY W EST										0215 / 0374		07-30-62					NO	0							
										/															
										/															
Permit Number		Date		Cost		Building Permit																			
				State Item Codes										Appraised Value											
Census/Tract		4921		Code		Quantity		Value		Code		Quantity		Value		Total Land Value				13,870					
Dev Map				Dev Lot		73		51-Res Vac Land		6.02		9,710						Total Building Value				0			
Date		01/15/2014				11/24/1999												Total Outbuilding Value				0			
Inspector		AJ																Total Market Value				13,870			
Action		46				Hearing-No Chng																			
Acres										Influence Factors															
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment					
Res Vac Excess		6.02		0.00		10,000		0.96		-76		13,870		Res Vac Excess		-76		Wet		WET					
Total		6.02										13,870													
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals															
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value			
Land		9,710		9,710		9,710		9,710		9,710															
Building		0		0		0		0		0															
Outbuilding		0		0		0		0		0															
Total		9,710		9,710		9,710		9,710		9,710															
										Totals															
Comments																									
2019GL-SOLD REMOVE PA490-NEW OWNER HAS FARM APP PA490 OPEN SPACE APPLIED 12/28/1999 16GL-CHG ACREAGE TO OS PA490 FARM APPLIED 2/7/17																									

Unique ID: 269006

Wethersfield

Location:	MIDDLETOWN AVE	Unit	
911 Address:			
Map/Block/Lot	269 006		

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:	157 CREST ST			Map/Lot:	108 019		Zone:	A1	Date Printed:	11-15-24		
911 Address:				Exempt		Route	8	Nbhd:	103	Last Update:	10-17-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
PLAY ACTION PROPERTIES LLC				2171 /44	07-16-24	Warranty Deed			NO	245,000		
94 PINE MEADOW DR BRISTOL , CT 06010												
Additional Owners:												
Prior Owner History												
STRAUSE CHARLES A DICARA PHYLLIS M CONSERVATOR				2171 /41	07-16-24	Probate			NO	0		
STRAUSE CHARLES A DICARA PHYLLIS M CONSERVATOR				2161 /1195	08-10-23	Probate			NO	0		
STRAUSE CHARLES A				1965 /0125	11-07-16				NO	0		
STRAUSE CHARLES A & MARCIA D				0281 /0051	04-17-72				NO	0		
				/								
Permit Number	Date	Cost	Building Permit									
E-24-0589	09-13-24	4,000	Rewire kitchen to code. It is to be redone. Misc lighting in kitchen and basement.									
B-24-0900	09-09-24	45,000	Remodel 2 bathrooms keeping existing layout. Remodel kitchen (L shaped layout will be kept, add island).									
BP06446	08-29-06	11,000	Strip & reroof									
State Item Codes												
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 85	11- Res Land	0.30	72,100				Total Land Value		103,000		
Date 08/06/2024		13- Res Bldg	1.00	81,020				Total Building Value		115,750		
Inspector SB								Total Outbuilding Value		0		
Action LISTING REVIEW								Total Market Value		218,750		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.30	0.00	103,000	1.00	0	103,000						
Total	0.30					103,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	72,100	72,100	72,100	72,100	72,100							
Building	81,020	80,410	80,410	80,410	80,410							
Outbuilding	0	0	0	0	0							
Total	153,120	152,510	152,510	152,510	152,510					Totals		
Comments												
2024GL: LISTING REVIEW - ADD EXISTING DECK 2020GL-FBA AVG, SKETCH 2018GL-CHG SKETCH, OP, BACKYARD EST- NO ACCESS- 3/6/08												

Location:	157 CREST ST	Unit	
911 Address:			
Map/Block/Lot	108 019		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,559	111,313
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Fair	Basement	1,053	15,795
Class	C	Fireplace	2	6,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Split Level	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	153,108
Year Built	1958	Depr/Adjust Amount	0	52,057
Percent Complete	100	Final Value (After Depr)	0	101,051

Finished Area	1,559	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,053			
Basement Finish	500			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 34
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

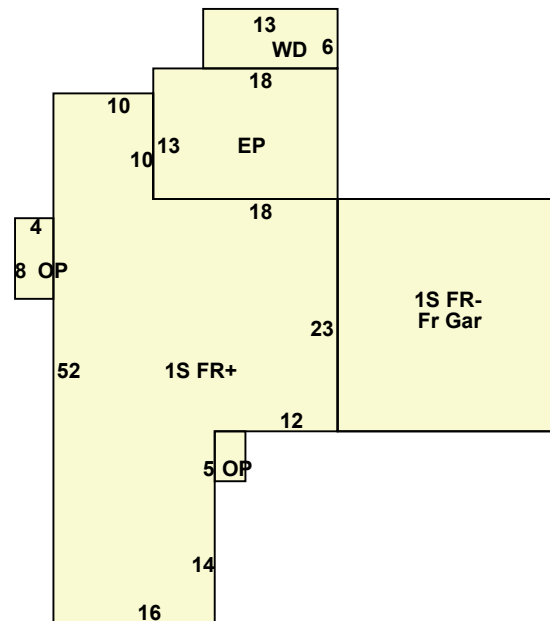
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1958	Fair	78	875
Fuel	Natural Gas		Frame Garage	1958	Fair	506	10,687
Cooling Type	None	0 %	Enclosed Porch	1958	Fair	234	2,780
			Open Porch	1958	Fair	15	114
			Open Porch	1958	Fair	32	243

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

Exterior		
Exterior	Wood Shingle	Stone
Roof Cover	Asphalt	
Roof Type	HIP	
Total Building Value 115,750		

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

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



Unique ID: 227080

Wethersfield

Card No: 1 of 1

Location:	165 SPRING ST				Map/Lot:	227 080		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	153	Last Update:	10-03-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
REINHARD LILLIANNA YVONNE					2172 /872	09-03-24	Name Change			NO	0	
165 SPRING ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
REINHARD LILLIANNA					2171 /23	07-16-24	Admin Deed			NO	240,000	
PANDOLFE MICHAEL					1723 /0219	07-13-12				NO	130,000	
HAYES MARY A EST					1723 /0218	07-13-12				NO	0	
HAYES MARY A EST HAYES STEVEN EXEC					1705 /0081	04-04-12				NO	0	
HAYES MARY A					0758 /0165	06-28-99				YES	78,500	
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 2		15- Condominium	1.04	84,840				Total Land Value 0			
Date	05/23/2018								Total Building Value 121,194			
Inspector	EQ								Total Outbuilding Value 0			
Action	DM No Change								Total Market Value 121,194			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.04	0.00	0	1.00	0							
Total	0.04					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	84,840	84,840	84,840	84,840	84,840							
Outbuilding	0	0	0	0	0							
Total	84,840	84,840	84,840	84,840	84,840							
										Totals		
Comments												
.04 ACRES												

LOCATION:	165 SPRING ST
911 ADDRESS:	
MAP/BLOCK/LOT:	227 080

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Wthrsfld Twnhs	Base Rate	1,152	145,152
Model Standard	Basement	576	8,640
Style PUD	Full Baths	1	5,000
	Half Baths	1	2,500
	Value Before Depr.	0	161,292
	Depr/Adjust Amount	0	41,936
	Final Value (After Dep)	0	119,356

Building Use	Residential
Condition	Average
Class	C
Stories	2.00
Construction	
Year Built	1968
Percent Complete	100

FOUNDATION	
Basement Area	576
Basement Finished Area	0
Room Style	
Access	
Garage Bays	0
Sump Pump	NO

HVAC	
Heating Type	Elec Baseboard 100 %
Fuel Type	Electric
Cooling Type	None 0 %

INTERIOR	
Floors	Carpet
Fireplaces	0
Wood Stoves	0

EXTERIOR

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

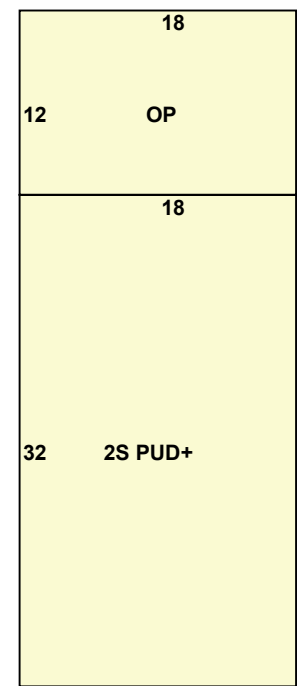
SPECIAL FEATURES

ATTACHED OUTBUILDING/COMPONENTS		
Description	Area/Qty	Value
Open Porch	216	1,838

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
1,152	5	2	1	1	1



Description	Year Blt	Area/Qty	Value

Location:	157 CREST ST			Map/Lot:	108 019		Zone:	A1	Date Printed:	11-15-24		
911 Address:				Exempt		Route	8	Nbhd:	103	Last Update:	10-17-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
PLAY ACTION PROPERTIES LLC				2171 /44	07-16-24	Warranty Deed			NO	245,000		
94 PINE MEADOW DR BRISTOL , CT 06010												
Additional Owners:												
Prior Owner History												
STRAUSE CHARLES A DICARA PHYLLIS M CONSERVATOR				2171 /41	07-16-24	Probate			NO	0		
STRAUSE CHARLES A DICARA PHYLLIS M CONSERVATOR				2161 /1195	08-10-23	Probate			NO	0		
STRAUSE CHARLES A				1965 /0125	11-07-16				NO	0		
STRAUSE CHARLES A & MARCIA D				0281 /0051	04-17-72				NO	0		
				/								
Permit Number	Date	Cost	Building Permit									
E-24-0589	09-13-24	4,000	Rewire kitchen to code. It is to be redone. Misc lighting in kitchen and basement.									
B-24-0900	09-09-24	45,000	Remodel 2 bathrooms keeping existing layout. Remodel kitchen (L shaped layout will be kept, add island).									
BP06446	08-29-06	11,000	Strip & reroof									
State Item Codes												
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 85	11- Res Land	0.30	72,100				Total Land Value		103,000		
Date 08/06/2024		13- Res Bldg	1.00	81,020				Total Building Value		115,750		
Inspector SB								Total Outbuilding Value		0		
Action LISTING REVIEW								Total Market Value		218,750		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.30	0.00	103,000	1.00	0	103,000						
Total	0.30					103,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	72,100	72,100	72,100	72,100	72,100							
Building	81,020	80,410	80,410	80,410	80,410							
Outbuilding	0	0	0	0	0							
Total	153,120	152,510	152,510	152,510	152,510					Totals		
Comments												
2024GL: LISTING REVIEW - ADD EXISTING DECK 2020GL-FBA AVG, SKETCH 2018GL-CHG SKETCH, OP, BACKYARD EST- NO ACCESS- 3/6/08												

Location:	157 CREST ST	Unit	
911 Address:			
Map/Block/Lot	108 019		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,559	111,313
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Fair	Basement	1,053	15,795
Class	C	Fireplace	2	6,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Split Level	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	153,108
Year Built	1958	Depr/Adjust Amount	0	52,057
Percent Complete	100	Final Value (After Depr)	0	101,051

Finished Area	1,559	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,053			
Basement Finish	500			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

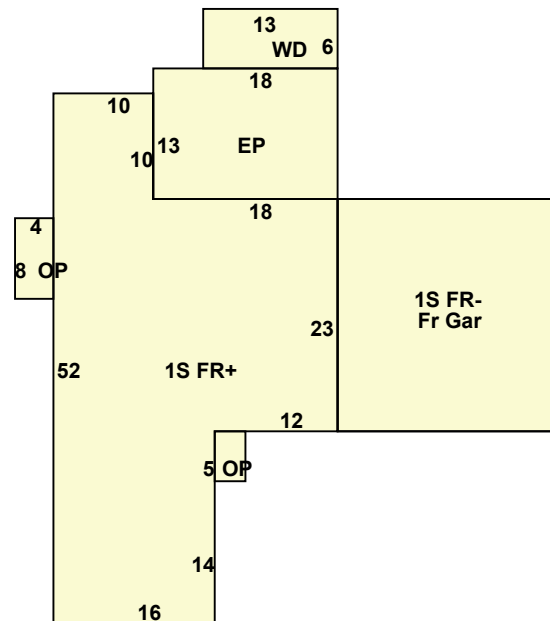
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1958	Fair	78	875
Fuel	Natural Gas		Frame Garage	1958	Fair	506	10,687
Cooling Type	None	0 %	Enclosed Porch	1958	Fair	234	2,780
			Open Porch	1958	Fair	15	114
			Open Porch	1958	Fair	32	243

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

Exterior		
Exterior	Wood Shingle	Stone
Roof Cover	Asphalt	
Roof Type	HIP	
Total Building Value		
115,750		

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

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



Unique ID: 117014

Wethersfield

Card No: 1 of 1

Location:	92 REED DR			Map/Lot:	117 014		Zone:	B	Date Printed:	11-15-24		
911 Address:				Exempt		Route	10	Nbhd:	83	Last Update:	08-01-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
ROBERTSON JOSHUA				2171 /86	07-16-24	Warranty Deed			YES	280,000		
92 REED DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DECARO ZACHARY				2146 /1020	05-12-22	Warranty Deed			YES	160,000		
POSTON ZAKARY J				1657 /0083	06-13-11				YES	82,000		
WAYNEMATHEWS LLC				1657 /0080	06-13-11				YES	70,000		
FEDERAL NATIONAL MORTGAGE ASSOC				1603 /0023	08-04-10				NO	0		
BAC HOME LOANS SERVICING LP				1603 /0020	08-04-10				NO	0		
Permit Number	Date	Cost	Building Permit									
ROW-23-0263	05-11-23	0	Install gas service from street to house.									
B-22-0891	11-11-22	6,800	REROOF BACK OF HOME									
B-12-220	06-14-12	900	CONVERT 3 SEASON ROOM TO 4 SEASON ROOM									
P-12-103	04-23-12	400	REPL HOT WATER TANK									
TE-11-166	06-15-11	0	SVC UPG TO 100 AMP									
TP-11-119	06-15-11	650	REPL TOILET, SINK, FAUCET & SHOWER FIXTURES									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.17	58,100				Total Land Value 83,000			
Date	08/06/2024		13- Res Bldg	1.00	53,950				Total Building Value 77,067			
Inspector	SB								Total Outbuilding Value 0			
Action	LISTING REVIEW								Total Market Value 160,067			
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	53,950	53,950	53,950	53,950	53,950							
Outbuilding	0	0	0	0	0							
Total	112,050	112,050	112,050	112,050	112,050					Totals		
Comments												
2011-CORRECTED HOUSE STYLE/DPR CODE/VINY L SDG 2012 UST&TSP TO BAS/GRADE TO AVG												

Unique ID: 117014

Wethersfield

Location:	92 REED DR	Unit	
911 Address:			
Map/Block/Lot	117 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	786	76,328
Unit		Basement	650	9,750
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Half Baths	1	2,500
Design (Style)	Cape	Value Before Depr.	0	96,578
Construction	Wood Frame	Depr/Adjust Amount	0	27,042
Year Built	1942	Final Value (After Depr)	0	69,536
Percent Complete	100			

Finished Area	786	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	650			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
				28
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Unfinished Attic	1942	Good	260	6,552
Fuel	Oil			Wood Deck	1942	Good	80	979
Cooling Type	None	0 %						

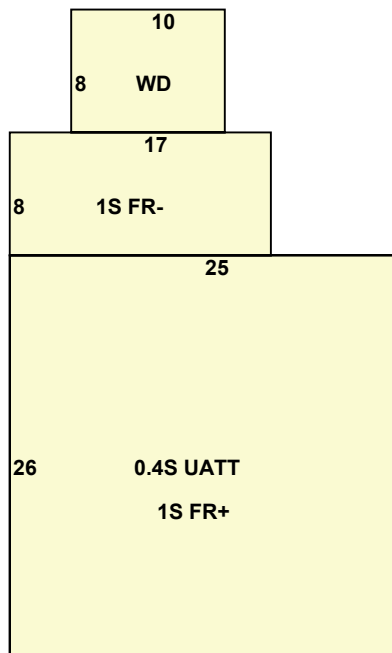
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 77,067

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
4	2	1	1	1



Unique ID: 126002

Wethersfield

Card No: 1 of 1

Location:	120 VALLEY VIEW DR	Map/Lot:	126 002	Zone:	A	Date Printed:	11-15-24
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911 Address:		Exempt		Route	6	Nbhd:	110	Last Update:	08-06-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
JOSEPH SEENA SUZAN		2171 /1	07-16-24	Warranty Deed	YES	380,000
120 VALLEY VIEW DR WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
MCDONALD JAMES A		0899 /0069	01-14-02		NO	0
MCDONALD FELIX A & CHRISTINA M		0226 /0003	12-30-63		NO	0
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
TB-15-899	11-23-15	1,000	3 REPLACEMENT WINDOWS; C/A 11/23/15
E-14-457	10-27-14	1,000	INSTALL 6 CIRCUIT XFR SWITCHES TO PORTABLE GENERATOR. INSTALL 1 MOTION LIGHT
B-14-223	05-09-14	4,160	2 REPLACEMENT GLIDING WINDOWS
TB-13-295	05-31-13	1,000	3 REPL WINDOWS
EP03179	06-20-03	1,000	Service change

Census/Tract		State Item Codes					Appraised Value	
4924		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 108,900
Dev Map	Dev Lot 74A	11- Res Land	0.22	76,230				Total Building Value 105,995
Date 08/06/2024		13- Res Bldg	1.00	74,200				Total Outbuilding Value 3,370
Inspector SB		14- Res Outbldg	1.00	2,360				Total Market Value 218,265
Action LISTING REVIEW								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.22	0.00	110,000	0.99	0	108,900				
Total	0.22					108,900				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	76,230	76,230	76,230	76,230	76,230						
Building	74,200	74,200	74,200	74,200	74,200						
Outbuilding	2,360	1,110	1,110	1,110	1,110						
Total	152,790	151,540	151,540	151,540	151,540				Totals		

Comments

2024GL: LISTING REVIEW - PATIO SIZE
PULL DOWN ATTIC ACCESS

Location:	120 VALLEY VIEW DR	Unit	
911 Address:			
Map/Block/Lot	126 002		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,414	102,883
Unit		Basement	1,086	16,290
Overall Condition	Good	Basement Garage Bays	1	2,000
Class	C	Central Air	1,414	2,121
Stories	1.00	Fireplace	2	6,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1955	Value Before Depr.	0	136,794
Percent Complete	100	Depr/Adjust Amount	0	31,463
		Final Value (After Depr)	0	105,331

Finished Area 1,414
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,086
Basement Finish	0
Bsmt Room Style	
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	Forced Hot Air	100 %	Open Porch	1955	Good	55	487
Fuel	Natural Gas		Open Porch	1955	Good	20	177
Cooling Type	Central	100 %					

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

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 105,995

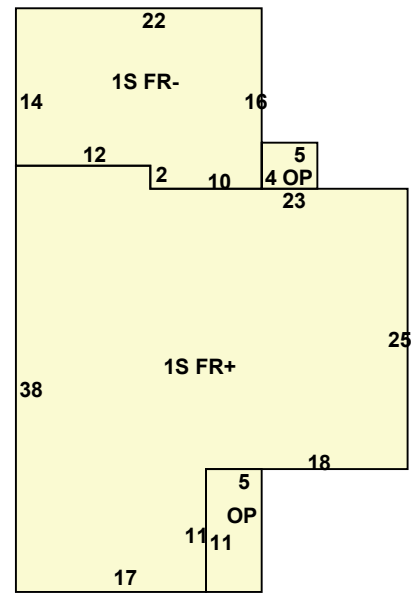
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Masonry Patio	2008	Average	234	3,370					

Room Summary

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



Unique ID: 144003

Wethersfield

Card No: 1 of 1

Location:	245 COPPERMILL RD				Map/Lot:	144 003		Zone:	AA	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	128	Last Update:	08-06-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BHURE APURV & MOKADAM KRUTUJA					2171 / 113	07-16-24	Warranty Deed			YES	467,000	
245 COPPERMILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
AARON SAMUEL W & RODENSTEIN MARISSA S					2127 / 949	05-28-21	Warranty Surviv			YES	379,000	
POERIO DEBORAH J					1908 / 0328	10-14-15				YES	360,000	
ELMORE MARYLOU					0314 / 0508	10-24-78				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-23-0076	03-28-23	6,880	REPL EXISTING GAS FURNACE									
B-20-0920	11-19-20	12,000	Strip one layer and reroof 39 sq . Tape plywood seams and cut in ridge vent.									
E-11-381	12-05-11	245	CHANGE METER & INSIDE BUG									
TB-11-406	08-10-11	4,254	FILL INGROUND POOL									
PP04092	05-28-04	450	Gas pipe for fireplace insert									
MP04080	05-12-04	1,809	Fireplace insert									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value 142,208				
Dev Map	Dev Lot 47	11- Res Land	0.54	99,550				Total Building Value 180,452				
Date	08/06/2024	13- Res Bldg	1.00	126,310				Total Outbuilding Value 672				
Inspector	SB	14- Res Outbldg	1.00	470				Total Market Value 323,332				
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.54	0.00	128,000	1.01	10	142,208	House Lot	10	Location			
Total	0.54					142,208						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	99,550	99,550	99,550	99,550	99,550							
Building	126,310	125,700	125,700	125,700	125,700							
Outbuilding	470	470	470	470	470							
Total	226,330	225,720	225,720	225,720	225,720					Totals		
Comments												
2024GL: LISTING REVIEW - PATIO CONSTRUCTION												
2024DM: CHNG HEAT FUEL & SYSTEM PER DM (HAS GAS & ELECTRIC)												
2024GL: TSP TO EP												
2015-PATIO PER MLS												
2011-REMOVED INGROUND POOL												

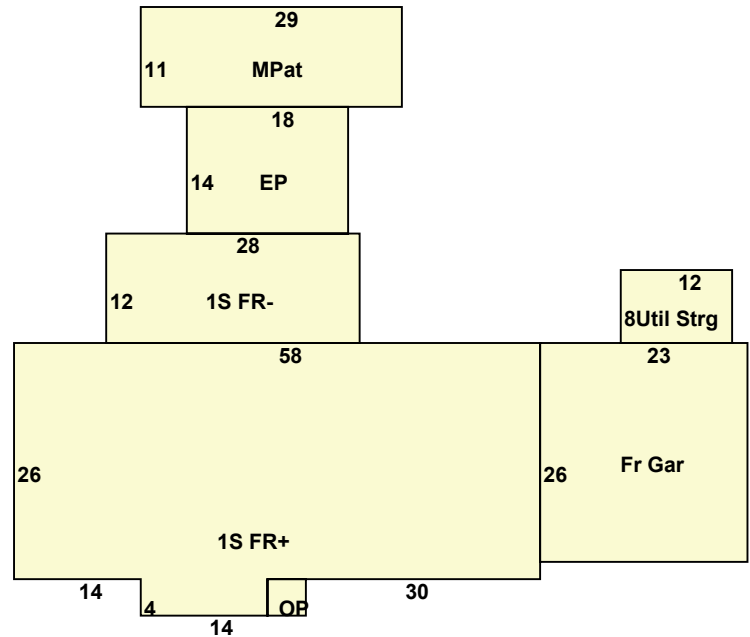
Location:	245 COPPERMILL RD	Unit
911 Address:		
Map/Block/Lot	144 003	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,900	137,009
Unit		Average Quality Basement Fi	450	7,088
Overall Condition	Good	Basement	1,564	24,633
Class	C+	Central Air	1,900	2,993
Stories	1.00	Fireplace	1	3,150
Design (Style)	Ranch	Full Baths	2	10,500
Construction	Wood Frame	Value Before Depr.	0	185,372
Year Built	1968	Depr/Adjust Amount	0	29,660
Percent Complete	100	Final Value (After Depr)	0	155,712

Finished Area	1,900	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,564			
Basement Finish	450			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

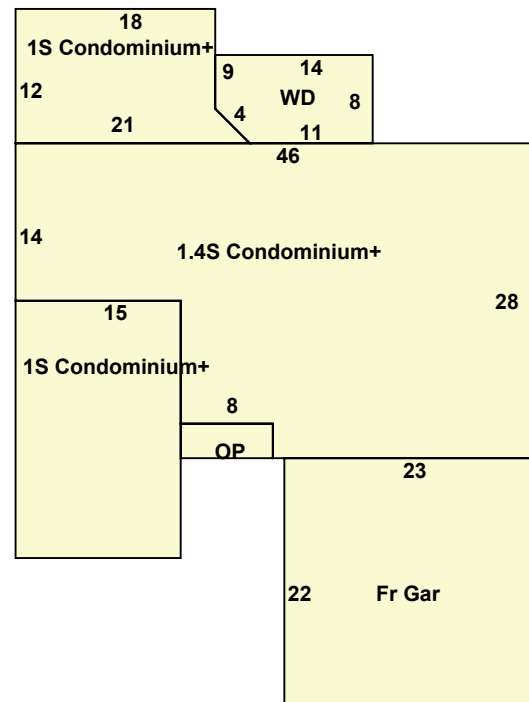
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Frame Garage	1968	Good	552	15,580
Fuel	Natural Gas		Masonry Patio	1968	Good	319	3,969
Cooling Type	Central	100 %	Enclosed Porch	1968	Good	252	4,001
			Open Porch	1968	Good	16	162
			Utility Storage	1968	Good	96	1,028
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Drywall						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Wood Shingle	Brick					
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value				180,452			

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				Frame Shed	1968	Good	96	672
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
8	3	1	2	0					



Location:	12 TALCOTT PL				Map/Lot:	102 002 L092		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:		Last Update:	08-08-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
KRYZAK RAYMOND F JR					2171 /204	07-17-24	Quit Claim			NO	0	
12 TALCOTT PL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
KRYZAK RAYMOND F					1846 /0337	08-05-14				NO	0	
KRYZAK RAYMOND F & IRENE T					0729 /0028	12-03-98				YES	214,695	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-24-0605	05-30-24	15,000	Remove existing roofing. 6' of ice/water shield. Synthetic moisture barrier to balance. Tape all plywoo									
B-24-0605	05-30-24	15,000	REMOVE EXISTING ROOFING. 6' OF ICE/WATER SHIELD. SYNTHETIC MOISTURE BARRIER TO BALANCE. TAPE ALL PLYWOO									
P-19-0044	02-12-19	1,135	REPL WATER HEATER									
BP05470	08-31-05	2,000	Erect wall to create 1/2 bth									
EP05250	08-18-05	0	Misc wiring									
PP05099	07-29-05	2,500	Commode/sink									
				State Item Codes					Appraised Value			
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 92	15- Condominium	1.00	181,650				Total Land Value 0				
Date	05/01/2024	03/29/2019						Total Building Value 259,500				
Inspector	GH							Total Outbuilding Value 0				
Action	DM No Change	BAA Reduction						Total Market Value 259,500				
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	181,650	181,650	181,650	181,650	181,650							
Outbuilding	0	0	0	0	0							
Total	181,650	181,650	181,650	181,650	181,650					Totals		
Comments												
218 BAA REDUCTION 2018GL-INFORMAL APPEAL REDUCED-PRICE WITH STYLE E, DELCARED STYLE IS L1												

LOCATION:		12 TALCOTT PL			
911 ADDRESS:					
MAP/BLOCK/LOT:		102 002 L092			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Collier Farms	Base Rate	2,254	243,432	
Model	Style E	Basement	1,619	24,285	
Style	Condominium	Central Air	2,254	3,381	
Building Use	Residential	Fireplace	1	3,000	
Condition	Average	Full Baths	2	10,000	
Class	C	Value Before Depr.	0	284,098	
Stories	1.40	Depr/Adjust Amount	0	40,262	
Construction		Final Value (After Dep)	0	243,836	
Year Built	1997				
Percent Complete	100				
FOUNDATION					
Basement Area	1,619				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	11		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Wood Deck	108	1,634
Cooling Type	Central	100 %	Frame Garage	484	13,784
			Open Porch	24	246
INTERIOR					
Floors	Carpet				
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
			Location		
			Floor/Unit Location	Free Standing	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
2,254	6	2	1	2	0



Description	Year Blt	Area/Qty	Value
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Unique ID: 111114

Wethersfield

Card No: 1 of 1

Location:		3 CARSON AVE				Map/Lot:		111 114		Zone:		B		Date Printed:		11-15-24							
911 Address:						Exempt				Route		8		Nbhd:		88							
Owner Of Record						Volume/Page		Date		Sales Type				Valid		Sale Price							
COOPER RYKLEY ALLEN						2171 / 156		07-17-24		Warranty Deed				YES		310,000							
3 CARSON AVE WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
PACE HOME BUYERS LLC						2169 / 217		05-17-24		Warranty Deed				NO		200,000							
BOREJKO WALTER & MARIA M						0659 / 0083		07-02-97						YES		119,100							
						/																	
						/																	
						/																	
Permit Number		Date		Cost		Building Permit																	
				State Item Codes								Appraised Value											
Census/Tract		4923		Code		Quantity		Value		Code		Quantity		Value		Total Land Value		88,000					
Dev Map		Dev Lot 47-4		11- Res Land		0.22		61,600								Total Building Value		87,022					
Date		08/06/2024		13- Res Bldg		1.00		60,910								Total Outbuilding Value		9,053					
Inspector		SB		14- Res Outbldg		1.00		6,340								Total Market Value		184,075					
Action		LISTING REVIEW																					
Acres							Influence Factors																
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.22		0.00		88,000		1.00		0		88,000											
Total		0.22										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		60,910		59,380		59,380		59,380		59,380													
Outbuilding		6,340		6,340		6,340		6,340		6,340													
Total		128,850		127,320		127,320		127,320		127,320													
Totals																							
Comments																							
2024GL: LISTING REVIEW - ADD EXISTING FP																							

Unique ID: 111114

Wethersfield

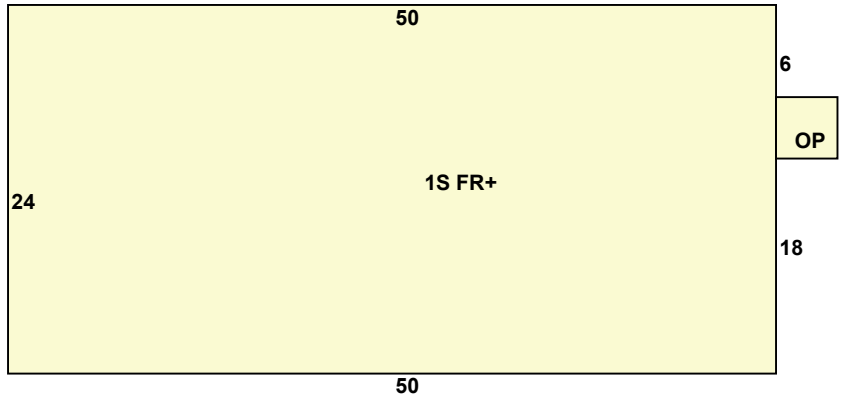
Location:	3 CARSON AVE	Unit	
911 Address:			
Map/Block/Lot	111 114		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,200	93,024
Unit		Basement	1,200	18,000
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	119,024
Design (Style)	Ranch	Depr/Adjust Amount	0	32,136
Construction	Wood Frame	Final Value (After Depr)	0	86,888
Year Built	1965			
Percent Complete	100			

Finished Area	1,200	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,200			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
Grade Factor	0	Physical Depreciation %	27	
Economic Depreciation %	0	Functional Depreciation %	0	
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Open Porch	1965	Average	16	134
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				87,022			

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1982	Average	345	9,053
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	1	0					



Unique ID: 183011

Wethersfield

Card No: 1 of 1

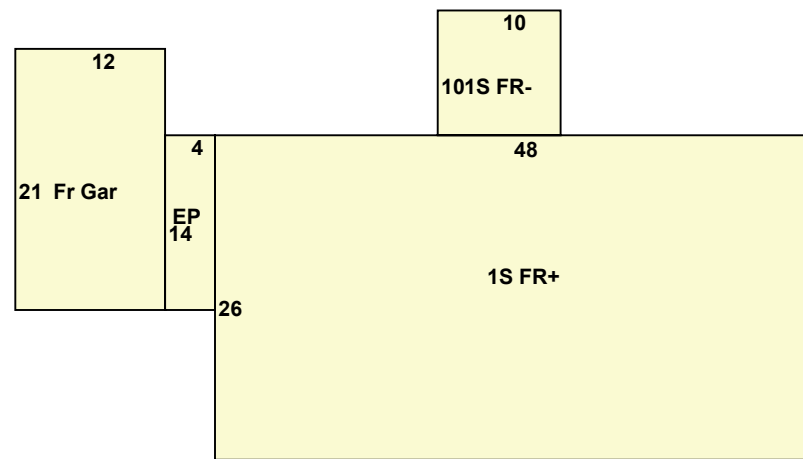
Location:	40 DORLEN CIR			Map/Lot:	183 011		Zone:	A1	Date Printed:	11-15-24		
911 Address:				Exempt		Route	4	Nbhd:	106	Last Update:	08-01-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
PONTACOLONI PAIGE C PONTACOLONI JONATHAN E				2171 /280	07-18-24	Quit Claim			NO	0		
40 DORLEN CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PONTACOLONI JONATHAN E				1920 /0044	01-08-16				YES	246,500		
VALLEY RESIDENTIAL GROUP LLC				1903 /0301	09-14-15				NO	145,000		
COVEY MARILYN S EST				1903 /0300	09-14-15				NO	0		
COVEY MARILYN S EST KASPER KAREN C EXEC				1864 /0084	12-10-14				NO	0		
COVEY MARILYN S				1829 /0303	04-07-14				NO	0		
Permit Number	Date	Cost	Building Permit									
P-15-190	09-22-15	3,950	REPLACE TUB and VALVE MAIN BATH, MOVE LAV LOCATION IN MAIN BATH, INSTALL NEW LAUNDRY SINK AND NEW TOILET									
P-15-190	09-22-15	3,950	BATHROOM RENOVATIONS: C/A 10/29/15									
B-15-665	09-21-15	12,800	INTERIOR RENOVATIONS, KITCHEN, DOOR AND TRIM.									
B-15-665	09-21-15	12,800	INTERIOR RENOVATIONS, KITCHEN, DOOR & TRIM; C/A 10/29/15									
E-15-372	09-16-15	5,000	WIRING FOR INTERIOR RENOVATIONS									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.34	74,200				Total Land Value 106,000			
Date	05/02/2024		13- Res Bldg	1.00	75,960				Total Building Value 108,515			
Inspector	GH		14- Res Outbldg	2.00	1,240				Total Outbuilding Value 1,770			
Action	DM No Change								Total Market Value 216,285			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.34	0.00	106,000	1.00	0	106,000						
Total	0.34					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	75,960	75,960	75,960	75,960	75,960							
Outbuilding	1,240	1,240	1,240	1,240	1,240							
Total	151,400	151,400	151,400	151,400	151,400					Totals		
Comments												
2015-WOB 2016GL-REMODELED												

Unique ID: 183011

Wethersfield

Location:	40 DORLEN CIR	Unit	
911 Address:			
Map/Block/Lot	183 011		

General Description		Description	Area/Qty	Value		
Building Use	Single Family	Base Rate	1,348	100,830		
Unit		Basement	1,248	18,720		
Overall Condition	Good	Fireplace	1	3,000		
Class	C	Full Baths	1	5,000		
Stories	1.00	Half Baths	1	2,500		
Design (Style)	Ranch	Value Before Depr.	0	130,050		
Construction	Wood Frame	Depr/Adjust Amount	0	28,611		
Year Built	1957	Final Value (After Depr)	0	101,439		
Percent Complete	100					
Finished Area	1,348					
Finished Area Does Not Include Finished Basement Area						
Foundation						
Basement Area	1,248					
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 %		
				22		
				0		
Attached Component Computations						
HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1957	Good	252	6,290
Fuel	Oil		1957	Good	56	785
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			108,515			



Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1989	Average	48	336					
Frame Shed	2008	Average	128	1,434					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	1	1					

Unique ID: 152083

Wethersfield

Card No: 1 of 1

Location:		357 BRIMFIELD RD				Map/Lot:		152 083		Zone:		A		Date Printed:		11-15-24								
911 Address:						Exempt				Route		6		Nbhd:		105		Last Update:		08-06-24				
Owner Of Record										Volume/Page		Date		Sales Type			Valid	Sale Price						
SARTORI MARCO & JILL										2171 /253		07-18-24		Warranty Deed			YES	375,000						
357 BRIMFIELD RD WETHERSFIELD , CT 06109																								
Additional Owners:																								
Prior Owner History																								
REVATTA MARTINA										2129 /289		06-21-21		Warranty Deed			YES	265,000						
GATTINELLA SALVATORE & DIMARCO ALAN										1881 /194		04-16-15		Quit Claim			NO	0						
GATTINELLA ANGELA										1949 /338		05-27-14		Death Cert			NO	0						
GATTINELLA SEBASTIAN & ANGELA										229 /494		07-06-64		Warranty Surviv			NO	0						
										/														
Permit Number			Date		Cost		Building Permit																	
B-21-0562			07-27-21		11,000		Strip and remove shingles to plywood and reshingle.																	
E8833			12-16-98		3,000																			
										State Item Codes							Appraised Value							
Census/Tract		4925								Code		Quantity	Value		Code		Quantity	Value		Total Land Value			103,950	
Dev Map		Dev Lot 213								11- Res Land		0.21	72,760							Total Building Value			97,341	
Date		08/06/2024								13- Res Bldg		1.00	68,140							Total Outbuilding Value			1,344	
Inspector		SB								14- Res Outbldg		1.00	940							Total Market Value			202,635	
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		72,760		72,760		72,760		72,760														
Building		68,140		70,200		70,200		70,200		70,200														
Outbuilding		940		940		940		940		940														
Total		141,840		143,900		143,900		143,900		143,900														
										Totals														
Comments																								
2024GL: LISTING REVIEW - REDUCE DECK SIZE; ADD EXISTING EXTRA FIXTURE																								
VOLUME 1949, PAGE 338 - PROBATE FILED LATE 8/9/2016 WITH NOTICE OF DEATH OF SEBASTIAN-ENTERED AS DATE OF DEATH DUE TO SYSTEM ERRORS																								

Unique ID: 152083

Wethersfield

Location:	357 BRIMFIELD RD	Unit	
911 Address:			
Map/Block/Lot	152 083		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,278	99,071
Unit		Average Quality Basement Fi	300	4,500
Overall Condition	Average	Basement	1,278	19,170
Class	C	Central Air	1,278	1,917
Stories	1.00	Extra Fixtures	1	300
Design (Style)	Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1955	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	135,458
		Depr/Adjust Amount	0	40,637
		Final Value (After Depr)	0	94,820

Finished Area 1,278
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,278
Basement Finish	300
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 %	Wood Deck	2020	Average	42	707
Fuel	Natural Gas		Enclosed Porch	1955	Average	144	1,814
Cooling Type	Central	100 %					

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	HIP

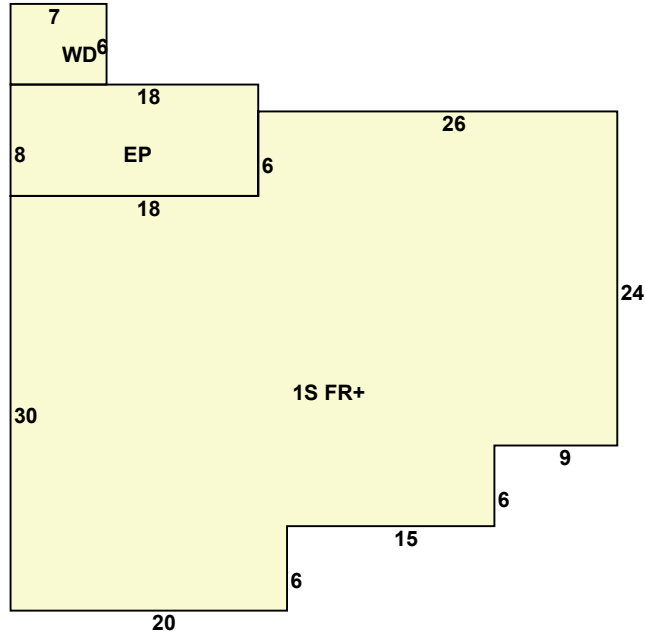
Total Building Value 97,341

Special Features	
Extra Fixtures	1

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Average	120	1,344					

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



Unique ID: 175028

Wethersfield

Card No: 1 of 1

Location:	22 HAROLD ST	Map/Lot:	175 028	Zone:	A	Date Printed:	11-15-24
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911 Address:		Exempt		Route	6	Nbhd:	93	Last Update:	11-06-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
YANAROS MICHELLE		2171 /219	07-18-24	Warranty Deed	YES	418,000
22 HAROLD ST WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
SARGENT STEPHEN		2071 /154	01-15-19	Warranty Deed	YES	204,600
ROOT SYLVIA G		2071 /153	01-15-19	Probate	NO	0
ROOT SYLVIA G & ALBERT E JR		0573 /0364	06-01-94		NO	0
		/				
		/				

Permit Number	Date	Cost	Building Permit
B-24-0716	06-21-24	2,000	Replace asphalt shingles on rear porch 3.5 square. Ice and water shield and drip edge. Plywood replace
ROW-22-0752	12-12-22	0	Permanent restoration of road patch for CNG
E-18-264	08-13-18	1,500	REPL SVC
99-2959	03-30-99	3,850	

Census/Tract		State Item Codes					Appraised Value	
4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 93,930
Dev Map	Dev Lot 101-	11- Res Land	0.37	65,750				Total Building Value 146,172
Date 08/06/2024		13- Res Bldg	1.00	102,320				Total Outbuilding Value 2,218
Inspector SB		14- Res Outbldg	1.00	1,550				Total Market Value 242,320
Action LISTING REVIEW								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.37	0.00	93,000	1.01	0	93,930				
Total	0.37					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	102,320	102,320	102,320	102,320	102,320						
Outbuilding	1,550	1,550	1,550	1,550	1,550						
Total	169,620	169,620	169,620	169,620	169,620				Totals		

Comments

2024GL: LISTING REVIEW - BDRM COUNT

Location:	22 HAROLD ST	Unit	
911 Address:			
Map/Block/Lot	175 028		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,666	149,440
Unit		Basement	816	12,240
Overall Condition	Average	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	172,180
Construction	Wood Frame	Depr/Adjust Amount	0	49,932
Year Built	1960	Final Value (After Depr)	0	122,248
Percent Complete	100			

Finished Area 1,666
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	816
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

Attached Component Computations			
Grade Factor	0	Physical Depreciation %	29
Economic Depreciation %	0	Functional Depreciation %	0

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

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 146,172

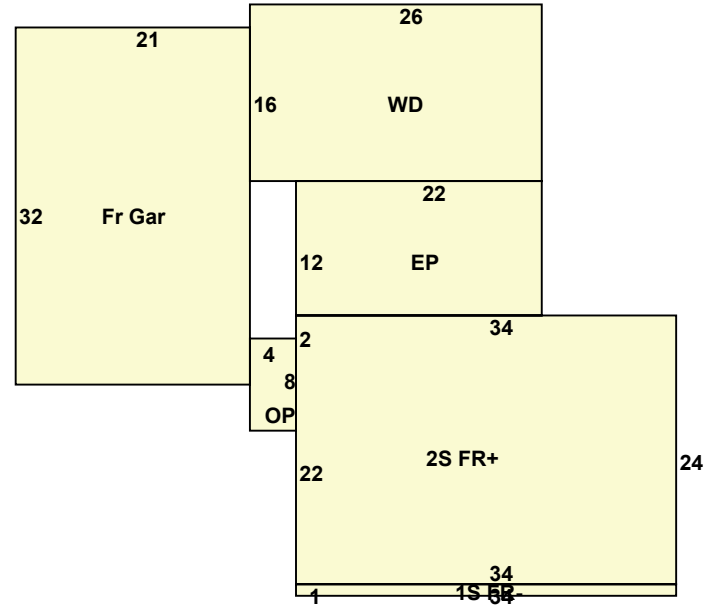
Special Features

Detached Component Computations

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Frame Shed	2008	Average	198	2,218					

Room Summary

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



Unique ID: 221046

Wethersfield

Card No: 1 of 1

Location:	160 CHURCH ST				Map/Lot:	221 046		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	107	Last Update:	08-06-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
COZZI LISA & CHRISTOPHER WILLIAM					2171 /278	07-18-24		Warranty Deed		YES	557,111	
160 CHURCH ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HURLEY SEAN C & AMY S					0540 /0184	01-29-93				YES	183,000	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
E-19-0228	07-01-19	0	Relocate 2 switches & 2 outlets . Install 2 new outlets .									
E-19-0228	07-01-19	0	Relocate 2 switches and 2 outlets . Install 2 new outlets .									
B-19-0309	06-07-19	7,000	Close in existing first floor alcove to be closed in to create access to existing bathroom. (Plumbing & e									
B-19-0309	06-07-19	7,000	Close in existing first floor alcove to be closed in to create access to existing bathroom. (Plumbing an									
BP06355	08-02-06	4,500	Reroof house & garage									
EP02153	06-06-02	1,200	200 amp service									
Census/Tract				State Item Codes				Appraised Value				
4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		109,140			
Dev Map	Dev Lot 20	11- Res Land	0.46	76,400			Total Building Value		138,346			
Date 08/06/2024		13- Res Bldg	1.00	96,840			Total Outbuilding Value		16,989			
Inspector SB		14- Res Outbldg	2.00	11,890			Total Market Value		264,475			
Action LISTING REVIEW												
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.46	0.00	107,000	1.02	0	109,140						
Total	0.46					109,140						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	76,400	76,400	76,400	76,400	76,400							
Building	96,840	96,700	96,700	96,700	96,700							
Outbuilding	11,890	11,890	11,890	11,890	11,890							
Total	185,130	184,990	184,990	184,990	184,990					Totals		
Comments												
2024GL: LISTING INSPECTION - ADD EXISTING EXTRA FIXTURE												
2019GL-REAR OP IS NOW 1SFR FOR ENTRANCE TO EXISTING BATHROOM												

Location:	160 CHURCH ST	Unit	
911 Address:			
Map/Block/Lot	221 046		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,789	157,682
Unit		Basement	903	13,545
Overall Condition	Good	Extra Fixtures	1	300
Class	C	Full Baths	2	10,000
Stories	2.00	Value Before Depr.	0	181,527
Design (Style)	Colonial	Depr/Adjust Amount	0	54,458
Construction	Wood Frame	Final Value (After Depr)	0	127,069
Year Built	1932			
Percent Complete	100			

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

Foundation	
Basement Area	903
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1932	Good	336	8,232
Fuel	Natural Gas		Enclosed Porch	1932	Good	20	252
Cooling Type	None	0 %	Enclosed Porch	1932	Good	30	375
			Open Porch	1932	Good	300	2,415

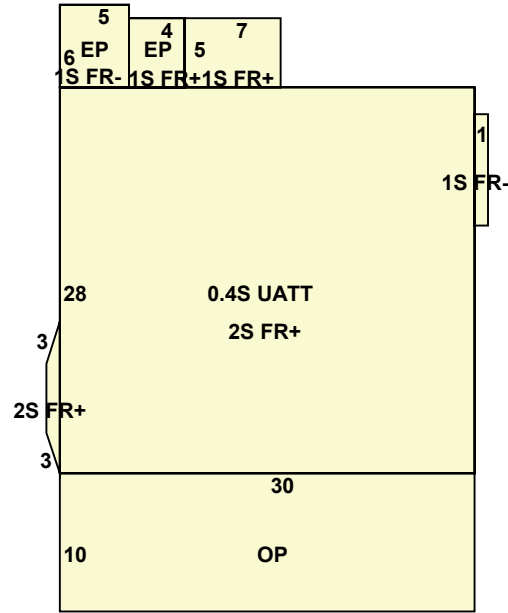
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	HIP

Total Building Value 138,346

Special Features		Detached Component Computations									
Extra Fixtures	1	Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
		Frame Garage	1932	Average	400	8,320					
		Vinyl Pool	1980	Average	595	8,669					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
8	3	1	2	0



Unique ID: 169017

Wethersfield

Card No: 1 of 1

Location:	99 CUMBERLAND AVE				Map/Lot:	169 017		Zone:	C	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	08-15-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
REID PETER JOHN & WEDDERBURN SHARMINE ANTHIA					2171 / 19	07-19-24	Quit Claim			NO	0	
99 CUMBERLAND AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
REID PETER-JOHN					2170 / 306	06-18-24	Warranty Surviv			YES	332,500	
FOLLACCHIO LIVING TRUST FOLLACCHIO NICHOLAS F & PATRICIA A					2163 / 87	09-15-23	Quit Claim			NO	0	
FOLLACCHIO NICHOLAS A & PATRICIA A					0615 / 0330	06-03-96				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
BP-1094	12-10-09	4,350	Construct 11' x 24' deck									
BP-0680	11-06-09	16,000	Remove 2 layers & replace									
EP030435	12-22-03	1,250	SVC CHG TO 100A									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 79	11- Res Land	0.11	63,760				Total Land Value		91,080		
Date	07/09/2024	13- Res Bldg	1.00	90,710				Total Building Value		129,592		
Inspector	SB	14- Res Outbldg	2.00	5,970				Total Outbuilding Value		8,525		
Action	Letter Sent							Total Market Value		229,197		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.11	0.00	92,000	0.99	0	91,080						
Total	0.11					91,080						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	63,760	63,750	63,750	63,750	63,750							
Building	90,710	84,360	84,360	84,360	84,360							
Outbuilding	5,970	5,970	5,970	5,970	5,970							
Total	160,440	154,080	154,080	154,080	154,080					Totals		
Comments												
2024GL: INSPECTION - ADD 809sf OF FBA & EXTRA KITCHEN 2013 REM FBM 2010-VINYL SIDING												

Unique ID: 169017

Wethersfield

Location:	99 CUMBERLAND AVE	Unit
911 Address:		
Map/Block/Lot	169 017	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,666	149,440
Unit		Basement	952	14,280
Overall Condition	Average	Extra Kitchen	1	7,500
Class	C	Fireplace	1	3,000
Stories	1.75	Full Baths	1	5,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Low Quality Basement Finish	809	5,663
Year Built	1950	Value Before Depr.	0	187,383
Percent Complete	100	Depr/Adjust Amount	0	58,089
		Final Value (After Depr)	0	129,294

Finished Area 1,666
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	952
Basement Finish	809
Bsmt Room Style	Low
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	NO

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

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

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

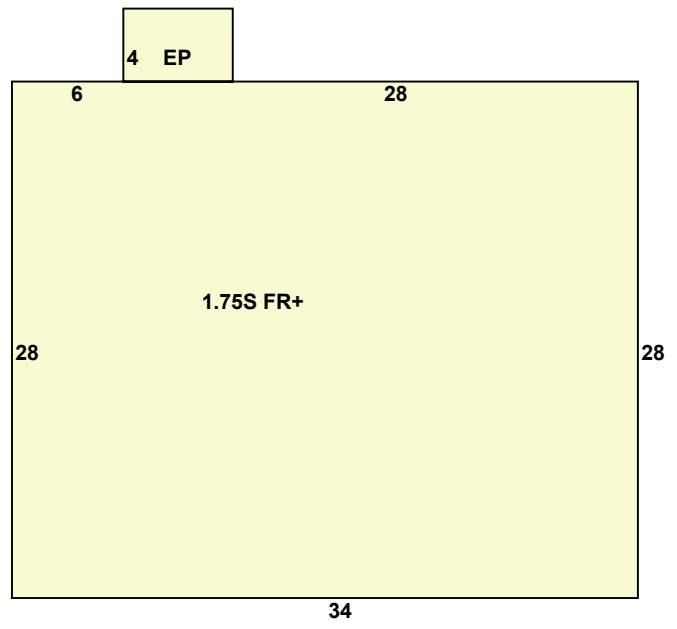
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Type	Yr Built	Condition	Area/Qty	Value
Enclosed Porch	1950	Average	24	298
Total Building Value				129,592

Special Features	
Extra Kitchen	1

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1950	Average	240	5,299					
Det Masonry Patio	2008	Average	224	3,226					

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



Unique ID: 200032

Wethersfield

Card No: 1 of 1

Location:	147 PROSPECT ST				Map/Lot:	200 032		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	90	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BALL DANIEL A & ZOILA R					2171 /335	07-22-24	Quit Claim			NO	0	
147 PROSPECT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BALL A DANIEL					2171 /332	07-22-24	Trustees Deed			NO	0	
DANIEL A BALL TRUST BALL A DANIEL					2171 /329	07-22-24	Trustee Deed			NO	0	
BALL JOHANNA D EST TRUST BALL DANIEL A EXECUTOR					2164 /693	11-10-23	Probate			NO	0	
BALL JOHANNA D TRUST					1415 /0109	06-11-07				NO	0	
BALL JOHANNA D					0581 /0478	11-07-94				NO	0	
Permit Number	Date	Cost	Building Permit									
P-24-0143	04-22-24	1,314	Install gas line to new generator.									
E-24-0182	04-19-24	11,200	Install 14kW generac generator with 100A transfer switch									
E-23-0602	10-14-23	3,000	Install new 100 amp service.									
B-22-0983	12-29-22	3,000	INSTALL DOOR IN BREEZEWAY WALL INTO GARAGE & STAIRS TO GARAGE FLR									
E-22-0607	12-02-22	6,000	100 AMP EMERGENCY SVC CHNG DUE TO DAMAGED MAIN BREAKER PANEL									
P-14-194	08-13-14	750	REPLACEMENT OF WATER HEATER									
State Item Codes					Appraised Value							
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 3	11- Res Land	0.25	63,000				Total Land Value 90,000				
Date	05/09/2024	13- Res Bldg	1.00	97,880				Total Building Value 139,824				
Inspector	SB	14- Res Outbldg	1.00	1,310				Total Outbuilding Value 1,872				
Action	DM Change							Total Market Value 231,696				
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	97,880	97,430	97,430	97,430	97,430							
Outbuilding	1,310	1,310	1,310	1,310	1,310							
Total	162,190	161,740	161,740	161,740	161,740					Totals		
Comments												
2024DM: FRONT PORCH IS ENCLOSED; GENERATOR POOR DRAINAGE ON STREET SUMP PUMP WET BSM=FUNC SAYS OWNER 10/08												

Location:	147 PROSPECT ST	Unit	
911 Address:			
Map/Block/Lot	200 032		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,442	110,169
Unit		Basement	1,442	21,630
Overall Condition	Avg/Good	Central Air	1,442	2,163
Class	C	Extra Fixtures	1	300
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Masonry	Low Quality Basement Finish	600	4,200
Year Built	1963	Value Before Depr.	0	151,462
Percent Complete	100	Depr/Adjust Amount	0	31,807
		Final Value (After Depr)	0	119,655

Finished Area	1,442	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,442			
Basement Finish	600			
Bsmt Room Style	Low			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 21
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

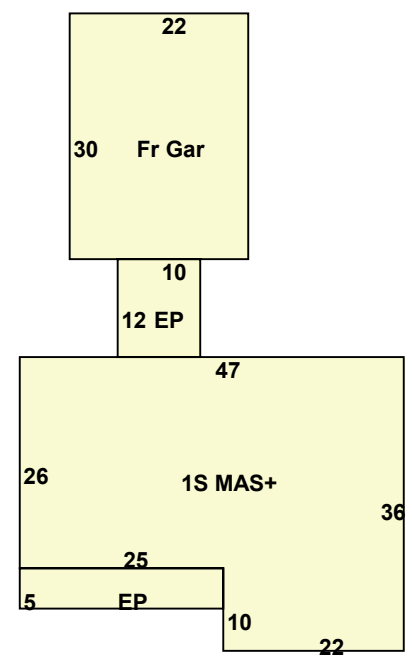
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1963	Average/Good	660	16,685
Fuel	Natural Gas			Enclosed Porch	1963	Average/Good	125	1,773
Cooling Type	Central	100 %		Enclosed Porch	1963	Average/Good	120	1,705

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

Exterior			
Exterior	Brick/Masonr	Vinyl Siding	
Roof Cover	Asphalt		
Roof Type	Gable		
Total Building Value 139,824			

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				Det Masonry Patio	2008	Average	130	1,872
Gas FP	1								
Extra Fixtures	1								

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



Location:	147 PROSPECT ST				Map/Lot:	200 032		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	90	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
BALL DANIEL A & ZOILA R					2171 /335	07-22-24	Quit Claim		NO	0		
147 PROSPECT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BALL A DANIEL					2171 /332	07-22-24	Trustees Deed		NO	0		
DANIEL A BALL TRUST BALL A DANIEL					2171 /329	07-22-24	Trustee Deed		NO	0		
BALL JOHANNA D EST TRUST BALL DANIEL A EXECUTOR					2164 /693	11-10-23	Probate		NO	0		
BALL JOHANNA D TRUST					1415 /0109	06-11-07			NO	0		
BALL JOHANNA D					0581 /0478	11-07-94			NO	0		
Permit Number	Date	Cost	Building Permit									
P-24-0143	04-22-24	1,314	Install gas line to new generator.									
E-24-0182	04-19-24	11,200	Install 14kW generac generator with 100A transfer switch									
E-23-0602	10-14-23	3,000	Install new 100 amp service.									
B-22-0983	12-29-22	3,000	INSTALL DOOR IN BREEZEWAY WALL INTO GARAGE & STAIRS TO GARAGE FLR									
E-22-0607	12-02-22	6,000	100 AMP EMERGENCY SVC CHNG DUE TO DAMAGED MAIN BREAKER PANEL									
P-14-194	08-13-14	750	REPLACEMENT OF WATER HEATER									
Census/Tract 4922					State Item Codes			Appraised Value				
Dev Map	Date	Inspector	Action	Dev Lot 3	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	90,000
	05/09/2024	SB	DM Change		11- Res Land	0.25	63,000				Total Building Value	139,824
					13- Res Bldg	1.00	97,880				Total Outbuilding Value	1,872
					14- Res Outbldg	1.00	1,310				Total Market Value	231,696
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	97,880	97,430	97,430	97,430	97,430							
Outbuilding	1,310	1,310	1,310	1,310	1,310							
Total	162,190	161,740	161,740	161,740	161,740					Totals		
Comments												
2024DM: FRONT PORCH IS ENCLOSED; GENERATOR POOR DRAINAGE ON STREET SUMP PUMP WET BSM=FUNC SAYS OWNER 10/08												

Location:	147 PROSPECT ST	Unit	
911 Address:			
Map/Block/Lot	200 032		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,442	110,169
Unit		Basement	1,442	21,630
Overall Condition	Avg/Good	Central Air	1,442	2,163
Class	C	Extra Fixtures	1	300
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Masonry	Low Quality Basement Finish	600	4,200
Year Built	1963	Value Before Depr.	0	151,462
Percent Complete	100	Depr/Adjust Amount	0	31,807
		Final Value (After Depr)	0	119,655

Finished Area	1,442	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,442			
Basement Finish	600			
Bsmt Room Style	Low			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 21
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1963	Average/Good	660	16,685
Fuel	Natural Gas			Enclosed Porch	1963	Average/Good	125	1,773
Cooling Type	Central	100 %		Enclosed Porch	1963	Average/Good	120	1,705

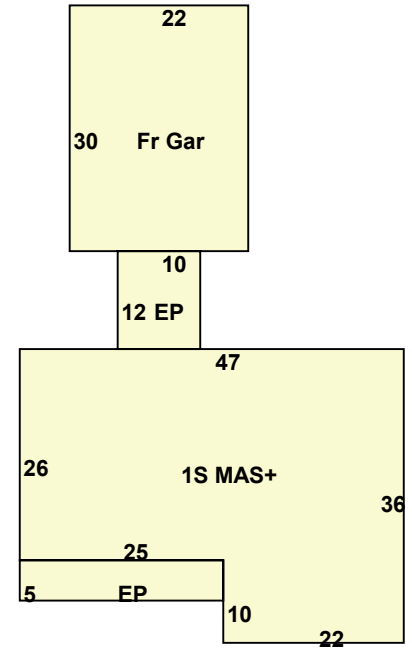
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Brick/Masonr	Vinyl Siding
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 139,824

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				Det Masonry Patio	2008	Average	130	1,872
Gas FP	1								
Extra Fixtures	1								

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



Location:	147 PROSPECT ST				Map/Lot:	200 032		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	90	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BALL DANIEL A & ZOILA R					2171 /335	07-22-24	Quit Claim			NO	0	
147 PROSPECT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BALL A DANIEL					2171 /332	07-22-24	Trustees Deed			NO	0	
DANIEL A BALL TRUST BALL A DANIEL					2171 /329	07-22-24	Trustee Deed			NO	0	
BALL JOHANNA D EST TRUST BALL DANIEL A EXECUTOR					2164 /693	11-10-23	Probate			NO	0	
BALL JOHANNA D TRUST					1415 /0109	06-11-07				NO	0	
BALL JOHANNA D					0581 /0478	11-07-94				NO	0	
Permit Number	Date	Cost	Building Permit									
P-24-0143	04-22-24	1,314	Install gas line to new generator.									
E-24-0182	04-19-24	11,200	Install 14kW generac generator with 100A transfer switch									
E-23-0602	10-14-23	3,000	Install new 100 amp service.									
B-22-0983	12-29-22	3,000	INSTALL DOOR IN BREEZEWAY WALL INTO GARAGE & STAIRS TO GARAGE FLR									
E-22-0607	12-02-22	6,000	100 AMP EMERGENCY SVC CHNG DUE TO DAMAGED MAIN BREAKER PANEL									
P-14-194	08-13-14	750	REPLACEMENT OF WATER HEATER									
State Item Codes					Appraised Value							
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 3	11- Res Land	0.25	63,000				Total Land Value		90,000		
Date	05/09/2024	13- Res Bldg	1.00	97,880				Total Building Value		139,824		
Inspector	SB	14- Res Outbldg	1.00	1,310				Total Outbuilding Value		1,872		
Action	DM Change							Total Market Value		231,696		
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	97,880	97,430	97,430	97,430	97,430							
Outbuilding	1,310	1,310	1,310	1,310	1,310							
Total	162,190	161,740	161,740	161,740	161,740					Totals		
Comments												
2024DM: FRONT PORCH IS ENCLOSED; GENERATOR POOR DRAINAGE ON STREET SUMP PUMP WET BSM=FUNC SAYS OWNER 10/08												

Location:	147 PROSPECT ST	Unit	
911 Address:			
Map/Block/Lot	200 032		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,442	110,169
Unit		Basement	1,442	21,630
Overall Condition	Avg/Good	Central Air	1,442	2,163
Class	C	Extra Fixtures	1	300
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Masonry	Low Quality Basement Finish	600	4,200
Year Built	1963	Value Before Depr.	0	151,462
Percent Complete	100	Depr/Adjust Amount	0	31,807
		Final Value (After Depr)	0	119,655

Finished Area	1,442	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,442			
Basement Finish	600			
Bsmt Room Style	Low			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 21
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

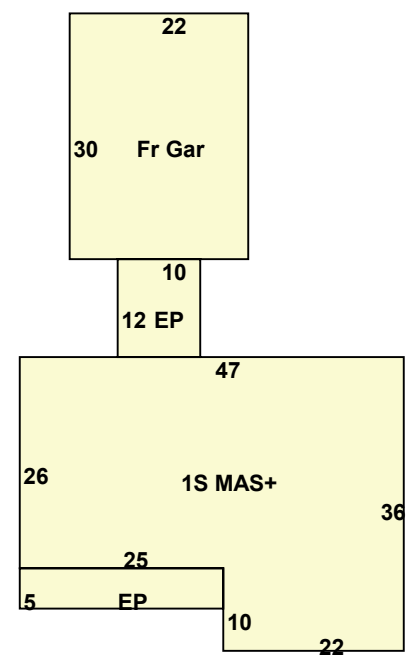
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1963	Average/Good	660	16,685
Fuel	Natural Gas			Enclosed Porch	1963	Average/Good	125	1,775
Cooling Type	Central	100 %		Enclosed Porch	1963	Average/Good	120	1,705

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

Exterior			
Exterior	Brick/Masonr	Vinyl Siding	
Roof Cover	Asphalt		
Roof Type	Gable		
Total Building Value			139,824

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				Det Masonry Patio	2008	Average	130	1,872
Gas FP	1								
Extra Fixtures	1								

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



Unique ID: 087008

Wethersfield

Card No: 1 of 1

Location:	208 THORNBUSH RD				Map/Lot:	087 008		Zone:	A1	Date Printed:	11-15-24		
911 Address:					Exempt		Route	2	Nbhd:	100	Last Update:	08-01-24	
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price	
PAYETTE-HWANG KIM L & PAYETTE STEVEN J & NEARY ROBIN P					2171 /290	07-22-24		Trustee Deed			NO	0	
8306 SCENIC DR YAKIMA , WA 98908													
Additional Owners:													
Prior Owner History													
PAYETTE STEVEN TRUSTEE					2129 /253	06-18-21		Quit Claim			NO	0	
PAYETTE LYNN					2127 /787	05-27-21		Probate			NO	0	
PAYETTE JAMES E & LYNN					0264 /0046	02-14-69					NO	0	
					/								
					/								
Building Permit													
Permit Number	Date	Cost											
E-23-0489	09-08-23	7,400	Emergency 200 amp service upgrade. CRS #14325722										
PP-0060	06-19-08	700	Elec. water heater										
State Item Codes													
Census/Tract	4926	Code			Quantity	Value	Code			Quantity	Value	Appraised Value	
Dev Map	Dev Lot 1	11- Res Land	0.36	70,000							Total Land Value	100,000	
Date	05/23/2018	13- Res Bldg	1.00	76,500							Total Building Value	109,285	
Inspector	EQ	14- Res Outbldg	3.00	5,720							Total Outbuilding Value	8,170	
Action	DM Change										Total Market Value	217,455	
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.36	0.00	100,000	1.00	0	100,000							
Total	0.36					100,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	70,000	70,000	70,000	70,000	70,000								
Building	76,500	76,500	76,500	76,500	76,500								
Outbuilding	5,720	5,720	5,720	5,720	5,720								
Total	152,220	152,220	152,220	152,220	152,220					Totals			
Comments													

Unique ID: 087008

Wethersfield

Location:	208 THORNBUSH RD	Unit	
911 Address:			
Map/Block/Lot	087 008		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,488	132,313
Unit		Basement	720	10,800
Overall Condition	Good/VG	Full Baths	1	5,000
Class	C	Value Before Depr.	0	148,113
Stories	2.00	Depr/Adjust Amount	0	41,472
Design (Style)	Conventional	Final Value (After Depr)	0	106,641
Construction	Wood Frame			
Year Built	1900			
Percent Complete	100			

Finished Area	1,488
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	720
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
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	Forced Hot Air	100 %	Wood Deck	1900	Good/Very Good	216	2,644
Fuel	Oil						
Cooling Type	None	0 %					

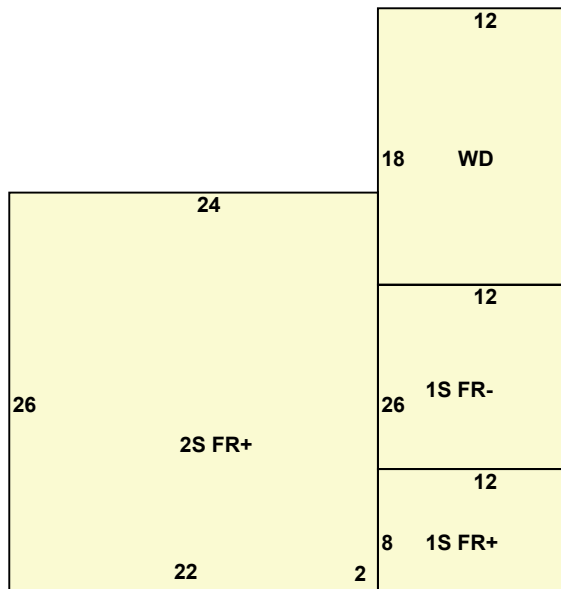
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 109,285

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Good	126	3,274					
Frame Shed	2017	Average/Fair	96	1,250					
Frame Shed	2008	Good	160	3,646					

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



Location:	51 JAMESWELL RD				Map/Lot:	128 004		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
ROCHELEAU GAIL					2171 /287	07-22-24		Warranty Deed		NO	0	
51 JAMESWELL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ROCHELEAU ROGER J & GAIL					1732 /0312	08-27-12				YES	213,000	
KUTNIEWSKI JOSEPH III & TARYN M					1240 /0333	04-18-05				YES	240,000	
DION MARGARET G					0724 /0320	11-05-98				YES	124,000	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-12-51	03-05-12	4,900	REMOVED AND REPLACED ROOF IN 2005 WITH 30 YR ARCHITECTURAL SHINGLES.									
B-12-51	03-05-12	4,900	REMOVED & REPL'D ROOF IN 2005									
MP06187	11-29-06	7,600	Cntrl A/C;repl furnace									
BP02510	08-15-02	3,300	Vinyl siding									
PP000084	04-27-00	500	Gas wtr htr									
EP990295	09-22-99	500	SERVICE CHANGE									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 64	11- Res Land	0.28	64,450				Total Land Value		92,070		
Date	05/07/2018	13- Res Bldg	1.00	74,690				Total Building Value		106,700		
Inspector	EQ							Total Outbuilding Value		0		
Action	DM No Change							Total Market Value		198,770		
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	0.99	0	92,070						
Total	0.28					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	74,690	74,690	74,690	74,690	74,690							
Outbuilding	0	0	0	0	0							
Total	139,140	139,140	139,140	139,140	139,140					Totals		
Comments												
2ND FP IN BSMT-BLOCKED OFF- 4/17/08 2012 KIT&BATH TO MODERN PER MLS ATTIC ACCESS THRU SCUTTLE												

Unique ID: 128004

Wethersfield

Location:	51 JAMESWELL RD	Unit	
911 Address:			
Map/Block/Lot	128 004		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,142	90,858
Unit		Average Quality Basement Fi	550	8,250
Overall Condition	Good	Basement	1,142	17,130
Class	C	Basement Garage Bays	1	2,000
Stories	1.00	Central Air	1,142	1,713
Design (Style)	Ranch	Fireplace	2	6,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1954	Value Before Depr.	0	130,951
Percent Complete	100	Depr/Adjust Amount	0	30,119
		Final Value (After Depr)	0	100,832

Finished Area 1,142
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,142
Basement Finish	550
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	Forced Hot Air	100 %	Wood Deck	1954	Good	320	4,189
Fuel	Natural Gas		Wood Deck	1954	Good	112	1,466
Cooling Type	Central	100 %	Open Porch	1954	Good	24	213

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

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

Total Building Value 106,700

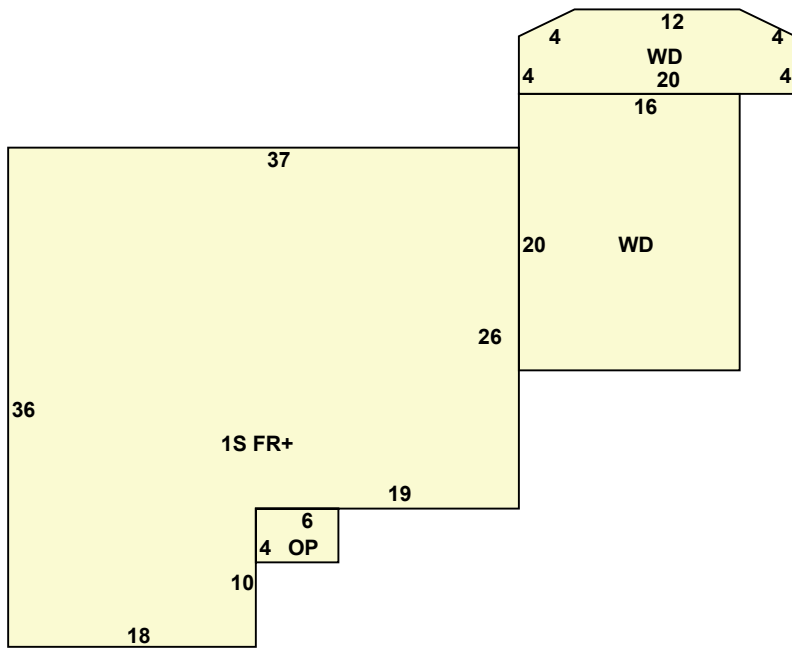
Special Features

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
4	2	1	1	0



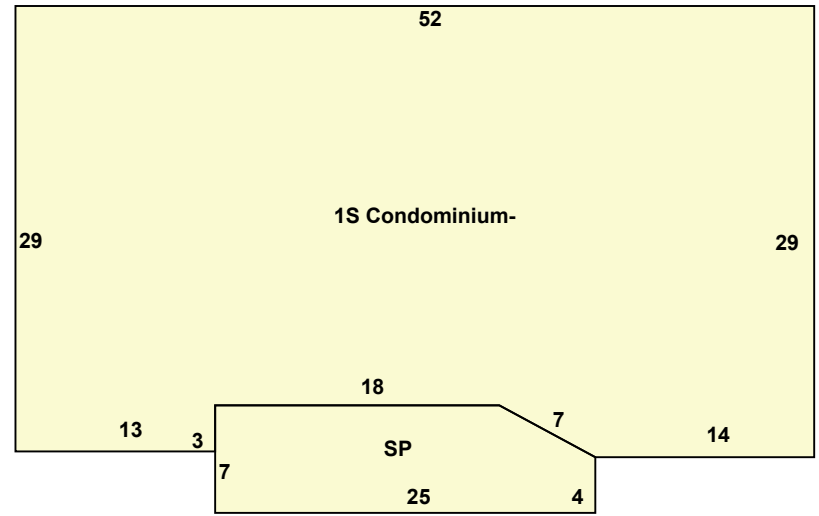
Unique ID: 239009002A

Wethersfield

Card No: 1 of 1

Location:	33 MILL ST			Map/Lot:	239 009 002A		Zone:	SRD	Date Printed:	11-15-24		
911 Address:				Exempt			Nbhd:		Last Update:	09-18-24		
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
TINTURIN TOM REV TRUST TOM MERYL & T					2171 /285	07-22-24	Warranty Deed		NO	0		
33 MILL ST 2A WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
TOM MERYL & TINTURIN STEWART					2164 /124	10-23-23	Other		NO	0		
TOM MERLYN & TINTURIN STEWART					2162 /1034	09-07-23	Warranty Surviv		YES	290,000		
CATALDI MARLIANA HAIGH					2124 /195	04-07-21	Trustee Deed		YES	240,000		
SCHULTZ CATHERINE R TRUSTEE					2119 /918	02-01-21	Probate		NO	0		
SCHULTZ CATHERINE R TRUSTEE					1569 /0309	12-16-09			NO	0		
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			0
Dev Map	Dev Lot 2A		15- Condominium	1.00	172,100				Total Building Value			245,864
Date	05/01/2024 12/17/2008								Total Outbuilding Value			0
Inspector	GH								Total Market Value			245,864
Action	DM No Change Hearing-No Chng											
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	172,100	167,390	167,010	167,010	157,740							
Outbuilding	0	0	0	0	0							
Total	172,100	167,390	167,010	167,010	157,740					Totals		
Comments												
2024DM: RESKETCH PORCH (INSPECTION OF LIKE UNIT) 2023GL: LISTING REVIEW - 2 XTRA FIXTURES 2021GL-UPDATED CI 2.32												

LOCATION:		33 MILL ST 2A			
911 ADDRESS:					
MAP/BLOCK/LOT:		239 009 002A			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex Millpointe		Base Rate	1,450	252,300	
Model Seville		Central Air	1,450	2,175	
Style Condominium		Extra Fixtures	2	600	
		Fireplace	1	3,000	
		Full Baths	2	10,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	270,575	
		Depr/Adjust Amount	0	27,058	
		Final Value (After Dep)	0	243,518	
Building Use	Residential				
Condition	Good				
Class	C				
Stories	1.00				
Construction					
Year Built	1990				
Percent Complete	100				
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access	Interior	GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	10		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Screened Porch	163	2,347
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet	Vinyl			
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
Extra Fixtures	2		Location		
			Floor/Unit Location	Interior	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,450	4	2	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 131014

Wethersfield

Card No: 1 of 1

Location:	1016 RIDGE RD				Map/Lot:	131 014		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	08-07-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
HAWTHORNE MATTHEW DAVID					2171 /295	07-22-24	Warranty Deed			YES	395,000	
1016 RIDGE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
KOERNER DANIEL					1874 /0125	03-02-15				YES	270,000	
MANCINI TRICIA					1585 /0328	04-15-10				YES	249,000	
MICHAUD STEVEN M & STACEY E					1585 /0327	04-15-10				NO	0	
MICHAUD STEVEN M & CALANDRA MICHAEL A					0845 /0045	05-14-01	WARD STACEY E			YES	195,000	
					0739 /0338	02-16-99				NO	0	
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		91,140		
Dev Map	Dev Lot 36A	11- Res Land	0.26	63,800				Total Building Value		124,286		
Date	08/07/2024	13- Res Bldg	1.00	87,000				Total Outbuilding Value		0		
Inspector	SB							Total Market Value		215,426		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	93,000	0.98	0	91,140						
Total	0.26					91,140						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	63,800	63,800	63,800	63,800	63,800							
Building	87,000	86,850	86,850	86,850	86,850							
Outbuilding	0	110	110	110	110							
Total	150,800	150,760	150,760	150,760	150,760					Totals		
Comments												
2024GL: LISTING REVIEW - ADD EXISTING EXTRA FIXTURE; REMOVE METAL SHED												

Location:	1016 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	131 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,522	136,523
Unit		Average Quality Basement Fi	170	2,550
Overall Condition	Good	Basement	624	9,360
Class	C	Central Air	1,522	2,283
Stories	2.00	Extra Fixtures	1	300
Design (Style)	Colonial	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1940	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	161,516
		Depr/Adjust Amount	0	45,225
		Final Value (After Depr)	0	116,292

Finished Area	1,522	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	624			
Basement Finish	170			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 28
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	1940	Good	298	3,648
Fuel	Natural Gas			Frame Garage	1940	Good	180	4,147
Cooling Type	Central	100 %		Open Porch	1940	Good	24	199

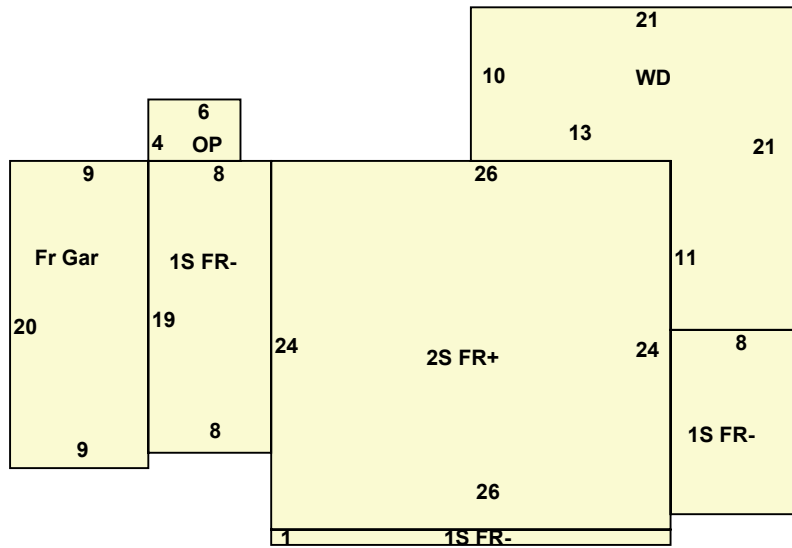
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 124,286

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
7	3	1	1	1



Unique ID: 186064

Wethersfield

Card No: 1 of 1

Location:	79 TWO STONE DR				Map/Lot:	186 064		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	118	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
TORDA CHRISTINE					2171 /340	07-22-24	Warranty Deed		YES	490,000		
79 TWO STONE DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
VELAZQUEZ JESUS & BUTALA VANESSA					2126 /1116	05-18-21	Warranty Surviv		YES	415,000		
LIN ZHI & ROQUE TRISH ANNE					2050 /186	07-18-18	Warranty Surviv		YES	375,000		
CAMPBELL MICHAEL					1982 /0042	03-01-17	Foreclosure		NO	177,000		
FEDERAL NATIONAL MORTGAGE ASSOCIATI					1948 /0051	08-01-16			NO	0		
WELLS FARGO BANK NA					1948 /0048	08-01-16			NO	211,000		
Permit Number	Date	Cost	Building Permit									
E-17-355	10-04-18	3,200	WIRE KITCHEN, 2 BATHS, & LAUNDRY AREA TO CODE. INSTALL INTERCONNECT SMOKE DETECTORS									
B-18-300	06-18-18	2,000	Add half bath to basement renovation.									
B-18-300	06-08-18	2,000	ADD HALF BATH TO BASEMENT RENOVATION									
B-18-81	03-13-18	2,200	INSTALL 2'X'4' WALLS ON HALF THE BASEMENT, NOT THE FULL BASEMENT W/ 2 PASS DOORS. INSTALL INSULATION & SH									
E-18-45	02-05-18	1,500	WIRE BASEMENT OUTLETS & GENERAL LIGHTING									
P-18-7	01-23-18	6,000	Relocate kitchen sink, replace fixtures for master bath, replace fixtures for main bath, add laundry hooku									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 44	11- Res Land	0.35	83,430				Total Land Value		119,180		
Date	08/06/2024	12/30/2008	13- Res Bldg	1.00	140,660			Total Building Value		200,948		
Inspector	SB		14- Res Outbldg	1.00	1,040			Total Outbuilding Value		1,490		
Action	LISTING REVIEW Hearing-Change							Total Market Value		321,618		
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	1.01	0	119,180						
Total	0.35					119,180						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	83,430	83,430	83,430	83,430	83,430							
Building	140,660	140,660	140,660	140,660	140,660							
Outbuilding	1,040	1,040	1,040	1,040	1,040							
Total	225,130	225,130	225,130	225,130	225,130					Totals		
Comments												
2018GL-FULL REHAB, ADD HALF BATH, FBA PULL DOWN ATTIC STAIRS												

Location:	79 TWO STONE DR	Unit	
911 Address:			
Map/Block/Lot	186 064		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,738	125,327
Unit		Basement	1,128	17,766
Overall Condition	Excellent	Better Quality Basement Fin	800	25,200
Class	C+	Central Air	1,738	2,737
Stories	1.00	Extra Fixtures	1	315
Design (Style)	Ranch	Fireplace	1	3,150
Construction	Wood Frame	Full Baths	2	10,500
Year Built	1954	Half Baths	1	2,625
Percent Complete	100	Value Before Depr.	0	187,621
		Depr/Adjust Amount	0	5,629
		Final Value (After Depr)	0	181,992

Finished Area	1,738	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,128			
Basement Finish	800			
Bsmt Room Style	Better			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				3
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1954	Very Good	500	18,400
Fuel	Oil			Open Porch	1954	Very Good	12	159
Cooling Type	Central	100 %		Open Porch	1954	Very Good	30	397

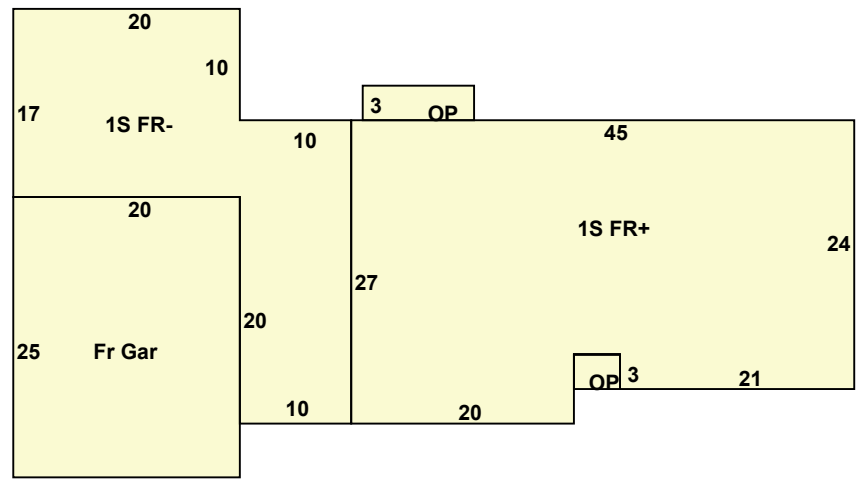
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value			200,948
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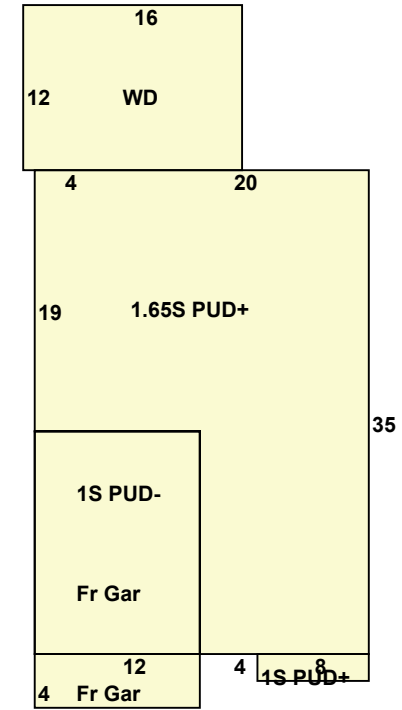
Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1				Det Masonry Patio	2008	Poor	180	1,490

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



Location:	76 SCHOOLHOUSE XING				Map/Lot:	016 017		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	11-12-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
LANTIERE DAWN					2171 /357	07-23-24	Admin Deed			NO	297,500	
76 SCHOOLHOUSE CR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
RUSSO ANNE-MARIE					1233 /0310	03-18-05				YES	219,900	
THOMPSON BRUCE H & NANCY L					1233 /0309	03-18-05				NO	0	
THOMPSON BRUCE H & RATTALIATA NANCY L					0395 /0305	09-14-87				NO	158,000	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-19-0783	09-26-19	4,856	Install one replacement window and one patio door . No structural changes .									
B-14-627	08-20-14	2,739	STRIP & REROOF									
BP06332	06-23-06	5,720	Add 6X15 deck;dem 6X12 deck									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 26	15- Condominium	1.05	122,650				Total Land Value 0				
Date	05/19/2018							Total Building Value 175,221				
Inspector	EQ							Total Outbuilding Value 0				
Action	DM No Change							Total Market Value 175,221				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
PUD Land	0.05	0.00	0	1.00	0							
Total	0.05					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	122,650	122,650	122,650	122,650	122,650							
Outbuilding	0	0	0	0	0							
Total	122,650	122,650	122,650	122,650	122,650					Totals		
Comments												
PUD - .05 ACRES 2007-WOOD DECK 2017GL-CHG FBA												

LOCATION:		76 SCHOOLHOUSE XING			
911 ADDRESS:					
MAP/BLOCK/LOT:		016 017			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Crossings	Base Rate	1,277	166,010	
Model	Standard 1	Average Quality Baseme	600	9,450	
Style	PUD	Basement	664	10,458	
		Fireplace	1	3,150	
		Full Baths	2	10,500	
		Half Baths	1	2,625	
		Value Before Depr.	0	202,193	
		Depr/Adjust Amount	0	36,395	
		Final Value (After Dep)	0	165,798	
Building Use	Residential				
Condition	Average				
Class	C+				
Stories	1.65				
Construction					
Year Built	1984				
Percent Complete	100				
FOUNDATION					
Basement Area	664				
Basement Finished Area	600				
Room Style	Average				
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	18		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Hot Water	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Wood Deck	192	2,810
Cooling Type	None	0 %	Frame Garage	192	5,290
			Frame Garage	48	1,323
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
1,277	4	2	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 201011

Wethersfield

Card No: 1 of 1

Location:	34 HARRIS HILL RD				Map/Lot:	201 011		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	11-06-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
PATERNOSTRO PHILLIP & UNGHIRE PAULA					2171 /422	07-23-24		Exec Deed		NO	395,000	
34 HARRIS HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FUSCO DOMINIC L & SUZANNE J					0597 /0263	10-25-95				NO	0	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
E-24-0736	11-05-24	2,500	Wire new central A/C system.									
M-24-0361	11-04-24	33,745	Installing air conditioning equipment and ductwork system from attic.									
E-24-0533	08-01-24	3,450	100 amp to 200 amp service upgrade due to severe damage to SE-U cable.									
M-18-65	04-10-18	8,500	CONVERT FROM OIL TO NATURAL GAS									
BP-421	09-03-08	8,695	Roofing									
State Item Codes												
Census/Tract	4922	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 57	11- Res Land	0.32	74,230							Total Land Value	106,050
Date	04/29/2024	13- Res Bldg	1.00	112,060							Total Building Value	160,085
Inspector	W Topliff											
Action	DM No Change											
Acres												
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	112,060	112,060	112,060	112,060	112,060							
Outbuilding	0	0	0	0	0							
Total	186,290	186,290	186,290	186,290	186,290							
Comments												
2018GL-GAS HEAT												

Location:	34 HARRIS HILL RD	Unit	
911 Address:			
Map/Block/Lot	201 011		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,595	125,558
Unit		Average Quality Basement Fi	450	7,088
Overall Condition	Good	Basement	1,408	22,176
Class	C+	Fireplace	1	3,150
Stories	1.00	Full Baths	2	10,500
Design (Style)	Ranch	Value Before Depr.	0	168,472
Construction	Masonry	Depr/Adjust Amount	0	32,010
Year Built	1962	Final Value (After Depr)	0	136,462
Percent Complete	100			

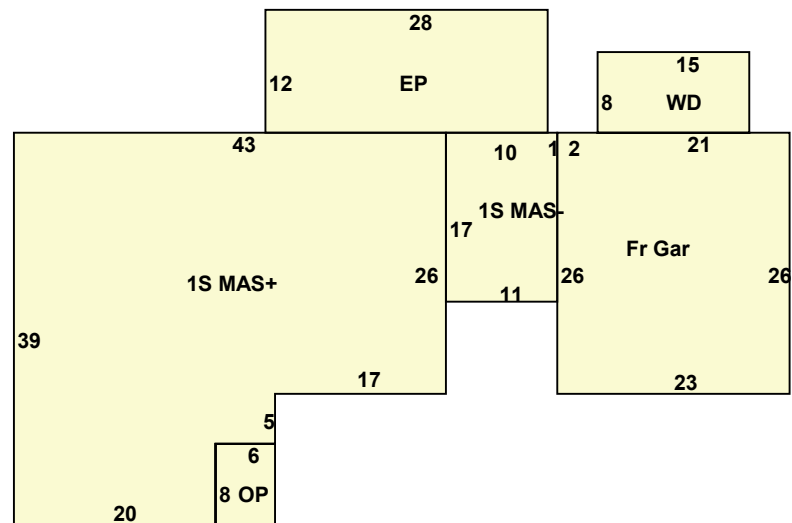
Finished Area	1,595	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,408			
Basement Finish	450			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
				19
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1962	Good	120	1,735
Fuel	Natural Gas			Frame Garage	1962	Good	598	16,275
Cooling Type	None	0 %		Enclosed Porch	1962	Good	336	5,144
				Open Porch	1962	Good	48	469

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

Exterior			
Exterior	Brick/Masonr		
Roof Cover	Asphalt		
Roof Type	Gable		

Total Building Value 160,085



Special Features **Detached Component Computations**

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

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

Unique ID: 110081

Wethersfield

Card No: 1 of 1

Location: 531 NOTT ST		Map/Lot: 110 081		Zone: A/B		Date Printed: 11-15-24															
911 Address:		Exempt		Route 8		Nbhd: 88		Last Update: 08-01-24													
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price										
FABIAN CORWYN LLOYD & HENNIGAN LAURIE				2171 /449		07-24-24		Quit Claim		NO	0										
531 NOTT ST WETHERSFIELD , CT 06109																					
Additional Owners:																					
Prior Owner History																					
FABIAN CORWYN LLOYD				2132 /86		08-04-21		Warranty Deed		YES	200,000										
CASERTA JEFFREY & STACY				1547 /0017		08-13-09				YES	179,000										
EASTWOOD RYAN				1288 /0096		10-14-05				YES	179,000										
OLANDER EDWARD C & MARY LOU L/U				0810 /0100		09-20-00				NO	0										
OLANDER EDWARD C & MARY LOU				0354 /0638		05-10-85				NO	0										
Permit Number			Date			Cost			Building Permit												
B-21-0675			09-03-21			15,462			Install 11 replacement windows in existing openings.												
EP05319			10-17-05			1,200			100 amp service												
State Item Codes																					
Census/Tract 4924		Code		Quantity		Value		Code		Quantity		Value		Appraised Value							
Dev Map		Dev Lot 28-3		11- Res Land		0.34		61,600						Total Land Value 88,000							
Date 05/07/2018				13- Res Bldg		1.00		60,720						Total Building Value 86,749							
Inspector EQ														Total Outbuilding Value 0							
Action DM Change														Total Market Value 174,749							
Acres							Influence Factors														
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment	
House Lot		0.34		0.00		88,000		1.00		0		88,000									
Total		0.34										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													
Building		60,720		60,720		60,720		60,720													
Outbuilding		0		0		0		0													
Total		122,320		122,320		122,320		122,320		122,320											
Comments												Totals									
ZONING CHANGE PER PLANNING																					

Unique ID: 110081

Wethersfield

Location:	531 NOTT ST	Unit	
911 Address:			
Map/Block/Lot	110 081		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	884	77,633
Unit		Average Quality Basement Fi	750	11,250
Overall Condition	Avg/Good	Basement	884	13,260
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	110,143
Construction	Masonry	Depr/Adjust Amount	0	29,739
Year Built	1950	Final Value (After Depr)	0	80,404
Percent Complete	100			

Finished Area	884	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	884			
Basement Finish	750			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 27
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	1950	Average/Good	240	5,606
Fuel	Oil			Open Porch	1950	Average/Good	20	168
Cooling Type	None	0 %		Open Porch	1950	Average/Good	68	571

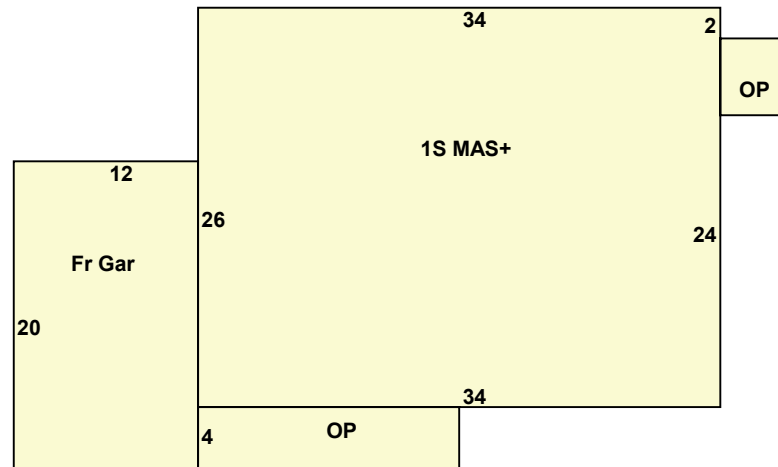
Interior			
Floors	Carpet		
Attic Access			
Walls	Plaster		
Fireplaces	1		
Wood Stoves	0		

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

Total Building Value 86,749

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
4	2	1	1	0



Location:	829 FOLLY BROOK BLVD				Map/Lot:	153 029		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	07-25-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
FARRELL OLIVIA FIDUCIA					2171 /446	07-24-24		Name Change		NO	0	
829 FOLLY BROOK BLVD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FIDUCIA OLIVIA A					1780 /0315	04-26-13				YES	181,000	
KOSTECKI PETER V					1239 /0182	04-08-05				NO	0	
KOSTECKI PETER V & PETER V TRUSTEE					1239 /0181	04-08-05				NO	0	
KOSTECKI PETER V TRUSTEE & JOSEPHIN					1133 /0157	01-29-04				NO	0	
KOSTECKI PETER V & JOSEPHINE					0145 /0668	08-31-54				NO	0	
Permit Number	Date	Cost	Building Permit									
P-23-0273	12-21-23	3,800	- Disconnect/remove existing sump pump and battery backup.									
E-23-0641	12-21-23	495	- Examine former BYW abandonment to confirm if Add power for sump pump									
E-15-471	11-04-15	2,000	SVC UPGR: C/A 11/4/15									
MP07223	12-26-07	4,000	Repl boiler									
BP07053	02-09-07	11,000	Repl vinyl siding									
BP01442	07-31-01	5,100	Strip & reroof									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		93,000		
Dev Map	Dev Lot SPT1	11- Res Land	0.22	65,100				Total Building Value		99,685		
Date	03/01/2013	13- Res Bldg	1.00	69,780				Total Outbuilding Value		1,964		
Inspector	MF	14- Res Outbldg	1.00	1,370				Total Market Value		194,649		
Action	Data Mailer Rec											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.22	0.00	93,000	1.00	0	93,000						
Total	0.22					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	69,780	69,780	69,780	69,780	69,780							
Outbuilding	1,370	1,370	1,370	1,370	1,370							
Total	136,250	136,250	136,250	136,250	136,250					Totals		
Comments												
2016GL-PICTOMETRY, LISTING, PATIO												

Unique ID: 153029

Wethersfield

Location:	829 FOLLY BROOK BLVD	Unit
911 Address:		
Map/Block/Lot	153 029	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,108	88,152
Unit		Basement	1,108	16,620
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	112,772
Design (Style)	Ranch	Depr/Adjust Amount	0	25,938
Construction	Wood Frame	Final Value (After Depr)	0	86,835
Year Built	1955			
Percent Complete	100			

Finished Area	1,108	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,108			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 23
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1955	Good	384	9,462
Fuel	Natural Gas		Patio	1955	Good	96	662
Cooling Type	None	0 %	Enclosed Porch	1955	Good	168	2,328
			Open Porch	1955	Good	45	398

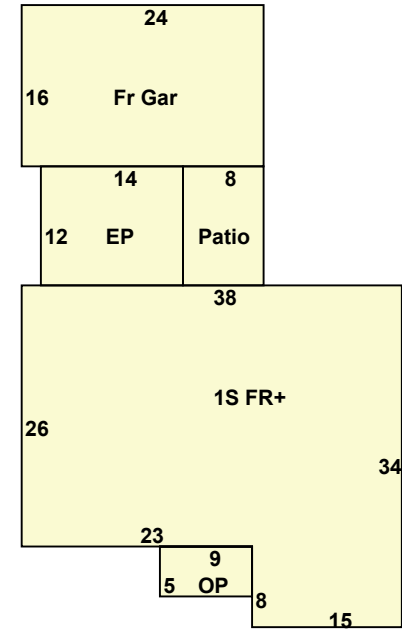
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 99,685

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2011	Average	135	1,954					

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



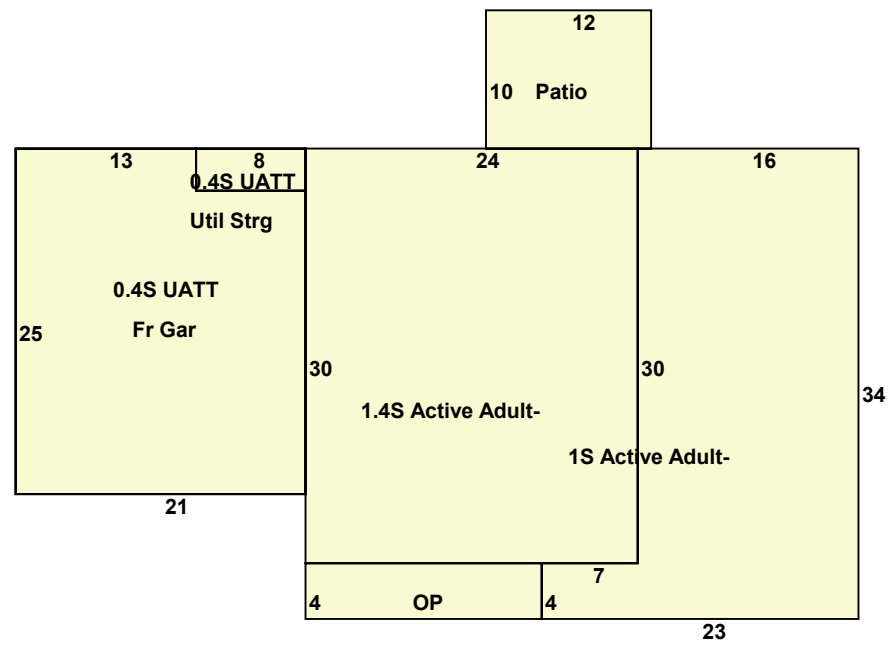
Unique ID: 209009016

Wethersfield

Card No: 1 of 1

Location:	53 STILLMAN WALK				Map/Lot:	209 009 016		Zone:	SRD	Date Printed:	11-15-24						
911 Address:					Exempt			Nbhd:	86	Last Update:	08-06-24						
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price						
CAWLEY JOHN & LAURIE					2171 /472	07-25-24	Warranty Deed			YES	400,000						
53 STILLMAN WALK WETHERSFIELD , CT 06109																	
Additional Owners:																	
Prior Owner History																	
THOMAS DENISE M					2157 /974	03-21-23	Warranty Deed			YES	351,000						
HARRIS SALLY JANE & VANCE W					1988 /0126	04-18-17				YES	240,000						
TRAVIS LAURINE					1871 /0331	02-12-15				NO	0						
TRAVIS DONALD & LAURINE					1460 /0306	03-07-08				YES	335,365						
HOMETOWN DEVELOPERS LLC					1342 /0275	06-20-06				NO	0						
Permit Number	Date	Cost	Building Permit														
			State Item Codes					Appraised Value									
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value									
Dev Map	Dev Lot		15- Condominium	1.00	165,040				Total Land Value				0				
Date	08/06/2024												Total Building Value				235,765
Inspector	SB												Total Outbuilding Value				0
Action	LISTING REVIEW												Total Market Value				235,765
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	165,040	163,340	163,080	163,080	163,080												
Outbuilding	0	0	0	0	0												
Total	165,040	163,340	163,080	163,080	163,080												
											Totals						
Comments																	
2024GL: LISTING REVIEW - FIREPLACE TYPE 2023GL: LISTING REVIEW - 1 XTRA FIXTURE 2015 FPL C/A PER DAUGHTER 7/13/16 FE																	

LOCATION:		53 STILLMAN WALK			
911 ADDRESS:					
MAP/BLOCK/LOT:		209 009 016			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Stillman Walk	Base Rate	1,580	183,280	
Model	B	Central Air	1,580	2,963	
Style	Condominium	Extra Fixtures	1	375	
		Fireplace	1	3,750	
		Full Baths	3	18,750	
		Prefab Fireplaces	1	2,500	
		Value Before Depr.	0	211,618	
		Depr/Adjust Amount	0	6,349	
		Final Value (After Dep)	0	205,269	
Building Use	Residential				
Condition	Good				
Class	B				
Stories	1.40				
Construction					
Year Built	2007				
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 %	3		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Unfinished Attic	10	416
Cooling Type	Central	100 %	Unfinished Attic	200	8,313
			Frame Garage	501	19,038
			Patio	120	1,395
Floors	Hardwood	Carpet	Open Porch	68	929
Fireplaces	1		Utility Storage	24	405
Wood Stoves	0				
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
PreFab Gas FP	1		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
1,580	6	3	1	3	0



Description	Year Blt	Area/Qty	Value
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Unique ID: 058043

Wethersfield

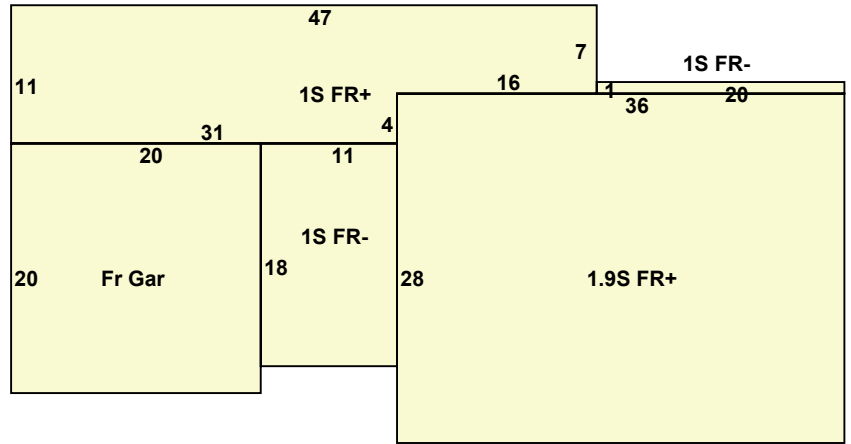
Card No: 1 of 1

Location: 41 ANGELA DR		Map/Lot: 058 043		Zone: A1		Date Printed: 11-15-24					
911 Address:		Exempt		Route 9		Nbhd: 117		Last Update: 08-01-24			
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price
DIZES DEBORAH E				2171 /616		07-29-24		Quit Claim		NO	0
41 ANGELA DR WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
DIZES SANDOR P & DEBORAH E				1096 /0048		09-18-03				YES	332,500
BARRON SARA J				0849 /0076		06-04-01				YES	249,900
GUERRINI EILEEN R				0363 /0133		01-03-86				NO	0
				/							
				/							
Permit Number			Date	Cost	Building Permit						
MP07185			11-28-07	2,500	BASEBOARD HEAT FOR ADDITION						
PP07140			10-29-07	2,800	PLUMB 1/2 BATH, LAUNDRY, KITCHEN						
EP07272			09-17-07	2,900	Wire for addn						
BP07459			09-05-07	59,000	11X47 addn:ktchn,famrm,bth						
EP01154			06-28-01	925	200 amps						
				State Item Codes				Appraised Value			
Census/Tract 4925		Code		Quantity	Value	Code		Quantity	Value	Total Land Value 117,000	
Dev Map		Dev Lot 23		11- Res Land	0.37	81,900					Total Building Value 201,117
Date 04/24/2018				13- Res Bldg	1.00	140,780					Total Outbuilding Value 1,039
Inspector EQ				14- Res Outbldg	1.00	730					Total Market Value 319,156
Action DM Change											
Acres						Influence Factors					
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot		0.37	0.00	117,000	1.00	0	117,000				
Total		0.37					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						
Building		140,780	140,780	140,780	140,780						
Outbuilding		730	730	730	730						
Total		223,410	223,410	223,410	223,410						
Totals											
Comments											
REAR DORMER 2011-REMOVED CENTRAL A/C											

Unique ID: 058043

Wethersfield

Location:		41 ANGELA DR		Unit					
911 Address:									
Map/Block/Lot		058 043							
General Description		Description	Area/Qty	Value					
Building Use	Single Family	Base Rate	2,586	191,364					
Unit		Average Quality Basement Fi	500	7,500					
Overall Condition	Average	Basement	1,461	21,915					
Class	C	Fireplace	2	6,000					
Stories	1.90	Full Baths	2	10,000					
Design (Style)	Dutch Colonial	Half Baths	2	5,000					
Construction	Wood Frame	Value Before Depr.	0	241,779					
Year Built	1976	Depr/Adjust Amount	0	50,774					
Percent Complete	100	Final Value (After Depr)	0	191,005					
Finished Area	2,586	Finished Area Does Not Include Finished Basement Area							
Foundation									
Basement Area	1,461								
Basement Finish	500								
Bsmt Room Style	Average								
Basement Walls									
Outside Entry	Hatch								
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	Hot Water	100 %	Frame Garage	1976	Average	400	10,112		
Fuel	Natural Gas								
Cooling Type	None	0 %							
Interior									
Floors	Carpet								
Attic Access									
Walls	Drywall								
Fireplaces	2								
Wood Stoves	0								
Exterior									
Exterior	Aluminum								
Roof Cover	Asphalt								
Roof Type	Gambrel								
Total Building Value				201,117					
Special Features									
Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1990	Good	80	1,039					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
8	3	1	2	2					



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												

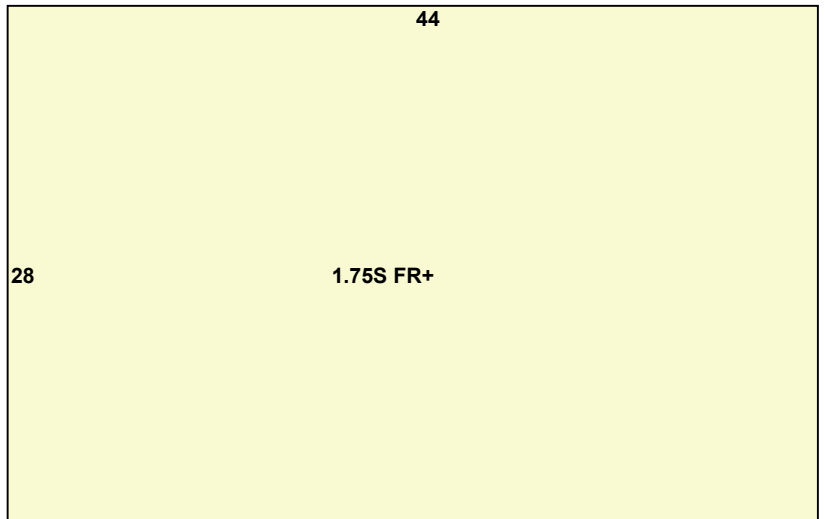
Location:	39-41 MIDDLETOWN AVE	Unit	
911 Address:			
Map/Block/Lot	243 006		

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	Grade Factor	0	Physical Depreciation % 25
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

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					



LOCATION:	53 WOLCOTT HILL RD C21
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 0C21

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Wolcott Hill	Base Rate	720	62,640
	Central Air	720	1,080
	Full Baths	1	5,000
	Value Before Depr.	0	68,720
	Depr/Adjust Amount	0	19,242
	Final Value (After Dep)	0	49,478
Model Third			
Style Condominium			

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1965
Percent Complete	100

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

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

INTERIOR		
Floors	Carpet	Vinyl
Fireplaces	0	
Wood Stoves	0	

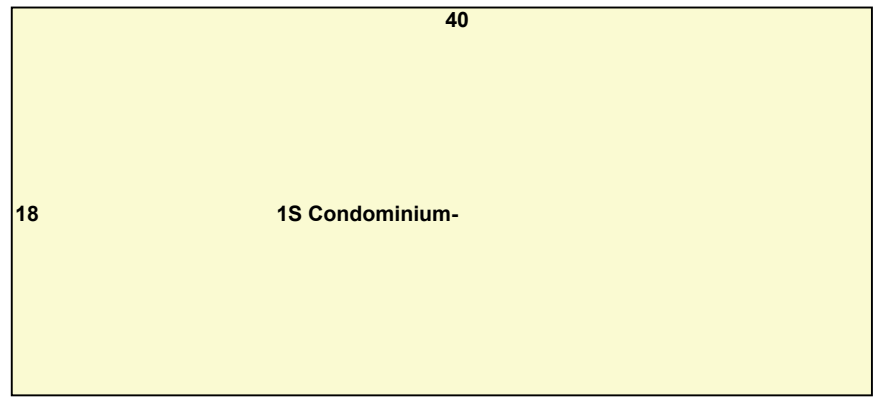
EXTERIOR

Exterior Walls	
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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
720	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 2340460066

Wethersfield

Card No: 1 of 1

Location:	66 MT LAUREL DR				Map/Lot:	234 046 0066		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	103	Last Update:	08-01-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
OXFORD HILLS LLC					2171 /488	07-29-24	Warranty Deed			NO	95,000	
PO BOX 270172 WEST HARTFORD , CT 06127												
Additional Owners:												
Prior Owner History												
DIRECT TRUST COMPANY RAMOS MARTIN J FBO					2169 /639	05-29-24	Foreclosure			NO	0	
PETTIGREW JACQUETTA					2126 /830	05-13-21	Warranty Deed			NO	60,000	
E TEM CORNELIA					2126 /829	05-13-21	Probate			NO	0	
E TEM SELIM & CORNELIA					1407 /0077	05-01-07				YES	120,000	
SCHATZ LEV					1299 /0347	12-01-05				YES	114,000	
Permit Number	Date	Cost	Building Permit									
B-12-240	06-26-12	5,750	STRIP & REROOF									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	15- Condominium	1.00	55,820				Total Land Value 0			
Date	08/14/2012								Total Building Value 79,744			
Inspector	CR								Total Outbuilding Value 0			
Action	49								Total Market Value 79,744			
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	55,820	55,820	55,820	55,820	55,820							
Outbuilding	0	0	0	0	0							
Total	55,820	55,820	55,820	55,820	55,820							
											Totals	
Comments												

LOCATION:	66 MT LAUREL DR
911 ADDRESS:	
MAP/BLOCK/LOT:	234 046 0066

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Ashwood Court Model 2 BED Style Condominium	Base Rate	845	107,315
	Full Baths	1	5,000
	Value Before Depr.	0	112,315
	Depr/Adjust Amount	0	32,571
	Final Value (After Dep)	0	79,744

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1960
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 %	29
FUNCTIONAL DEPR %	0

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

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	

INTERIOR		
Floors	Laminate	Carpet
Fireplaces	0	
Wood Stoves	0	

EXTERIOR

Exterior Walls	
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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
845	4	2	1	1	0

Description	Year Blt	Area/Qty	Value

Unique ID: 086029

Wethersfield

Card No: 1 of 1

Location:	102 CLOVERCREST RD				Map/Lot:	086 029		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	126	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
IZADI MICHAEL & MENNA ANNEMARIE					2171 /540	07-29-24	Trustees Deed			NO	410,000	
102 CLOVERCREST RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
TURNER CAROL A TRUSTEE					2133 /357	08-23-21	Probate			NO	0	
TURNER CAROL A TRUSTEE & TURNER WALLACE W					2130 /1104	07-19-21	Quit Claim			NO	0	
TURNER WALLACE W & JOANNE					0237 /0353	07-23-65				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-20-0187	06-10-20	1,900	100 to 200 amp service upgrade .									
E-20-0187	06-10-20	1,900	100 to 200 amp service upgrade .									
B-19-0929	11-18-19	21,000	Install 4" vinyl siding ,3/8" insulation board to exterior walls , cover rake trim board & fascia boards w									
B-19-0929	11-18-19	21,000	Install 4" vinyl siding ,3/8" insulation board to exterior walls , cover rake trim board and fascia boar									
B-19-0728	09-18-19	15,300	Remove existing screen enclosure , railings , stairs . Repair wood rot on edge of porch facing backyard .E									
B-19-0728	09-18-19	15,300	Remove existing screen enclosure , railings , stairs . Repair wood rot on edge of porch facing backyard .E									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 1T	11- Res Land	0.33	88,200				Total Land Value		126,000		
Date	04/24/2024	13- Res Bldg	1.00	100,200				Total Building Value		143,140		
Inspector	W Topliff							Total Outbuilding Value		0		
Action	DM No Change							Total Market Value		269,140		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.33	0.00	126,000	1.00	0	126,000						
Total	0.33					126,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	88,200	88,200	88,200	88,200	88,200							
Building	100,200	100,200	100,200	100,200	100,200							
Outbuilding	0	0	0	0	0							
Total	188,400	188,400	188,400	188,400	188,400					Totals		
Comments												
2020GL-CONVERT SP TO EP 2013 REM FBM												

Unique ID: 188012

Wethersfield

Card No: 1 of 1

Location:	85 SPRINGDALE RD				Map/Lot:	188 012		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	118	Last Update:	11-12-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MCCARTHY EMILY R					2171 /491	07-29-24		Warranty Deed		YES	475,000	
85 SPRINGDALE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DAY BRETT & MAGDALENA					2159 /335	05-11-23		Affidavit		NO	0	
GRODOVICH LORRIANE M & DAY BRETT & MAGDALENA					2159 /89	05-02-23		Warranty Deed		YES	367,500	
GRODOVICH LORRIANE M ET AL					2156 /736	02-02-23		Probate		NO	0	
GRODOVICH LORRAINE R ET AL					1924 /0278	02-22-16				NO	0	
GRODOVICH LORRAINE R					0647 /0178	04-08-97				NO	0	
Building Permit												
Permit Number	Date	Cost										
M-24-0224	07-16-24	13,000	Install AC system with ductwork .									
E-23-0258	05-26-23	1,500	WIRE CENTRAL AIR INCLUDING OUTSIDE CONDENSER AND ATTIC AIR HANDLER									
B-13-96	03-25-13	3,712	INSTALL 8 REPLACEMENT WINDOWS									
TB-11-421	08-18-11	4,405	INSTALL REPL WINDOW IN DINING ROOM									
BP000372	05-22-00	2,000	Remove ingrnd pool									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 74A	11- Res Land	0.47	83,430				Total Land Value		119,180		
Date	08/06/2024	13- Res Bldg	1.00	132,060				Total Building Value		188,668		
Inspector	SB							Total Outbuilding Value		0		
Action	LISTING REVIEW							Total Market Value		307,848		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.47	0.00	118,000	1.01	0	119,180						
Total	0.47					119,180						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	83,430	83,430	83,430	83,430	83,430							
Building	132,060	132,060	130,250	130,250	130,250							
Outbuilding	0	0	0	0	0							
Total	215,490	215,490	213,680	213,680	213,680					Totals		
Comments												
2023GL: CENTRAL A/C												

Location:	85 SPRINGDALE RD	Unit
911 Address:		
Map/Block/Lot	188 012	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,186	175,995
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Avg/Good	Basement	950	14,250
Class	C	Central Air	2,186	3,279
Stories	1.65	Fireplace	2	6,000
Design (Style)	Cape	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	215,524
Year Built	1963	Depr/Adjust Amount	0	45,260
Percent Complete	100	Final Value (After Depr)	0	170,264

Finished Area	2,186
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	950
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

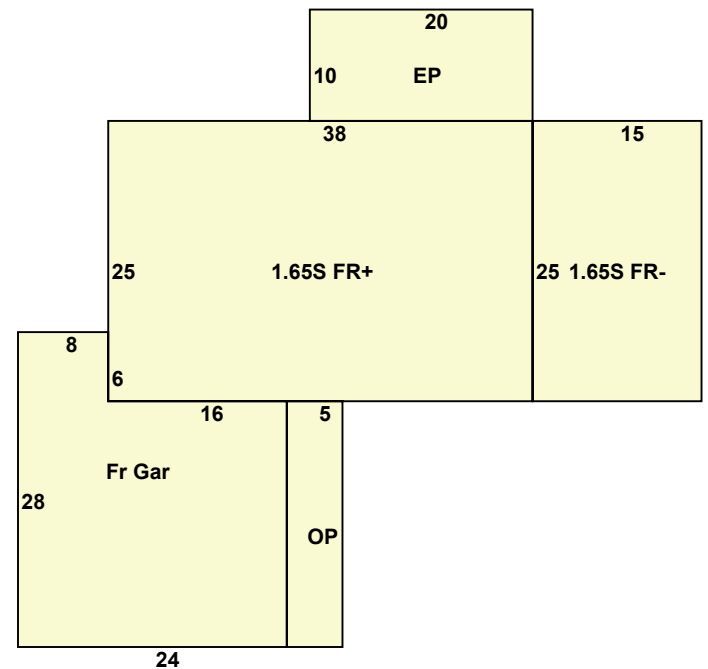
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Wood Shingle Clapboards
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value		188,668
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Special Features				
Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1963	Average/Good	576	14,561
Enclosed Porch	1963	Average/Good	200	2,844
Open Porch	1963	Average/Good	110	999

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
8	5	1	2	0



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

Unique ID: 102002C007

Wethersfield

Card No: 1 of 1

Location:	35 PERKINS ROW	Map/Lot:	102 002 C007	Zone:	SRD	Date Printed:	11-15-24
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911 Address:		Exempt		Nbhd:		Last Update:	08-01-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
PHYLLIS C STAWIARSKI REV TRUST STAWI		2171 /646	07-31-24	Quit Claim	NO	0
35 PERKINS ROW WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History		Volume/Page	Date	Valid	Sale Price
STAWIARSKI MITCHELL A & PHYLLIS C		1438 /0139	10-12-07	YES	330,000
BATES ARTHUR L & MARY JANE H		0621 /0135	07-24-96	YES	211,885
		/			
		/			
		/			

Permit Number	Date	Cost	Building Permit
B-21-0483	06-29-21	14,364	Complete roof system replacement with ice and water over the whole roof. Installing GAF Weatherwood sh

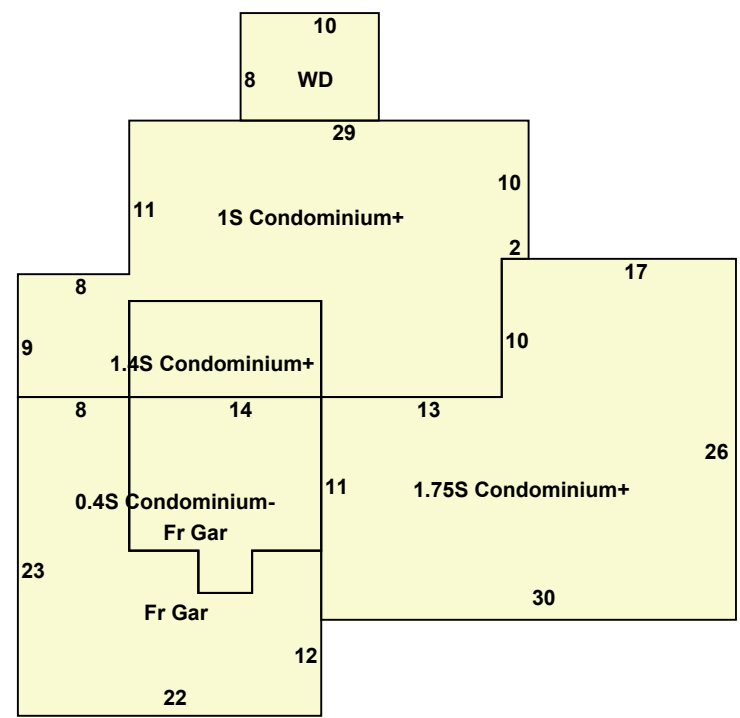
Census/Tract		State Item Codes					Appraised Value	
Code	Quantity	Value	Code	Quantity	Value	Total Land Value	Total Building Value	
4925						0		
15- Condominium	1.00	187,350				267,643		
						0		
						267,643		

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							
Building	187,350	187,350	187,350	187,350							
Outbuilding	0	0	0	0							
Total	187,350	187,350	187,350	187,350							

Comments

LOCATION:		35 PERKINS ROW			
911 ADDRESS:					
MAP/BLOCK/LOT:		102 002 C007			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Collier Farms	Base Rate	1,887	245,310	
Model	Style C	Basement	1,282	19,230	
Style	Condominium	Central Air	1,887	2,831	
		Extra Fixtures	1	300	
		Fireplace	1	3,000	
		Full Baths	2	10,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	283,171	
		Depr/Adjust Amount	0	31,149	
		Final Value (After Dep)	0	252,022	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	1.75				
Construction					
Year Built	1996				
Percent Complete	100				
FOUNDATION					
Basement Area	1,282				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	11		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Wood Deck	80	1,210
Cooling Type	Central	100 %	Frame Garage	166	4,728
			Frame Garage	340	9,683
INTERIOR					
Floors	Carpet	Hardwood			
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
Extra Fixtures	1		Location		
			Floor/Unit Location	Free Standing	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,887	7	3	1	2	1



Description	Year Blt	Area/Qty	Value
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