

Unique ID:270019

2024 REVAL

Card No:1 of 1

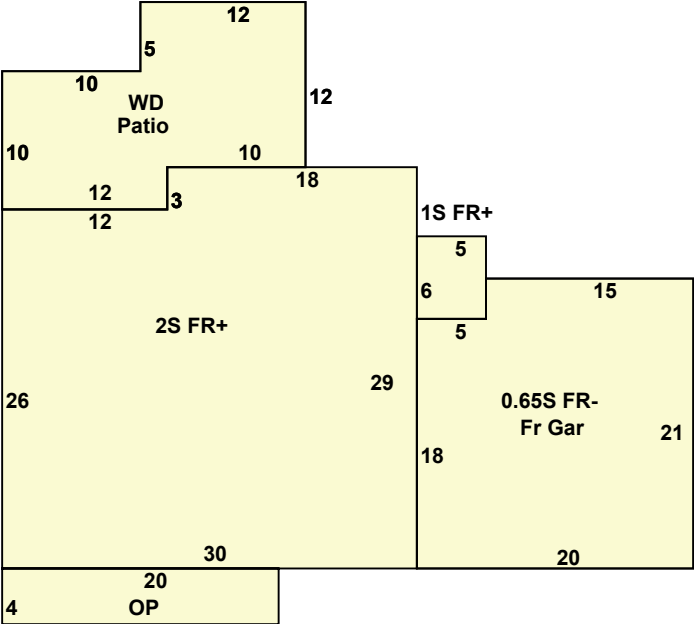
Location:	27 ADAMS LN	Map/Lot:	270 019	Zone:	A	Date Printed:	02-04-25					
911 Address:		Exempt		Route	5	Nbhd:	05	Last Update:	01-28-25			
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price			
BRUCE & JUDITH MICHAELS FAMILY TRUST MICHAELS BRUCE A & JUDITH R TR				2177 /546	01-23-25	Quit Claim		NO	0			
27 ADAMS LA WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MICHAELS BRUCE A & JUDITH R				0595 /0499	09-25-95			YES	169,700			
				/								
				/								
				/								
				/								
Permit Number	Date	Cost	Building Permit									
B-23-0936	10-05-23	6,372	Replace 2 windows , no structural changes.									
B-19-0493	07-03-19	3,782	Install (2) replacement windows. No structural changes.									
B-19-0493	07-03-19	3,782	Install (2) replacement windows. No structural changes.									
B-19-0188	04-17-19	12,255	Install (4) replacement double glider windows. No structural changes.									
B-19-0188	04-17-19	12,255	INSTALL 4 REPLACEMENT DOUBLE GLIDER WINDOWS									
P-18-67	03-26-18	1,765	Replace 40 gallon power vented water heater.									
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	120,360		
Dev Map	Dev Lot	7	11- Res Land	0.32	84,250				Total Building Value	315,885		
Date	04/23/2024		13- Res Bldg	1.00	221,120				Total Outbuilding Value	0		
Inspector	W Topliff								Total Market Value	436,245		
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	118,000	1.02	0	120,360						
Total	0.32					120,360						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	84,250	63,630	63,630	63,630	63,630							
Building	221,120	143,030	143,030	143,030	143,030							
Outbuilding	0	0	0	0	0							
Total	305,370	206,660	206,660	206,660	206,660					Totals		
Comments												
2020GL-STORY HEIGHT OVER GARAGE												
2019GL-CHG DECK SKETCH												
2014 SOLAR PANELS												
2011 SHD1												
PULL DOWN ATTIC STAIRS												

RESIDENTIAL FIELDCARD

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

REVALUATION DATE: 10/01/ 2024

Location:		27 ADAMS LN			Unit	
911 Address:						
Map/Block/Lot		270 019				
General Description			Description		Area/Qty	Value
Building Use	Single Family		Base Rate		1,961	336,508
Unit			Basement		864	14,256
Overall Condition	Average		Central Air		1,961	8,628
Class	B-		Full Baths		2	11,000
Stories	2.00		Half Baths		1	3,850
Design (Style)	Colonial		Value Before Depr.		0	374,242
Construction	Wood Frame		Depr/Adjust Amount		0	74,848
Year Built	1995		Final Value (After Depr)		0	299,394
Percent Complete	100					
Finished Area	1,961					
Finished Area Does Not Include Finished Basement Area						
Foundation						
Basement Area	864					
Basement Finish	0					
Bsmt Room Style						
Basement Walls						
Outside Entry						
Basement Garage Bays	0		Grade Factor	0	Physical Depreciation %	20
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	1995	Average	250 3,400
Fuel	Natural Gas		Frame Garage	1995	Average	405 10,530
Cooling Type	Central	100 %	Patio	1995	Average	250 1,825
			Open Porch	1995	Average	80 735
Interior						
Floors	Carpet	Laminate				
Attic Access						
Walls	Drywall					
Fireplaces	0					
Wood Stoves	0					
Exterior						
Exterior	Vinyl Siding					
Roof Cover	Asphalt					
Roof Type	Gable					
Special Features			Total Building Value 315,885			
Solar Panels 20			D			
			Type	Yr Blt	Condition	Area/Q
Room Summary						
Total	Bedroom	Kitchens	Full Bath	Half Bath		
7	4	1	2	1		



Unique ID: 0680021312		2024 REVAL				Card No: 1 of 1							
Location:	1310-20 BERLIN TPK 1312					Map/Lot:	068 002 1312		Zone:	SRD	Date Printed:	02-04-25	
911 Address:						Exempt			Nbhd:	010-	Last Update:	01-28-25	
Owner Of Record						Volume/Page		Date	Sales Type		Valid	Sale Price	
CARON MINDY S						2177 / 706		01-27-25	Warranty Deed		YES	150,000	
1310 BERLIN TPK UNIT 312 WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
CENKO NAZIF						2163 / 1018		10-16-23	Probate		NO	0	
ODOHERTY PHYLISS EST DOHERTY THOMAS ADMINISTRATOR						2163 / 1017		10-16-23	Probate		NO	0	
ODOHERTY PHYLISS						2163 / 308		09-22-23	Admin Deed		YES	126,000	
ODOHERTY PHYLISS EST DOHERTY THOMAS ADMINISTRATOR						0961 / 0119		10-16-02			YES	53,000	
BENNETT JOAN A & GILBERTO ORLANDO F						0598 / 0480		11-20-95			YES	45,000	
Permit Number	Date	Cost	Building Permit										
B-23-0670	08-15-23	10,000	Repair damaged ceiling and wall due to water damage .										
			State Item Codes					Appraised Value					
Census/Tract 4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 0 Total Building Value 143,464 Total Outbuilding Value 0 Total Market Value 143,464					
Dev Map Dev Lot 1-31		15- Condominium	1.00	100,420									
Date 05/23/2018													
Inspector EQ													
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	100,420	56,590	56,590	56,590	56,590								
Outbuilding	0	430	430	430	430								
Total	100,420	57,020	57,020	57,020	57,020				Totals				
Comments													
2024GL: DELETE DETACHED OP BUILDING 1 UNIT 312													

LOCATION:		1310-20 BERLIN TPK 1312			
911 ADDRESS:					
MAP/BLOCK/LOT:		068 002 1312			
GENERAL DESCRIPTION			DESCRIPTION	AREA	VALUE
Complex	Park Ridge		Base Rate	935	185,130
			Central Air	935	3,740
			Full Baths	1	5,000
			Value Before Depr.	0	193,870
			Depr/Adjust Amount	0	50,406
Model	Style H 935 sf		Final Value (After Dep	0	143,464
Style	Condominium				
Building Use	Residential				
Condition	Average				
Class	C				
Stories	1.00				
Construction					
Year Built	1968				
Percent Complete	100				
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access			GRADE FACTOR	0	
Garage Bays	0		ECONOMIC DEPR %	0	
Sump Pump	NO		PHYSICAL DEPR %	26	
			FUNCTIONAL DEPR %	0	
HVAC			ATTACHED OUTBUILDING/COMPONENTS		
Heating Type	Hot Water	100 %	Description	Area/Qty	Value
Fuel Type	Oil				
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet	Vinyl			
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES			Location		
			Floor/Unit Location	Interior	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
935	4	2	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 0680022421				2024 REVAL				Card No: 1 of 1							
Location:		1310-20 BERLIN TPK 2421				Map/Lot:		068 002 2421		Zone:	SRD	Date Printed:		02-04-25	
911 Address:						Exempt				Nbhd:	010-	Last Update:		01-27-25	
Owner Of Record						Volume/Page		Date	Sales Type			Valid	Sale Price		
HIDALGO BRAD DBROT						2177 / 116		01-10-25	Warranty Deed			YES	175,000		
1310 BERLIN TPK UNIT 2421 WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
LA KIMBERLY						2066 / 325		12-07-18	Warranty Deed			YES	80,000		
FERREIRA ANA MARIA CABRAL FIGUEIRED GOMES						1931 / 0161		04-13-16				NO	0		
GOUVEIA MARIA DAGLORIA EST NUNE ILIDIO FID						1920 / 0184		01-13-16				NO	0		
GOUVEIA MARIA DAGLORIA EST NUNE ILIDIO (FID)						1909 / 0145		10-19-15				NO	0		
GOUVEIA MARIA DAGLORIA						1534 / 0341		06-15-09				NO	45,000		
Permit Number		Date	Cost	Building Permit											
				State Item Codes				Appraised Value							
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 0 Total Building Value 138,661 Total Outbuilding Value 0 Total Market Value 138,661					
Dev Map		Dev Lot 2-42		15- Condominium	1.00	97,060									
Date		04/22/2024													
Inspector		GH													
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	97,060		54,760	54,760	54,760	54,760									
Outbuilding	0		430	430	430	430									
Total	97,060		55,190	55,190	55,190	55,190				Totals					
Comments															
2024GL: DELETE DETACHED OP BUILDING 2 UNIT 421															

LOCATION:		1310-20 BERLIN TPK 2421			
911 ADDRESS:					
MAP/BLOCK/LOT:		068 002 2421			
GENERAL DESCRIPTION			DESCRIPTION	AREA	VALUE
Complex	Park Ridge		Base Rate	829	179,064
			Central Air	829	3,316
Model	Style G 829 sf		Full Baths	1	5,000
			Value Before Depr.	0	187,380
Style	Condominium		Depr/Adjust Amount	0	48,719
			Final Value (After Dep	0	138,661
Building Use	Residential				
Condition	Average				
Class	C				
Stories	1.00				
Construction					
Year Built	1968				
Percent Complete	100				
FOUNDATION					
Basement Area	0				
Basement Finished Area	0				
Room Style					
Access			GRADE FACTOR	0	
Garage Bays	0		ECONOMIC DEPR %	0	
Sump Pump	NO		PHYSICAL DEPR %	26	
			FUNCTIONAL DEPR %	0	
HVAC			ATTACHED OUTBUILDING/COMPONENTS		
Heating Type	Hot Water	100 %	Description	Area/Qty	Value
Fuel Type	Oil				
Cooling Type	Central	100 %			
INTERIOR					
Floors	Carpet				
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
829	4	2	1	1	0



Description	Year Blt	Area/Qty	Value

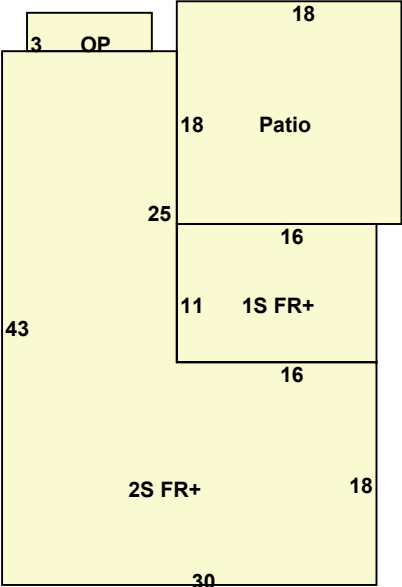
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2024 REVAL

Card No:1 of 1

Location:	10 BROAD ST	Map/Lot:	244 033	Zone:	A	Date Printed:	02-04-25				
911 Address:		Exempt		Route	7	Nbhd:	07	Last Update:	01-28-25		
Owner Of Record		Volume/Page		Date		Sales Type		Valid	Sale Price		
SANDRA LUGO-GINES REV LIVING TRUST LUGO-GINES SANDRA I TRUSTEE		2177 /199		01-14-25		Quit Claim		NO	0		
10 BROAD ST WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
LUGO-GINES SANDRA I		2127 /1188		06-02-21		Warranty Deed		YES	320,000		
AYRES THOMAS M JR & HULSE SHARON AYRES		2127 /1186		06-02-21		Affidavit		NO	0		
AYRES THOMAS M & HULSE SHARON AYRES		1948 /0340		08-02-16				NO	0		
AYRES THOMAS M & HULSE SHARON S		1947 /0068		07-27-16				NO	0		
AYRES MARGARET EST		1947 /0067		07-27-16		Probate		NO	0		
Permit Number	Date	Cost	Building Permit								
ROW-24-0118	04-16-24	0	Road / Permanent pavement restoration for the MDC.								
P-24-0001	01-04-24	1,800	Water heater replacement								
B-21-0764	10-05-21	10,568	40 gallon gas short 12 year								
B-18-0011	08-20-18	27,000	Replacing roof with GAF Charcoal Timberline shingles.								
MP01002	01-08-01	8,000	INSTALL 27 WINDOWS & REPL TRIM								
3286	04-21-99	700	S.S. chimney relining sys								
			State Item Codes					Appraised Value			
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	183,600	
Dev Map	Dev Lot	89R	11- Res Land	0.31	128,520				Total Building Value	213,092	
Date	08/04/2021	12/10/2008	13- Res Bldg	1.00	149,160				Total Outbuilding Value	784	
Inspector			14- Res Outbldg	1.00	550				Total Market Value	397,476	
Action	LISTING REVIEW Hearing-Change										
Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.31	0.00	180,000	1.02	0	183,600					
Total	0.31					183,600					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	128,520	103,600	103,600	103,600	104,640						
Building	149,160	90,250	90,250	90,250	90,250						
Outbuilding	550	550	550	550	550						
Total	278,230	194,400	194,400	194,400	195,440				Totals		
Comments											
2021GL-ACREAGE CHNG PER MAPS 3051-3053 FILE IN TC 6/2/2021; CHNG ALSO AFFECTS 18 FOOTE PATH LN - NOW 0.31 ACRE											

Location:		10 BROAD ST				Unit		
911 Address:								
Map/Block/Lot		244 033						
General Description				Description		Area/Qty	Value	
Building Use	Two Family			Base Rate	1,956	356,696		
Unit				Basement	1,066	16,790		
Overall Condition	Good			Full Baths	2	10,500		
Class	C+			Value Before Depr.	0	383,986		
Stories	2.00			Depr/Adjust Amount	0	172,794		
Design (Style)	Multi Family			Final Value (After Depr)	0	211,192		
Construction	Wood Frame							
Year Built	1750							
Percent Complete	100							
Finished Area	1,956							
Finished Area Does Not Include Finished Basement Area								
Foundation								
Basement Area	1,066							
Basement Finish	0							
Bsmt Room Style								
Basement Walls								
Outside Entry								
Basement Garage Bays	0			Grade Factor	0	Physical Depreciation %	45	
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 %		Patio	1750	Good	324	1,701
Fuel	Natural Gas			Open Porch	1750	Good	30	199
Cooling Type	None	0 %						
Interior								
Floors	Hardwood	Carpet						
Attic Access								
Walls	Drywall							
Fireplaces	0							
Wood Stoves	0							
Exterior								
Exterior	Asbestos	Asbestos						
Roof Cover	Asphalt							
Roof Type	Gable			Total Building Value				213,092
Special Features				Detached Component Computations				
				Type	Yr Blt	Condition	Area/Qty	
				Frame Shed	1993	Average	112	
Room Summary								
Total	Bedroom	Kitchens	Full Bath	Half Bath				
9	3	2	2	0				



Card No: 1 of 1

RESIDENTIAL FIELD CARD	THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY	REVALUATION DATE: 10/01/ 2024
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Unique ID: 168083					2024 REVAL						
Location:		22 BUCKLAND RD			Unit						
911 Address:											
Map/Block/Lot		168 083									
General Description		Description		Area/Qty	Value						
Building Use	Single Family		Base Rate		1,297	230,192					
Unit			Basement		798	11,970					
Overall Condition	Good		Fireplace		1	5,000					
Class	C		Full Baths		1	5,000					
Stories	1.65		Half Baths		1	3,500					
Design (Style)	Cape		Value Before Depr.		0	255,662					
Construction	Wood Frame		Depr/Adjust Amount		0	76,698					
Year Built	1939		Final Value (After Depr)		0	178,963					
Percent Complete	100										
Finished Area	1,297										
Finished Area Does Not Include Finished Basement Area											
Foundation											
Basement Area	798										
Basement Finish	0										
Bsmt Room Style											
Basement Walls											
Outside Entry											
Basement Garage Bays	0		Grade Factor		0	Physical Depreciation %		30			
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	1939	Good	24	302				
Fuel	Natural Gas		Enclosed Porch	1939	Good	54	680				
Cooling Type	None	0 %									
Interior											
Floors	Hardwood										
Attic Access											
Walls	Plaster										
Fireplaces	1										
Wood Stoves	0										
Exterior											
Exterior	Aluminum										
Roof Cover	Asphalt										
Roof Type	Gable										
Special Features		Detached Component Computations									
		Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
		Frame Garage	1939	Average	200	3,900					
Room Summary											
Total	Bedroom	Kitchens	Full Bath	Half Bath							
6	3	1	1	1							

9

6 EP

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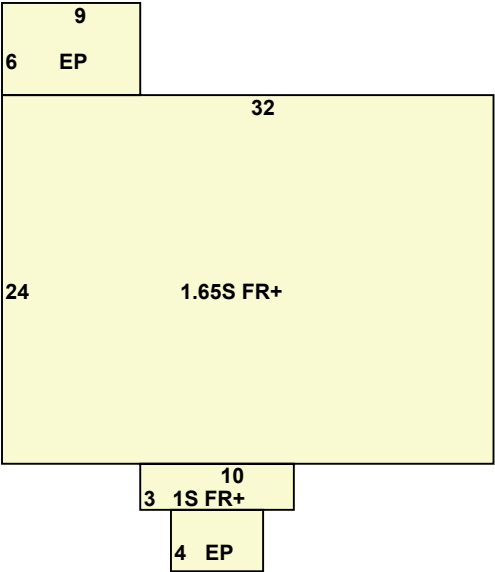
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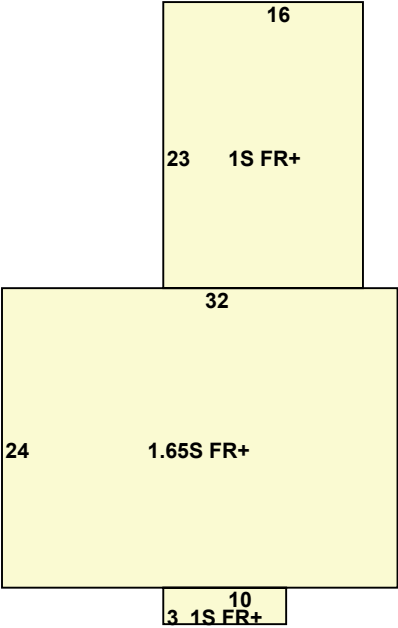
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Unique ID: 168075		2024 REVAL				Card No: 1 of 1									
Location:	59 BUCKLAND RD					Map/Lot:	168 075		Zone:	C	Date Printed:	02-04-25			
911 Address:						Exempt		Route	8	Nbhd:	08	Last Update:	01-28-25		
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
WHITE NICHOLAS						2177 /512		01-22-25		Warranty Deed			YES	345,000	
59 BUCKLAND RD WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
GAGNON STEVEN & KIMBERLY						1849 /0262		08-25-14					NO	180,000	
ELLIOTT GENEVIEVE G EST						1849 /0261		08-25-14					NO	0	
ELLIOTT GENEVIEVE G EST ELLIOTT ROBERT M PC EXEC						1805 /0321		09-20-13					NO	0	
ELLIOT GENEVIEVE G ELLIOT JOHN CONSV						1771 /0137		03-11-13					NO	0	
ELLIOTT GENEVIEVE G						0371 /0712		07-25-86					NO	0	
Permit Number		Date	Cost	Building Permit											
E-18-135		05-26-18	1,800	REWIRE NORTH BEDROOM ON 2ND FLR. DINING ROOM 1ST FLR INCL OUTLETS & LIGHTING. ADD MICROWAVE & STOVE OUTL											
B-16-1		01-11-16	1,100	Installation of (6) roof mounted solar panels											
E-14-159		05-06-14	1,400	SVC UPGR											
P-13-119		06-14-13	600	REPLACE GARBAGE DISPOSAL.											
TP-13-119		06-14-13	600	REPL GARBAGE DISPOSAL											
				State Item Codes						Appraised Value					
Census/Tract 4923				Code	Quantity	Value	Code	Quantity	Value						
Dev Map		Dev Lot 15		11- Res Land	0.17	69,260				Total Land Value 98,940					
Date 07/10/2014				13- Res Bldg	1.00	140,400				Total Building Value 200,569					
Inspector CR				14- Res Outbldg	2.00	5,320				Total Outbuilding Value 7,596					
Action 49										Total Market Value 307,105					
Acres							Influence Factors								
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment			
House Lot		0.17	0.00	102,000	0.97	0	98,940								
Total		0.17					98,940								
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals							
	Current		2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value			
Land	69,260		64,400	64,400	64,400	64,400									
Building	140,400		78,700	78,700	78,700	78,700									
Outbuilding	5,320		5,850	5,850	5,850	5,850									
Total	214,980		148,950	148,950	148,950	148,950				Totals					
Comments															
20' REAR DORMER 2013 PAT1 PER MLS															

Location:		59 BUCKLAND RD				Unit		
911 Address:								
Map/Block/Lot		168 075						
General Description				Description		Area/Qty	Value	
Building Use		Single Family		Base Rate		1,665	272,577	
Unit				Basement		1,166	17,490	
Overall Condition		Avg/Good		Fireplace		2	10,000	
Class		C		Full Baths		1	5,000	
Stories		1.65		Half Baths		1	3,500	
Design (Style)		Cape		Value Before Depr.		0	308,567	
Construction		Wood Frame		Depr/Adjust Amount		0	107,999	
Year Built		1941		Final Value (After Depr)		0	200,569	
Percent Complete		100						
Finished Area		1,665						
Finished Area Does Not Include Finished Basement Area								
Foundation								
Basement Area		1,166						
Basement Finish		0						
Bsmt Room Style								
Basement Walls								
Outside Entry								
Basement Garage Bays		0		Grade Factor		0	Physical Depreciation %	
Sump Pump		NO		Economic Depreciation %		0	Functional Depreciation %	
							35	
							0	
Attached Component Computations								
HVAC				Type		Yr Built	Condition	Area/Qty
Heating Type		Hot Water		100 %				
Fuel		Oil						
Cooling Type		None		0 %				
Interior								
Floors		Hardwood						
Attic Access								
Walls		Plaster						
Fireplaces		2						
Wood Stoves		0						
Exterior								
Exterior		Aluminum						
Roof Cover		Asphalt						
Roof Type		Gable						
Total Building Value								200,569
Special Features								D
				Type		Yr Blt	Condition	Area/Q
				Frame Garage		1941	Average	20
				Det Masonry Patio		2013	Average	28
Room Summary								
Total	Bedroom	Kitchens	Full Bath	Half Bath				
7	3	1	1	1				



Unique ID:		203042		2024 REVAL				Card No:				1 of 1			
Location:		84 CHAMBERLAIN RD				Map/Lot:		203 042		Zone:	B	Date Printed:		02-04-25	
911 Address:						Exempt			Route	6	Nbhd:	06	Last Update:		01-28-25
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
BOYCE BRENDAN & ORTEGA RUTH Y						2177 /281		01-15-25					NO	0	
84 CHAMBERLAIN RD WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
BOYCE BRENDAN						2010 /0186		09-07-17					YES	239,700	
LOUGHLIN DAVID J JR						0785 /0121		01-27-00					NO	0	
LOUGHLIN DAVID J JR & JOYCE P						0219 /0554		02-25-63					NO	0	
						/									
						/									
Permit Number		Date	Cost	Building Permit											
BP000393		06-01-00	3,000	Reroofing;strip to deck											
				State Item Codes						Appraised Value					
Census/Tract		4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 134,000 Total Building Value 207,186 Total Outbuilding Value 5,792 Total Market Value 346,978					
Dev Map		Dev Lot 34		11- Res Land	0.25	93,800									
Date		11/11/2014		13- Res Bldg	1.00	145,030									
Inspector		CR		14- Res Outbldg	1.00	4,050									
Action		Measured & List													
Acres								Influence Factors							
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment			
House Lot		0.25	0.00	134,000	1.00	0	134,000								
Total		0.25					134,000								
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals							
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value			
Land		93,800	77,000	77,000	77,000	77,000									
Building		145,030	86,510	86,510	86,510	86,510									
Outbuilding		4,050	4,460	4,460	4,460	4,460									
Total		242,880	167,970	167,970	167,970	167,970				Totals					
Comments															
2018GL-FRONT ENTRY IS HEATED AND LIVING AREA, WALK-UP ATTIC, SALES REVIEW															
2014-CORRECT SF/REC RM/RM COUNT															

Unique ID: 203042					2024 REVAL									
Location:		84 CHAMBERLAIN RD			Unit									
911 Address:														
Map/Block/Lot		203 042												
General Description		Description		Area/Qty	Value									
Building Use	Single Family		Base Rate		1,528	252,120								
Unit			Average Quality Basement Fi		330	16,500								
Overall Condition	Good		Basement		660	9,900								
Class	C		Fireplace		1	5,000								
Stories	2.00		Full Baths		1	5,000								
Design (Style)	Colonial		Half Baths		1	3,500								
Construction	Wood Frame		Value Before Depr.		0	292,020								
Year Built	1941		Depr/Adjust Amount		0	87,606								
Percent Complete	100		Final Value (After Depr)		0	204,414								
Finished Area	1,528													
Finished Area Does Not Include Finished Basement Area														
Foundation														
Basement Area	660													
Basement Finish	330													
Bsmt Room Style	Average													
Basement Walls														
Outside Entry														
Basement Garage Bays	0		Grade Factor		0	Physical Depreciation %		30						
Sump Pump	NO		Economic Depreciation %		0	Functional Depreciation %		0						
Attached Component Computations														
HVAC		Type	Yr Built	Condition	Area/Qty	Value								
Heating Type	Steam	100 %	Unfinished Attic	1941	Good	264	2,772							
Fuel	Natural Gas													
Cooling Type	None		0 %											
Interior														
Floors	Hardwood	Carpet												
Attic Access														
Walls	Plaster													
Fireplaces	1													
Wood Stoves	0													
Exterior														
Exterior	Vinyl Siding													
Roof Cover	Asphalt													
Roof Type	Gable													
Total Building Value					207,186									
Special Features					Detached Component Computations									
					Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
					Frame Garage	1941	Average	297	5,792					
Room Summary														
Total	Bedroom	Kitchens	Full Bath	Half Bath										
7	3	1	1	1										

12

61S FR-

13

81S FR-

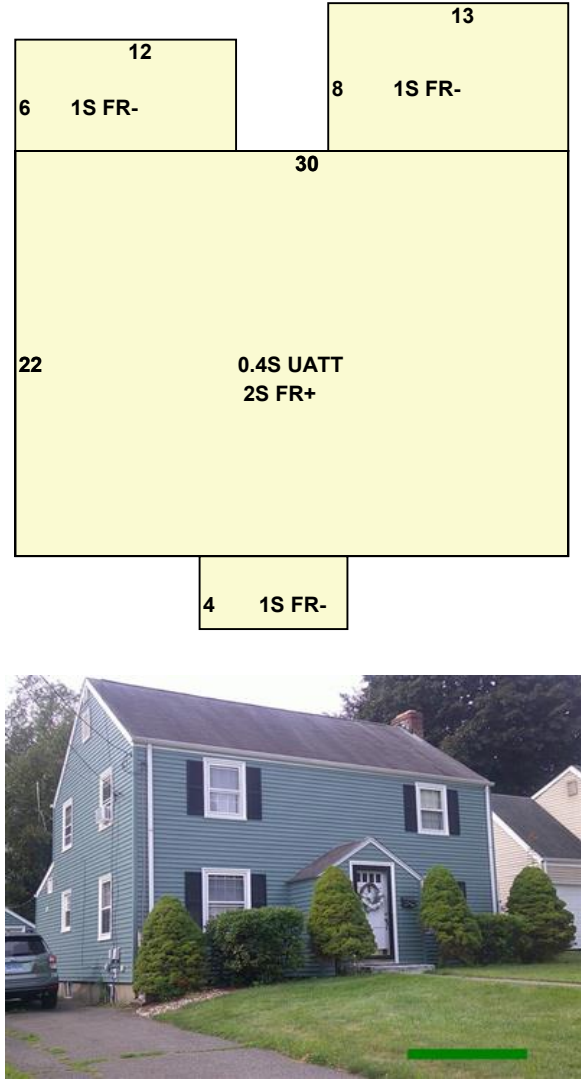
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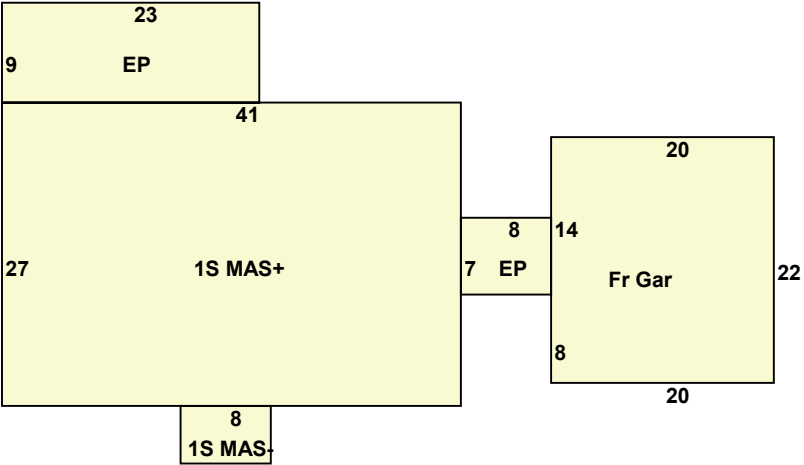
1S FR-





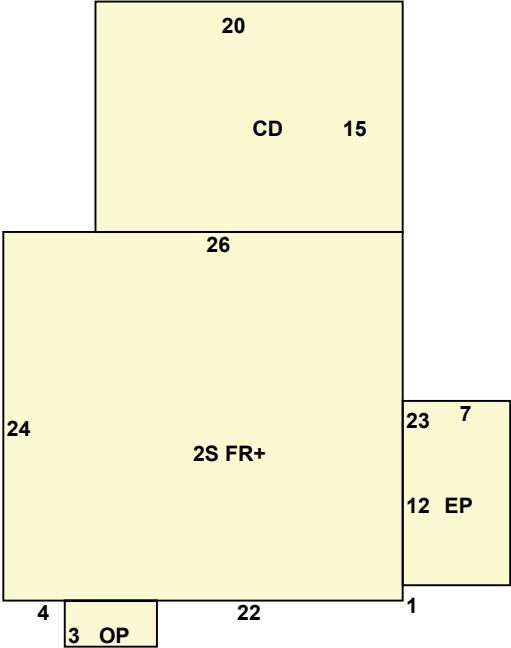
Unique ID: 232025		2024 REVAL				Card No: 1 of 1									
Location:	65 CHARTER RD					Map/Lot:	232 025		Zone:	A	Date Printed:	02-04-25			
911 Address:						Exempt		Route	4	Nbhd:	04	Last Update:	01-27-25		
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
1387 FAMILY ASSOCIATES LLC						2176 / 1198		01-07-25		Exec Deed			YES	320,000	
65 CHARTER RD WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
BECKWITH CONSTANCE M						2158 / 634		04-10-23		Probate			NO	0	
BECKWITH MILTON F & CONSTANCE M						1454 / 0195		02-01-08					YES	245,000	
SZWEZ ALEXANDER & MARYELLEN K						1147 / 0284		03-29-04					NO	120,000	
SZWEZ WALTER & MARIA						0408 / 0016		02-11-88					NO	226,000	
						/									
Permit Number	Date	Cost	Building Permit												
M-23-0396	12-04-23	950	Run gas line from meter to 10kw generator 10ft												
E-23-0702	12-04-23	10,500	Install and wire a 10-kw natural gas Generac generator with a select circuit ATS.												
B-22-0650	09-12-22	9,820	REPL 3 WINDOWS												
M-22-0137	05-12-22	9,420	REPL A/C SYSTEM & GAS-FIRED FURNACE												
TB-13-491	08-26-13	6,200	REMOVE SHINGLES & REROOF												
PP04162	11-18-04	500	Move sink												
			State Item Codes						Appraised Value						
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			129,780			
Dev Map	Dev Lot 1A		11- Res Land	0.34	90,850				Total Building Value			196,325			
Date	05/07/2024		13- Res Bldg	1.00	137,430				Total Outbuilding Value			2,225			
Inspector	W Topliff		14- Res Outbldg	2.00	1,560				Total Market Value			328,330			
Action	DM No Change														
Acres							Influence Factors								
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment				
House Lot	0.34	0.00	126,000	1.03	0	129,780									
Total	0.34					129,780									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value				
Land	90,850	67,870	69,220	69,220	69,220										
Building	137,430	74,170	74,170	74,170	74,170										
Outbuilding	1,560	1,830	1,830	1,830	1,830										
Total	229,840	143,870	145,220	145,220	145,220				Totals						
Comments															
2023GL: SPLIT INTO 2 PARCELS PER DEED 2163/271 FILED ON 9/21/23 IN LAND RECORDS - OTHER PARCEL IS 23 MONTAGUE ST (232041)															
2018GL-FBA LOW QUALITY															

Location:			65 CHARTER RD					Unit	
911 Address:									
Map/Block/Lot			232 025						
General Description				Description			Area/Qty	Value	
Building Use	Single Family			Base Rate		1,147	221,910		
Unit				Basement		1,107	17,435		
Overall Condition	Avg/Good			Central Air		1,147	4,817		
Class	C+			Fireplace		1	5,250		
Stories	1.00			Full Baths		1	5,250		
Design (Style)	Ranch			Half Baths		1	3,675		
Construction	Masonry			Low Quality Basement Finish		400	14,700		
Year Built	1951			Value Before Depr.		0	273,038		
Percent Complete	100			Depr/Adjust Amount		0	90,102		
				Final Value (After Depr)		0	182,935		
Finished Area	1,147								
Finished Area Does Not Include Finished Basement Area									
Foundation									
Basement Area	1,107								
Basement Finish	400								
Bsmt Room Style	Low								
Basement Walls									
Outside Entry	Hatch								
Basement Garage Bays	0			Grade Factor	0	Physical Depreciation %	33		
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 %		Frame Garage	1951	Average/Good	440	10,060	
Fuel	Natural Gas			Enclosed Porch	1951	Average/Good	207	2,621	
Cooling Type	Central	100 %		Enclosed Porch	1951	Average/Good	56	709	
Interior									
Floors	Hardwood								
Attic Access									
Walls	Plaster								
Fireplaces	1								
Wood Stoves	0								
Exterior									
Exterior	Brick/Masonr								
Roof Cover	Asphalt								
Roof Type	Gable								
Special Features				Total Building Value					
Generator				196,325					
				D					
1				Type	Yr Blt	Condition	Area/Q		
				Det Masonry Patio		2008	Average	100	1,245
				Frame Shed		2000	Average	140	980
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	1	1	1	1					



Unique ID: 226026		2024 REVAL				Card No: 1 of 1									
Location:	139 COLEMAN RD					Map/Lot:	226 026		Zone:	B	Date Printed:	02-04-25			
911 Address:						Exempt		Route	6		Nbhd:	06	Last Update:	01-28-25	
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
MORESCHI KIMBERLY ANN						2177 /705		01-27-25		Name Change			NO	0	
139 COLEMAN RD WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
ZIELINSKI KIMBERLY A						1912 /0141		11-04-15					YES	187,500	
GADOMSKI CATHERINE L						0638 /0016		12-27-96					NO	0	
						/									
						/									
						/									
Permit Number	Date	Cost	Building Permit												
BP-0891	11-19-09	2,900	Install 15 replacement windows												
B-2009-0891	10-13-09	2,900	INSTALL 15 REPLACEMENT WINDOWS.												
BP07556	10-09-07	8,500	Vinyl siding												
BP02128	04-03-02	1,500	Strip & reroof												
			State Item Codes					Appraised Value							
Census/Tract 4922			Code	Quantity	Value	Code	Quantity	Value	Total Land Value			135,340			
Dev Map Dev Lot 4			11- Res Land	0.28	94,740				Total Building Value			186,361			
Date 06/05/2019			13- Res Bldg	1.00	130,450				Total Outbuilding Value			7,465			
Inspector			14- Res Outbldg	1.00	5,230				Total Market Value			329,166			
Action PICTOMETRY															
Acres							Influence Factors								
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment				
House Lot	0.28	0.00	134,000	1.01	0	135,340									
Total	0.28					135,340									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value				
Land	94,740	65,750	65,750	65,750	65,750										
Building	130,450	72,850	72,850	72,850	72,850										
Outbuilding	5,230	5,850	5,850	5,850	5,850										
Total	230,420	144,450	144,450	144,450	144,450				Totals						
Comments															
2020 DECK CONDITION															
2019GL-DECK LARGER NEW IN 2017 PICTOMETRY															

Location:		139 COLEMAN RD				Unit			
911 Address:									
Map/Block/Lot		226 026							
General Description				Description			Area/Qty	Value	
Building Use	Single Family						Base Rate	1,248	249,625
Unit							Average Quality Basement Fi	264	13,860
Overall Condition	Avg/Good						Basement	624	9,828
Class	C+						Extra Fixtures	1	945
Stories	2.00						Fireplace	1	5,250
Design (Style)	Colonial						Full Baths	1	5,250
Construction	Wood Frame						Value Before Depr.	0	284,758
Year Built	1936						Depr/Adjust Amount	0	105,360
Percent Complete	100						Final Value (After Depr)	0	179,398
Finished Area	1,248								
Finished Area Does Not Include Finished Basement Area									
Foundation									
Basement Area	624								
Basement Finish	264								
Bsmt Room Style	Average								
Basement Walls									
Outside Entry	Walkout								
Basement Garage Bays	0								
Sump Pump	YES								
				Grade Factor	0	Physical Depreciation %	37		
				Economic Depreciation %	0	Functional Depreciation %	0		
				Attached Component Computations					
HVAC				Type	Yr Built	Condition	Area/Qty	Value	
Heating Type	Hot Water	100 %		Composite Deck	2017	Average/Good	300	5,880	
Fuel	Natural Gas			Enclosed Porch	1936	Average/Good	84	958	
Cooling Type	None	0 %		Open Porch	1936	Average/Good	18	130	
Interior									
Floors	Hardwood								
Attic Access									
Walls	Plaster								
Fireplaces	1								
Wood Stoves	0								
Exterior									
Exterior	Vinyl Siding								
Roof Cover	Asphalt								
Roof Type	Gable								
Special Features				Total Building Value 186,361					
Extra Fixtures 1				D					
				Type	Yr Blt	Condition	Area/Q		
				Frame Garage	1936	Average	39		
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	1	0					



Unique ID:146029

2024 REVAL

Card No:1 of 1

Location:	88 COPPERMILL RD	Map/Lot:	146 029	Zone:	A1	Date Printed:	02-04-25					
911 Address:		Exempt		Route	3	Nbhd:	03	Last Update:	01-28-25			
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price			
PARUTA JOSIE I				2177 /740	01-27-25	Quit Claim		NO	0			
88 COPPERMILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PARUTA JOSIE I ET AL				2177 /739	01-27-25	Name Change		NO	0			
ZOLLINGER JOSIE I ET AL				1830 /0341	04-16-14			NO	0			
ZOLLINGER JOSIE I & PARUTA JOSIE I				1409 /0013	05-09-07			NO	32,500			
ZOLLINGER ROBERT W JR & JOSIE I				1235 /0203	03-24-05			YES	287,000			
ATS PROPERTIES LLC				1223 /0145	01-31-05			YES	237,500			
Permit Number	Date	Cost	Building Permit									
M-13-364	12-18-13	9,200	Provide connection to CNG Header, install new gas boiler, remove oil tank.									
TM13364	12-18-13	9,200	CONVERT NEW GAS BOILER									
			State Item Codes				Appraised Value					
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	150,800		
Dev Map	Dev Lot	84	11- Res Land	0.38	105,560				Total Building Value	210,249		
Date	05/16/2018		13- Res Bldg	1.00	147,170				Total Outbuilding Value	0		
Inspector	EQ								Total Market Value	361,049		
Action	DM Change											
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.38	0.00	145,000	1.04	0	150,800						
Total	0.38					150,800						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	105,560	90,490	90,490	90,490	90,490							
Building	147,170	89,310	89,310	89,310	89,310							
Outbuilding	0	0	0	0	0							
Total	252,730	179,800	179,800	179,800	179,800					Totals		
Comments												
2014 HEAT TYPE 10/08 SCUTTLE ATTIC ACCESS												

RESIDENTIAL FIELDCARD

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

REVALUATION DATE: 10/01/ 2024

Location:		88 COPPERMILL RD			Unit								
911 Address:													
Map/Block/Lot		146 029											
General Description		Description	Area/Qty	Value									
Building Use	Single Family	Base Rate	1,355	212,464									
Unit		Average Quality Basement Fi	700	35,000									
Overall Condition	Avg/Good	Basement	1,355	20,325									
Class	C	Fireplace	1	5,000									
Stories	1.00	Full Baths	1	5,000									
Design (Style)	Ranch	Half Baths	1	3,500									
Construction	Wood Frame	Value Before Depr.	0	281,289									
Year Built	1964	Depr/Adjust Amount	0	84,387									
Percent Complete	100	Final Value (After Depr)	0	196,902									
Finished Area	1,355												
Finished Area Does Not Include Finished Basement Area													
Foundation													
Basement Area	1,355												
Basement Finish	700												
Bsmt Room Style	Average												
Basement Walls													
Outside Entry													
Basement Garage Bays	0												
Sump Pump	NO												
Grade Factor		0	Physical Depreciation %		30								
Economic Depreciation %		0	Functional Depreciation %		0								
Attached Component Computations													
HVAC		Type	Yr Built	Condition	Area/Qty	Value							
Heating Type	Hot Water	100 %	Frame Garage	1964	Average/Good	494	11,239						
Fuel	Natural Gas		Enclosed Porch	1964	Average/Good	136	1,714						
Cooling Type	None	0 %	Open Porch	1964	Average/Good	49	394						
Interior													
Floors	Hardwood												
Attic Access													
Walls	Drywall												
Fireplaces	1												
Wood Stoves	0												
Exterior													
Exterior	Vinyl Siding	Brick Veneer											
Roof Cover	Asphalt												
Roof Type	Gable												
Total Building Value		210,249											
Special Features		Detached Component Computations											
		Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value		

Unique ID:1850192024 REVALCard No:1 of 1

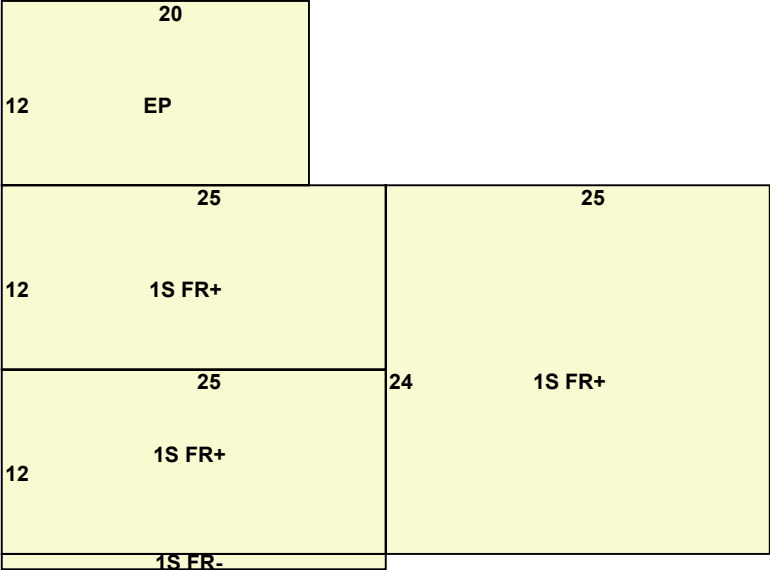
Location:	83 FAIRLANE DR	Map/Lot:	185 019	Zone:	A1	Date Printed:	02-04-25					
911 Address:		Exempt		Route	4	Nbhd:	04	Last Update:	01-28-25			
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price			
PRIOR KELLY				2177 /544	01-23-25	Quit Claim		NO	0			
83 FAIRLANE DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PRIOR KELLY K & FRANCIS J				1683 /0113	12-01-11			NO	225,000			
OCONNELL EDITH C EST				1683 /0112	12-01-11			NO	0			
OCONNELL EDITH C EST C/O SHANK KATHRYN L EXEC				1580 /0121	03-02-10			NO	0			
OCONNELL EDITH C				0590 /0248	06-12-95			NO	0			
				/								
Permit Number	Date	Cost	Building Permit									
E-21-0021	01-13-21	0	Rewiring bathroom. Relocated outlet and installed vent fan.									
P-21-0004	01-08-21	0	(Fee included in building permit)									
B-20-0856	11-02-20	80,000	Add shower in downstairs bathroom. Move washer and dryer to basement and change out all fixtures in upstairs bathroom. Move washer and dryer to basement and change out all fixtures in upstairs bathroom. Move washer and dryer to basement and change out all fixtures in upstairs bathroom.									
			Bath remodel upstairs , half bath changing to full bath , kitchen remodel , remove non load bearing wall									
			State Item Codes				Appraised Value					
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	132,300		
Dev Map	Dev Lot	97	11- Res Land	0.41	92,610				Total Building Value	216,733		
Date	12/08/2021	12/17/2008	13- Res Bldg	1.00	151,710				Total Outbuilding Value	0		
Inspector									Total Market Value	349,033		
Action	Letter/No Reply	Hearing-No Chng										
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.41	0.00	126,000	1.05	0	132,300						
Total	0.41					132,300						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	92,610	88,380	88,380	88,380	88,370							
Building	151,710	91,320	91,320	91,320	78,230							
Outbuilding	0	0	0	0	0							
Total	244,320	179,700	179,700	179,700	166,600					Totals		
Comments												
2021GL-1.5 BATHS TO 2 FULL BATHS, REMODEL KITCHEN AND BATHROOMS; INTERIOR REMODEL												
2011 HRDWOOD												

RESIDENTIAL FIELDCARD

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

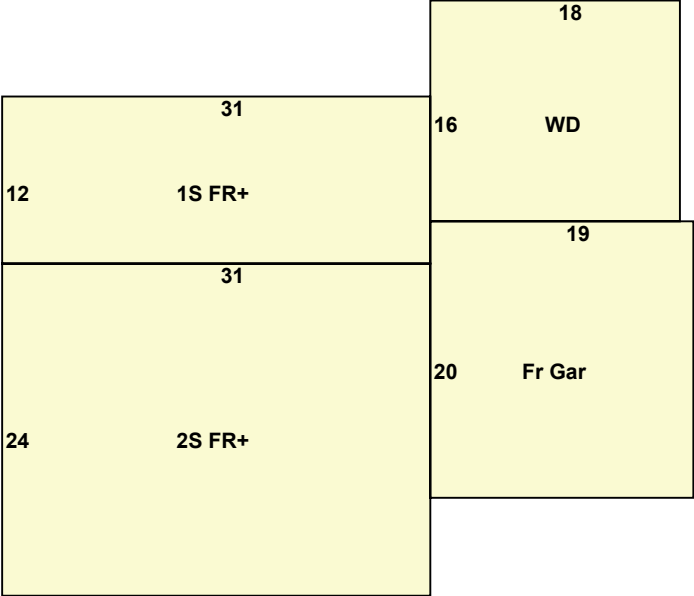
REVALUATION DATE: 10/01/ 2024

Location:		83 FAIRLANE DR				Unit	
911 Address:							
Map/Block/Lot		185 019					
General Description			Description		Area/Qty	Value	
Building Use	Single Family		Base Rate		1,225	238,728	
Unit			Basement		1,200	18,900	
Overall Condition	Avg/Good		Basement Garage Bays		1	3,150	
Class	C+		Central Air		1,225	5,145	
Stories	1.00		Finished Lower Level		300	23,625	
Design (Style)	Split Level		Fireplace		1	5,250	
Construction	Wood Frame		Full Baths		2	10,500	
Year Built	1963		Value Before Depr.		0	305,298	
Percent Complete	100		Depr/Adjust Amount		0	91,589	
			Final Value (After Depr)		0	213,709	
Finished Area	1,225						
Finished Area Does Not Include Finished Basement Area							
Foundation							
Basement Area	1,200						
Basement Finish	300						
Bsmt Room Style	Finish LL						
Basement Walls							
Outside Entry	Garage						
Basement Garage Bays	1		Grade Factor		0	Physical Depreciation %	30
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 %	Enclosed Porch	1963	Average/Good	240	3,024
Fuel	Natural Gas						
Cooling Type	Central	100 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Drywall						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding	Brick Veneer					
Roof Cover	Asphalt						
Roof Type	Gable		Total Building Value				
			216,733				
Special Features							
			Type	Yr Blt	Condition	Area/Qty	
Room Summary							
Total	Bedroom	Kitchens	Full Bath	Half Bath			
7	3	1	2	0			



Unique ID:		107030		2024 REVAL		Card No:		1 of 1			
Location:	59 FARMINGDALE RD			Map/Lot:	107 030		Zone:	A1	Date Printed:	02-04-25	
911 Address:				Exempt		Route	6	Nbhd:	06	Last Update:	01-28-25
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price	
CIRINNA TYLER A					2177 /542	01-22-25	Quit Claim		NO	0	
59 FARMINGDALE RD WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
CIRINNA TYLER A & FORMICA DANIELLE J					2107 /746	07-21-20	Warranty Surviv		YES	330,000	
MUISENER PHILIP & O'CONNOR MARY B					0941 /0003	07-31-02			YES	285,000	
PETERSON KENNETH R & EILEEN M					0440 /0422	03-10-89			NO	220,000	
					/						
					/						
Permit Number	Date	Cost	Building Permit								
M-20-0012	01-21-20	1,650	Remove and replace the existing gas water heater with new A.O. Smith water heater.								
M-20-0012	01-21-20	1,650	Remove and replace the existing gas water heater with new A.O. Smith water heater.								
E-19-0412	10-09-19	2,000	Service upgrade to 200 amps. New meter, panel, riser and grounding.								
E-19-0412	10-09-19	2,000	Service upgrade to 200 amps. New meter, panel, riser and grounding.								
B-18-119	04-22-18	7,200	STRIP & REROOF								
B-18-119	04-04-18	7,200	STRIP AND REROOF WITH GAF TIMBERLINE SHINGLES, 19 SQ. ICE and WATER, RIDGEVENT AND SYNTHETIC FELT.								
			State Item Codes					Appraised Value			
Census/Tract 4924			Code	Quantity	Value	Code	Quantity	Value	Total Land Value 134,000		
Dev Map Dev Lot 25			11- Res Land	0.26	93,800				Total Building Value 282,931		
Date 05/17/2018			13- Res Bldg	1.00	198,050				Total Outbuilding Value 0		
Inspector EQ									Total Market Value 416,931		
Action DM Change											
Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.26	0.00	134,000	1.00	0	134,000					
Total	0.26					134,000					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	93,800	75,460	75,460	75,460	75,460						
Building	198,050	120,110	120,110	120,110	120,110						
Outbuilding	0	0	0	0	0						
Total	291,850	195,570	195,570	195,570	195,570				Totals		
Comments											

Location:		59 FARMINGDALE RD				Unit			
911 Address:									
Map/Block/Lot		107 030							
General Description			Description			Area/Qty	Value		
Building Use	Single Family		Base Rate			1,860	313,447		
Unit			Average Quality Basement Fi			280	14,700		
Overall Condition	Good		Basement			1,116	17,577		
Class	C+		Central Air			1,860	7,812		
Stories	2.00		Extra Fixtures			2	1,890		
Design (Style)	Colonial		Fireplace			1	5,250		
Construction	Wood Frame		Full Baths			2	10,500		
Year Built	1948		Half Baths			1	3,675		
Percent Complete	100		Value Before Depr.			0	374,851		
Finished Area	1,860		Depr/Adjust Amount			0	104,958		
Finished Area Does Not Include Finished Basement Area			Final Value (After Depr)			0	269,893		
Foundation									
Basement Area	1,116								
Basement Finish	280								
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	1948	Good	288	3,701		
Fuel	Natural Gas		Frame Garage	1948	Good	380	9,337		
Cooling Type	Central								
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			282,931			
Special Features								D	
Gas FP	1		Type	Yr Blt	Condition	Area/Q			
Extra Fixtures	2								
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
10	3	1	2	1					



Unique ID: 112066		2024 REVAL				Card No: 1 of 1																	
Location: 123 GOODWIN AVE		Map/Lot: 112 066		Zone: B		Date Printed: 02-04-25																	
911 Address:		Exempt		Route 10		Nbhd: 10		Last Update: 01-28-25															
Owner Of Record				Volume/Page		Date		Sales Type		Valid		Sale Price											
MORRIS-AVERY SAMANTHA & ASHLIE				2177 / 493		01-21-25		Warranty Surviv		YES		415,000											
123 GOODWIN AVE WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
ROBINSON ANDRE L				2140 / 301		12-10-21		Warranty Deed		YES		310,000											
DURIC NERMIN				1577 / 0293		02-10-10				NO		0											
DURIC NERMIN & NERMINA				1566 / 0300		12-01-09				NO		0											
DURIC NERMIN				1364 / 0159		09-28-06				NO		65,000											
MADLEY JENNIFER				0946 / 0054		08-26-02				NO		0											
Permit Number		Date		Cost		Building Permit																	
ROW-22-0560		08-17-22		0		Remove and replace driveway																	
ROW-22-0429		07-14-22		0		Remove and replace driveway																	
B-10-427		11-11-10		1,000		Build a 12'x18' roof over an existing deck per plans																	
B-10-279		09-23-10		3,240		Construct a 12'x18' deck on side																	
PP-0066		06-19-08		12,000		baths/kitchen/laundry																	
EP08061		03-18-08		7,000		WIRE BEDRMS & BATHS																	
				State Item Codes				Appraised Value															
Census/Tract 4923		Code		Quantity		Value		Code		Quantity		Value		Total Land Value 86,292									
Dev Map		Dev Lot B		11- Res Land		0.30		60,400						Total Building Value 322,146									
Date 05/08/2018		03/13/2019		13- Res Bldg		1.00		225,500						Total Outbuilding Value 0									
Inspector EQ														Total Market Value 408,438									
Action DM Change		BAA Reduction																					
Acres							Influence Factors																
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.30		0.00		94,000		1.02		-10		86,292		House Lot		-10		Location		ABUTS HIGHWAY			
Total		0.30										86,292											
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals																
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value	
Land		60,400		55,750		55,750		55,750		55,750													
Building		225,500		123,840		123,840		123,840		119,250													
Outbuilding		0		0		0		0		0													
Total		285,900		179,590		179,590		179,590		175,000								Totals					
Comments																							
2021GL: UPDATED, PARTIAL FBA PER MLS																							
INT INFO EST 10/08																							
2011 FOP/AC																							
2010-FOP																							

Unique ID: 112066

2024 REVAL

Location:		123 GOODWIN AVE			Unit						
911 Address:											
Map/Block/Lot		112 066									
General Description		Description	Area/Qty	Value							
Building Use		Single Family									
Unit		Base Rate	1,666	288,635							
Overall Condition		Good	Average Quality Basement Fi	200	10,500						
Class		C+	Basement	816	12,852						
Stories		2.00	Central Air	1,666	6,997						
Design (Style)		Colonial	Full Baths	2	10,500						
Construction		Wood Frame	Half Baths	1	3,675						
Year Built		2008	Value Before Depr.	0	333,159						
Percent Complete		100	Depr/Adjust Amount	0	13,422						
Finished Area		1,666	Final Value (After Depr)	0	319,737						
Finished Area Does Not Include Finished Basement Area											
Foundation											
Basement Area		816									
Basement Finish		200									
Bsmt Room Style		Average									
Basement Walls											
Outside Entry											
Basement Garage Bays		0	Grade Factor	0	Physical Depreciation %	3					
Sump Pump		NO	Economic Depreciation %	0	Functional Depreciation %	0					
		Attached Component Computations									
HVAC		Type	Yr Built	Condition	Area/Qty	Value					
Heating Type		Forced Hot Air	100 %	Open Porch	2008	Good	216	2,409			
Fuel		Natural Gas									
Cooling Type		Central	100 %								
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							322,146				
Special Features		Detached Component Computations									
		Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
Room Summary											
Total	Bedroom	Kitchens	Full Bath	Half Bath							
6	3	1	2	1							

34

12

24

18

2S FR+

1S FR-

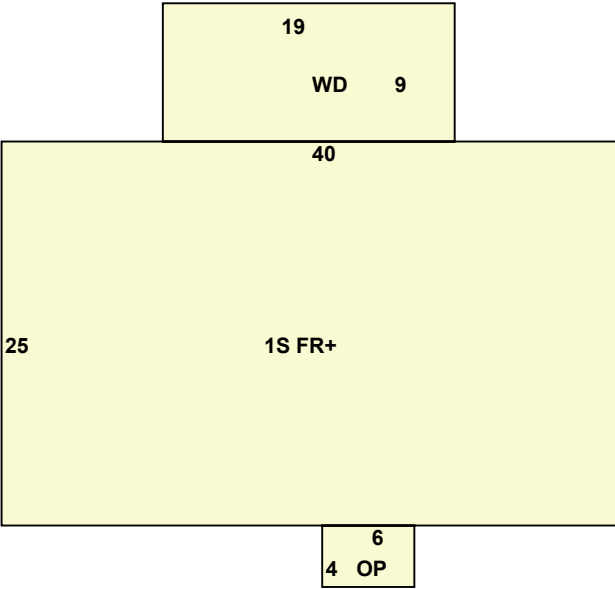


Unique ID: 160038		2024 REVAL				Card No: 1 of 1										
Location:	53 GREENFIELD ST					Map/Lot:	160 038		Zone:	B	Date Printed:	02-04-25				
911 Address:						Exempt		Route	8		Nbhd:	08	Last Update:	01-28-25		
Owner Of Record							Volume/Page		Date		Sales Type			Valid	Sale Price	
MANGENE JACI L & VINCENT N							2177 /644		01-24-25					NO	0	
53 GREENFIELD ST WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
MANAGENE VINCENT N & GAGLIARDI JACI L							0941 /0225		08-02-02					YES	137,000	
DICIOCCIO THOMAS A ET AL							0534 /0008		11-05-92					YES	108,000	
							/									
							/									
							/									
Permit Number	Date	Cost	Building Permit													
M-24-0079	03-21-24	4,849	Remove and dispose of the existing oil tank from the basement. Replace with a new ROTH, DWT-1000L, vertica													
BP-10-234	09-08-10	25.000	Remove 2 layers & reroof													
MP05165	10-24-05	7.463	Repl oil boiler & hot wtr													
EP02238	08-06-02	950	100 amp service													
			State Item Codes					Appraised Value								
Census/Tract 4923			Code	Quantity	Value	Code	Quantity	Value	Total Land Value 94,962							
Dev Map Dev Lot L			11- Res Land	0.21	66,470				Total Building Value 168,946							
Date 04/24/2024			13- Res Bldg	1.00	118,260				Total Outbuilding Value 672							
Inspector W Topliff			14- Res Outbldg	1.00	470				Total Market Value 264,580							
Action DM No Change																
Acres							Influence Factors									
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment					
House Lot	0.21	0.00	102,000	0.98	-5	94,962	House Lot	-5	Location							
Total	0.21					94,962										
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value					
Land	66,470	61,600	61,600	61,600	61,600											
Building	118,260	62,700	62,700	62,700	62,700											
Outbuilding	470	470	470	470	470											
Total	185,200	124,770	124,770	124,770	124,770				Totals							
Comments																
2010-VINYL SIDING 18GL-ADD DECK EXT = COMM. INFL.																

Unique ID: 160038

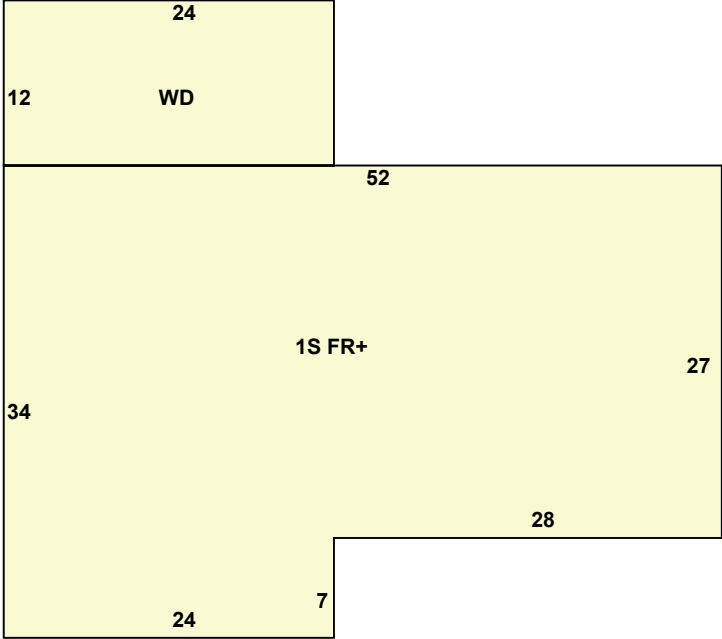
2024 REVAL

Location:		53 GREENFIELD ST					Unit	
911 Address:								
Map/Block/Lot		160 038						
General Description			Description			Area/Qty	Value	
Building Use	Single Family		Base Rate			1,000	182,000	
Unit			Average Quality Basement Fi			500	25,000	
Overall Condition	Good		Basement			1,000	15,000	
Class	C		Full Baths			1	5,000	
Stories	1.00		Half Baths			1	3,500	
Design (Style)	Ranch		Value Before Depr.			0	230,500	
Construction	Wood Frame		Depr/Adjust Amount			0	64,540	
Year Built	1957		Final Value (After Depr)			0	165,960	
Percent Complete	100							
Finished Area	1,000							
Finished Area Does Not Include Finished Basement Area								
Foundation								
Basement Area	1,000							
Basement Finish	500							
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	Hot Water	100 %	Wood Deck	2011	Good	169	2,787	
Fuel	Oil		Open Porch	1957	Good	24	199	
Cooling Type	None	0 %						
Interior								
Floors	Carpet							
Attic Access								
Walls	Plaster							
Fireplaces	0							
Wood Stoves	0							
Exterior								
Exterior	Vinyl Siding							
Roof Cover	Asphalt							
Roof Type	Gable							
			Total Building Value				168,946	
Special Features								
			Type	Yr Blt	Condition	Area/Qty		
			Frame Shed	1990	Average	96		
Room Summary								
Total	Bedroom	Kitchens	Full Bath	Half Bath				
5	2	1	1	1				



Unique ID: 141011		2024 REVAL				Card No: 1 of 1									
Location:	119 HANG DOG LN					Map/Lot:	141 011		Zone:	AAOS	Date Printed:	02-04-25			
911 Address:						Exempt		Route	3	Nbhd:	03	Last Update:	01-28-25		
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
DIDOMIZIO MICHAEL D & LAURA A						2177 /171		01-13-25		Quit Claim			NO	0	
119 HANG DOG LA WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
DIDOMIZIO LAURA						2099 /1147		02-13-20		Warranty Deed			YES	276,000	
ROBITAILLE CONSTANCE P						0300 /0152		03-24-76					NO	0	
						/									
						/									
						/									
Permit Number		Date		Cost		Building Permit									
B-24-0825		07-24-24		600		ENCLOSURE BUILT AROUND AN AIR CONDITIONING UNIT. IT WILL BE A 4 X 8 ENCLOSURE WITH A PLYWOOD TOP.									
B-22-0924		12-05-22		21,258		STRIP & REROOF									
Z-20-0075		12-18-20		4,500		INSTALL 12X12 PREBUILT SHED									
				State Item Codes				Appraised Value							
Census/Tract 4926		Code		Quantity	Value	Code		Quantity	Value	Total Land Value 150,800 Total Building Value 295,145 Total Outbuilding Value 1,754 Total Market Value 447,699					
Dev Map Dev Lot 74		11- Res Land		0.37	105,560										
Date 04/24/2024		13- Res Bldg		1.00	206,600										
Inspector W Topliff		14- Res Outbldg		1.00	1,230										
Action DM No Change															
Acres							Influence Factors								
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment			
House Lot		0.37	0.00	145,000	1.04	0	150,800								
Total		0.37					150,800								
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals							
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value			
Land		105,560	84,880	84,880	84,880	84,880									
Building		206,600	106,650	106,650	106,650	106,650									
Outbuilding		1,230	1,410	1,410	1,410	0									
Total		313,390	192,940	192,940	192,940	191,530				Totals					
Comments															
2021GL-SHED 2019GL-CHG SKETCH, 2 FP, KITCHEN, C/AIR, LISTING 2012-CORRECTED SKETCH															

Location:		119 HANG DOG LN			Unit
911 Address:					
Map/Block/Lot		141 011			
General Description			Description	Area/Qty	Value
Building Use	Single Family		Base Rate	1,572	287,865
Unit			Basement	1,572	24,759
Overall Condition	Avg/Good		Basement Garage Bays	2	6,300
Class	C+		Central Air	1,572	6,602
Stories	1.00		Finished Lower Level	288	22,680
Design (Style)	Split Level		Fireplace	2	10,500
Construction	Wood Frame		Full Baths	2	10,500
Year Built	1971		Half Baths	1	3,675
Percent Complete	100		SP Fin Bsmnt Ave Quality	300	15,750
Finished Area	1,572		Value Before Depr.	0	388,631
Finished Area Does Not Include Finished Basement Area			Depr/Adjust Amount	0	97,158
			Final Value (After Depr)	0	291,473
Foundation					
Basement Area	1,572				
Basement Finish	288				
Bsmt Room Style	Finish LL				
Basement Walls					
Outside Entry					
Basement Garage Bays	2		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	Hot Water	100 %	Wood Deck	1971	Average/Good 288 3,672
Fuel	Oil				
Cooling Type	Central	100 %			
Interior					
Floors	Hardwood				
Attic Access					
Walls	Drywall				
Fireplaces	2				
Wood Stoves	0				
Exterior					
Exterior	Vinyl Siding	Brick Veneer			
Roof Cover	Asphalt				
Roof Type	Gable		Total Building Value 295,145		
Special Features			Detached Component Computations		
SP FinB Ave Qul	300		Type	Yr Blt	Condition Area/Qty Value
			Frame Shed	2020	Average 144 1,754
Room Summary					
Total	Bedroom	Kitchens	Full Bath	Half Bath	
7	3	1	2	1	

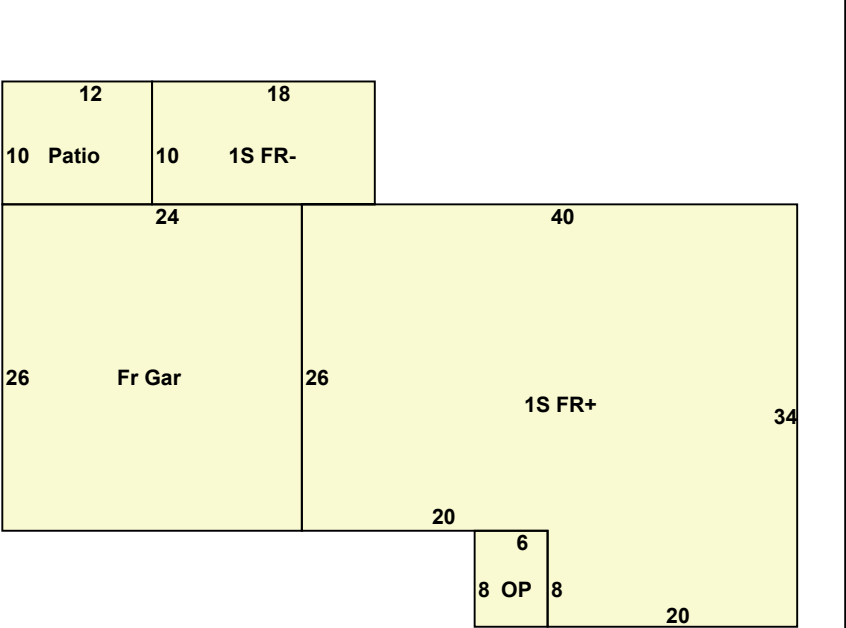


Location:	15 HARRIS HILL RD	Map/Lot:	200 020	Zone:	A	Date Printed:	02-04-25					
911 Address:		Exempt		Route	6	Nbhd:	06	Last Update:	01-28-25			
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price			
GURRIERI ROBERT A				2177 / 177	01-14-25	Warranty Deed		YES	372,000			
15 HARRIS HILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SILVESTRI PELINO A				1184 / 0084	08-05-04			NO	0			
SILVESTRI PELINO A & MARTEL NANCY A				0602 / 0068	01-26-96			NO	0			
				/								
				/								
				/								
Permit Number	Date	Cost	Building Permit									
M-19-0095	05-09-19	9,800	Install direct vent natural gas combi boiler & water heater. Run gas line to new boiler.									
B-17-641	10-26-18	22,545	STRIP & RE-SIDE VINYL SIDING									
BP04262	05-24-04	8,700	Strip 2 layers & reroof									
			State Item Codes				Appraised Value					
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	134,000		
Dev Map	Dev Lot	41	11- Res Land	0.26	93,800				Total Building Value	205,456		
Date	06/13/2024		13- Res Bldg	1.00	143,820				Total Outbuilding Value	0		
Inspector	GH								Total Market Value	339,456		
Action	DM No Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	134,000	1.00	0	134,000						
Total	0.26					134,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	93,800	73,500	73,500	73,500	73,500							
Building	143,820	81,680	81,680	81,680	81,680							
Outbuilding	0	0	0	0	0							
Total	237,620	155,180	155,180	155,180	155,180					Totals		
Comments												
19GL-GAS HEAT 2018GL-EXT UPGRADES												

Unique ID: 200020

2024 REVAL

Location:		15 HARRIS HILL RD						Unit	
911 Address:									
Map/Block/Lot		200 020							
General Description				Description		Area/Qty		Value	
Building Use	Single Family			Base Rate		1,380		216,384	
Unit				Basement		1,200		18,000	
Overall Condition	Avg/Good			Central Air		1,380		5,520	
Class	C			Fireplace		1		5,000	
Stories	1.00			Full Baths		2		10,000	
Design (Style)	Ranch			Low Quality Basement Finish		600		21,000	
Construction	Wood Frame			Value Before Depr.		0		275,904	
Year Built	1962			Depr/Adjust Amount		0		85,530	
Percent Complete	100			Final Value (After Depr)		0		190,374	
Finished Area	1,380								
Finished Area Does Not Include Finished Basement Area									
Foundation									
Basement Area	1,200								
Basement Finish	600								
Bsmt Room Style	Low								
Basement Walls									
Outside Entry	Hatch								
Basement Garage Bays	0								
Sump Pump	NO								
				Grade Factor		0		Physical Depreciation %	
				Economic Depreciation %		0		Functional Depreciation %	
								31	
								0	
				Attached Component Computations					
HVAC				Type	Yr Built	Condition	Area/Qty	Value	
Heating Type	Hot Water	100 %		Frame Garage	1962	Average/Good	624	13,992	
Fuel	Natural Gas			Patio	1962	Average/Good	120	70	
Cooling Type	Central	100 %		Open Porch	1962	Average/Good	48	38	
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					
				205,452					
Special Features				D					
				Type	Yr Blt	Condition	Area/Q		
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	2	1	2	0					



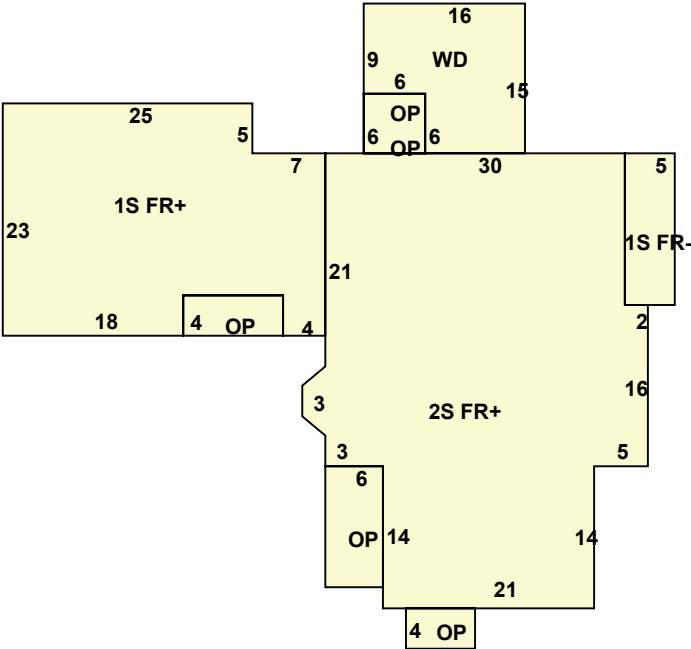
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2024 REVAL

Card No:1 of 1

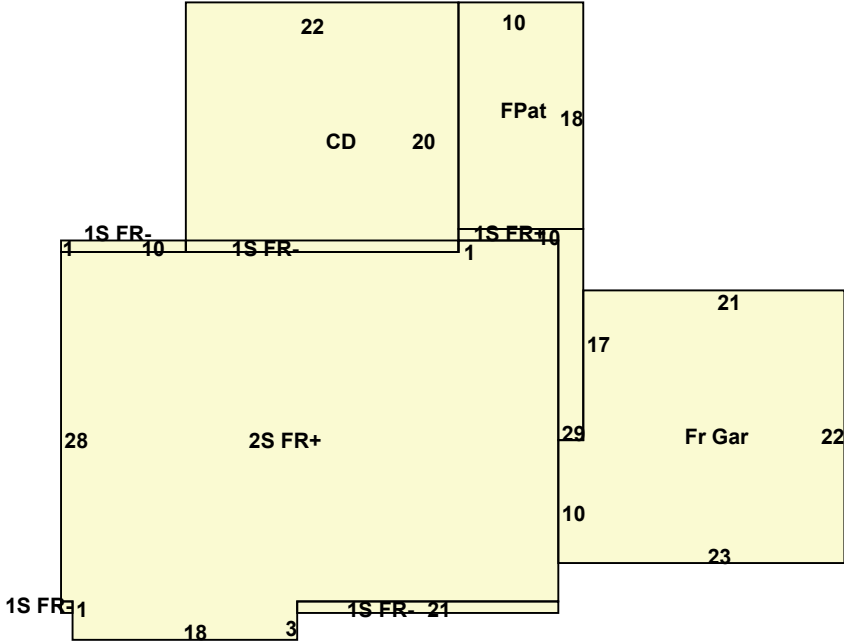
Location:	109 HARTFORD AVE	Map/Lot:	220 001	Zone:	B	Date Printed:	02-04-25				
911 Address:		Exempt		Route	7	Nbhd:	07	Last Update:	01-28-25		
Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price				
SZCZYGIEL ERIC & LAURA		2177 /393	01-17-25	Warranty Surviv		YES	405,000				
109 HARTFORD AVE WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
RANKIN DOUGLAS J		2164 /562	11-03-23	Cert of Devise		NO	0				
RANKIN JAMES W JR EST RANKIN DOUGLAS JAMES ADMINISTRATOR		2163 /435	09-27-23	Probate		NO	0				
RANKIN JAMES W JR EST RANKIN DOUGLAS JAMES ADMINISTRATOR		2157 /56	02-17-23	Probate		NO	0				
RANKIN JAMES W JR		1453 /0304	01-28-08			NO	0				
RANKIN RUTH J EST C/O UNDERWOOD LINDA (EXEC)		1424 /0063	07-30-07			NO	0				
Permit Number	Date	Cost	Building Permit								
B-23-1209	12-28-23	34,000	Remove and replace existing roof with architectural shingles and repair overhangs. also 3 tab shingles on								
MP-0186	12-23-09	2,000	Install wood stove w/ flue pipe through ceiling & roof of house								
BP990738	12-28-99	3,600	Strip & reroof addn & gar								
Census/Tract 4921		State Item Codes					Appraised Value				
Dev Map	Dev Lot 24	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	208,800		
Date 03/12/2013		11- Res Land	0.89	146,160				Total Building Value	328,120		
Inspector MF		13- Res Bldg	1.00	229,680				Total Outbuilding Value	23,927		
Action Data Mailer Rec		14- Res Outbldg	2.00	16,750				Total Market Value	560,847		
Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.89	0.00	180,000	1.16	0	208,800					
Total	0.89					208,800					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	146,160	77,170	77,170	77,170	77,170						
Building	229,680	130,880	130,880	130,880	130,880						
Outbuilding	16,750	10,050	10,050	10,050	10,050						
Total	392,590	218,100	218,100	218,100	218,100				Totals		
Comments											
2016GL-ROOF TYPE APT BATH GUTTED PER OWNER 2/08											

Location:		109 HARTFORD AVE				Unit		
911 Address:								
Map/Block/Lot		220 001						
General Description				Description		Area/Qty	Value	
Building Use	Two Family			Base Rate	3,268	468,272		
Unit				Basement	1,927	31,796		
Overall Condition	Good			Full Baths	2	11,000		
Class	B-			Half Baths	1	3,850		
Stories	2.00			Value Before Depr.	0	514,917		
Design (Style)	Multi Family			Depr/Adjust Amount	0	190,519		
Construction	Wood Frame			Final Value (After Depr)	0	324,398		
Year Built	1880							
Percent Complete	100							
Finished Area	3,268							
Finished Area Does Not Include Finished Basement Area								
Foundation								
Basement Area	1,927							
Basement Finish	0							
Bsmt Room Style								
Basement Walls								
Outside Entry								
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 %		Wood Deck	1880	Good	204	2,185
Fuel	Oil			Open Porch	1880	Good	28	208
Cooling Type	None	0 %		Open Porch	1880	Good	40	290
				Open Porch	1880	Good	36	261
				Open Porch	1880	Good	72	522
				Open Porch	1880	Good	36	261
Interior								
Floors	Hardwood	Carpet						
Attic Access								
Walls	Plaster							
Fireplaces	0							
Wood Stoves	0							
Exterior								
Exterior	Clapboards							
Roof Cover	Rubber							
Roof Type	HIP							
Special Features				Total Building Value 328,120				
				Detached Component Computations				
				Type	Yr Blt	Condition	Area/Qty	Value
				Frame Garage	1930	Average	324	6,107
				Vinyl Pool	1958	Average	648	17,820
Room Summary								
Total	Bedroom	Kitchens	Full Bath	Half Bath				
10	5	2	2	1				



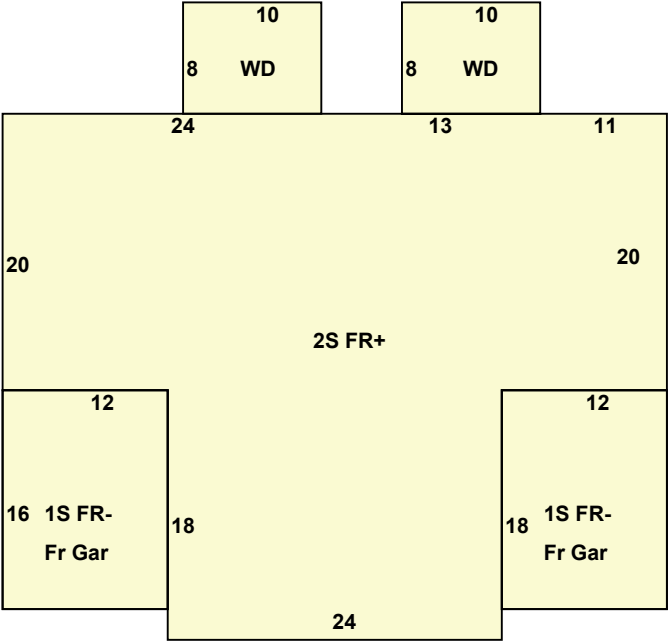
Unique ID: 056021		2024 REVAL				Card No: 1 of 1									
Location:	38 HARVEST HL					Map/Lot:	056 021		Zone:	A1	Date Printed:	02-04-25			
911 Address:						Exempt		Route	2	Nbhd:	02	Last Update:	01-28-25		
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
JENNIFER CATHRYN GIARRATANA REV TRUST GIARRATANA JENNIFER TRUSTEE						2177 /304		01-15-25		Warranty Deed			NO	0	
38 HARVEST HILL WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
GIARRATANA JENNIFER						2094 /644		10-01-19		Warranty Deed			YES	379,000	
CASHMAN MICHAEL P &JANETTE L						0411 /0436		03-31-88					NO	305,000	
						/									
						/									
						/									
Permit Number	Date	Cost	Building Permit												
B-24-0503	05-31-24	16,500	Extend existing 10 x 22 deck by 10 ' making it 20 x 22 , removing wood deck boards and replacing with trex												
EO02304	09-17-02	800	200 amp service												
			State Item Codes						Appraised Value						
Census/Tract 4925			Code	Quantity	Value	Code	Quantity	Value	Total Land Value 158,100						
Dev Map Dev Lot 14			11- Res Land	0.31	110,670				Total Building Value 422,687						
Date 09/12/2024			13- Res Bldg	1.00	295,880				Total Outbuilding Value 980						
Inspector SB			14- Res Outbldg	1.00	690				Total Market Value 581,767						
Action Exterior Only															
Acres							Influence Factors								
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment				
House Lot	0.31	0.00	155,000	1.02	0	158,100									
Total	0.31					158,100									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value				
Land	110,670	79,100	79,100	79,100	79,100										
Building	295,880	163,870	163,870	163,870	163,870										
Outbuilding	690	1,100	1,100	1,100	1,100										
Total	407,240	244,070	244,070	244,070	244,070				Totals						
Comments															
2024GL: REBUILD & ENLARGE DECK; ADD PATIO															

Location:			38 HARVEST HL					Unit			
911 Address:											
Map/Block/Lot			056 021								
General Description				Description			Area/Qty	Value			
Building Use		Single Family		Base Rate			2,460	381,546			
Unit				Average Quality Basement Fi			600	33,000			
Overall Condition		Good		Basement			1,224	20,196			
Class		B-		Central Air			2,460	10,824			
Stories		2.00		Extra Fixtures			2	1,980			
Design (Style)		Colonial		Fireplace			1	5,500			
Construction		Wood Frame		Full Baths			2	11,000			
Year Built		1982		Half Baths			1	3,850			
Percent Complete		100		Value Before Depr.			0	467,896			
Finished Area		2,460		Depr/Adjust Amount			0	70,184			
Finished Area Does Not Include Finished Basement Area				Final Value (After Depr)			0	397,712			
Foundation											
Basement Area		1,224									
Basement Finish		600									
Bsmt Room Style		Average									
Basement Walls											
Outside Entry		Hatch									
Basement Garage Bays		0		Grade Factor		0	Physical Depreciation %		15		
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 %	Composite Deck		2024	Good	440	9,680		
Fuel		Natural Gas		Frame Garage		1982	Good	482	13,315		
Cooling Type		Central	100 %	Flagstone Patio		2024	Good	180	1,980		
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					422,687		
Special Features				Detached Component Computations							
Extra Fixtures				2		Type		Yr Blt	Condition	Area/Qty	Value
						Frame Shed		2008	Average	140	980
Room Summary											
Total	Bedroom	Kitchens	Full Bath	Half Bath							
8	4	1	2	1							



Unique ID: 240033		2024 REVAL				Card No: 1 of 1									
Location:	7-9 LEMBO DR					Map/Lot:	240 033		Zone:	C	Date Printed:	02-04-25			
911 Address:						Exempt		Route	5		Nbhd:	05	Last Update:	01-27-25	
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
POMBO MARY HELEN						2177 /62		01-09-25		Quit Claim			NO	0	
9 LEMBO DR WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
RIBEIRO ROSALINA P & OLINDA & JOSE						2162 /507		08-25-23		Quit Claim			NO	0	
RIBEIRO MANUEL A & ROSALINA P						0489 /0125		02-07-91					NO	0	
						/									
						/									
						/									
Permit Number		Date		Cost		Building Permit									
ROW-24-0053		03-25-24		0		Road / Permanent Restoration of road patch for CNG.									
M-17-293		11-22-18		3,200		REPL FURNACE									
M-17-293		11-22-17		3,200		Replace gas furnace Goodman GMH80803BN. 80.000BTU in 64.000BTU out. Phone number is for Mary Helen (Daug									
				State Item Codes						Appraised Value					
Census/Tract		4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			107,616		
Dev Map		Dev Lot 9		11- Res Land	0.14	75,330				Total Building Value			392,344		
Date		05/19/2018		13- Res Bldg	1.00	274,640				Total Outbuilding Value			560		
Inspector		EQ		14- Res Outbldg	1.00	390				Total Market Value			500,520		
Action		DM No Change													
Acres								Influence Factors							
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment			
House Lot		0.14	0.00	118,000	0.96	-5	107,616	House Lot	-5	Economic Factor		CI/RR/PL			
Total		0.14					107,616								
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals							
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value			
Land		75,330	61,840	61,840	61,840	61,840									
Building		274,640	162,080	162,080	162,080	162,080									
Outbuilding		390	390	390	390	390									
Total		350,360	224,310	224,310	224,310	224,310				Totals					
Comments															
EXT=RAILROAD															

Unique ID: 240033					2024 REVAL							
Location:			7-9 LEMBO DR			Unit						
911 Address:												
Map/Block/Lot			240 033									
General Description			Description		Area/Qty	Value		10 8 WD 10 8 WD 24 13 11 20 20 2S FR+ 12 12 16 1S FR-Fr Gar 18 18 1S FR-Fr Gar 24 				
Building Use	Two Family		Base Rate	3,168	389,189							
Unit			Basement	1,392	21,924							
Overall Condition	Avg/Good		Central Air	3,168	13,306							
Class	C+		Fireplace	2	10,500							
Stories	2.00		Full Baths	4	21,000							
Design (Style)	Duplex		Half Baths	2	7,350							
Construction	Wood Frame		Value Before Depr.	0	463,268							
Year Built	1988		Depr/Adjust Amount	0	83,388							
Percent Complete	100		Final Value (After Depr)	0	379,880							
Finished Area	3,168											
Finished Area Does Not Include Finished Basement Area												
Foundation												
Basement Area	1,392											
Basement Finish	0											
Bsmt Room Style												
Basement Walls												
Outside Entry												
Basement Garage Bays	0		Grade Factor	0	Physical Depreciation %	18						
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	1988	Average/Good	80	1,115					
Fuel	Natural Gas		Wood Deck	1988	Average/Good	80	1,115					
Cooling Type	Central	100 %	Frame Garage	1988	Average/Good	192	5,117					
			Frame Garage	1988	Average/Good	192	5,117					
Interior												
Floors	Carpet	Hardwood										
Attic Access												
Walls	Drywall											
Fireplaces	2											
Wood Stoves	0											
Exterior												
Exterior	Vinyl Siding											
Roof Cover	Asphalt											
Roof Type	Gable											
Total Building Value			392,344									
Special Features			Detached Component Computations									
			Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
			Frame Shed	1996	Average	80	560					
Room Summary												
Total	Bedroom	Kitchens	Full Bath	Half Bath								
12	6	2	4	2								



Unique ID:192005

2024 REVAL

Card No:1 of 1

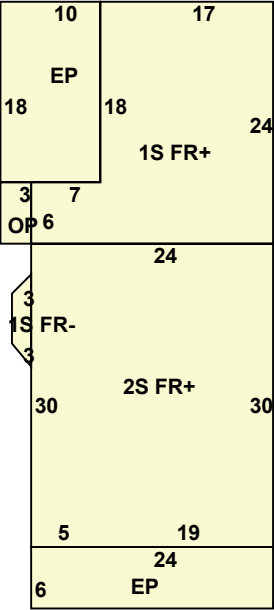
Location:	825 MAPLE ST	Map/Lot:	192 005	Zone:	A1	Date Printed:	02-04-25				
911 Address:		Exempt		Route	4	Nbhd:	04	Last Update:	01-28-25		
Owner Of Record		Volume/Page		Date		Sales Type		Valid	Sale Price		
S PAGLIARELLO & R PRUZINSKY TRUST PAGLIARELLO SALVATORE J TRUSTEE		2177 /324		01-15-25		Quit Claim		NO	0		
825 MAPLE ST WETHERSFIELD , CT 06109											
Additional Owners: PRUZINSKY ROXANNE TRUSTEE											
Prior Owner History											
PAGLIARELLO SALVATORE J & PRUZINSKY		2170 /1153		07-15-24		Quit Claim		NO	0		
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	Total Land Value	134,820
Dev Map		Dev Lot C		11- Res Land	0.49	94,370				Total Building Value	227,498
Date 05/08/2018				13- Res Bldg	1.00	159,250				Total Outbuilding Value	45,648
Inspector EQ				14- Res Outbldg	5.00	31,950				Total Market Value	407,966
Action DM Change											
Acres							Influence Factors				
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot		0.49	0.00	126,000	1.07	0	134,820				
Total		0.49					134,820				
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	94,370	72,820	72,820	72,820	72,820						
Building	159,250	94,090	94,090	94,090	94,090						
Outbuilding	31,950	27,880	27,880	27,880	27,880						
Total	285,570	194,790	194,790	194,790	194,790				Totals		
Comments											
2020GL-GENERATOR											
2013 GAZ											
PULL DOWN ATTIC STAIRS											
2012 FOP											

RESIDENTIAL FIELDCARD

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

REVALUATION DATE: 10/01/ 2024

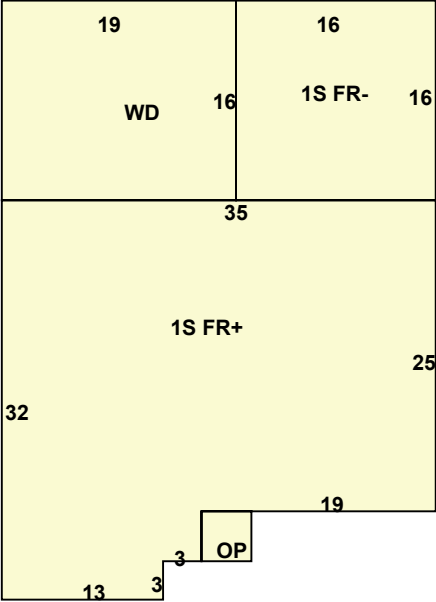
Location:		825 MAPLE ST				Unit		
911 Address:								
Map/Block/Lot		192 005						
General Description			Description		Area/Qty	Value		
Building Use	Single Family		Base Rate		1,904	280,688		
Unit			Average Quality Basement Fi		336	17,640		
Overall Condition	Good		Basement		1,170	18,428		
Class	C+		Central Air		1,904	7,997		
Stories	2.00		Fireplace		2	10,500		
Design (Style)	Conventional		Full Baths		2	10,500		
Construction	Wood Frame		Half Baths		1	3,675		
Year Built	1890		Value Before Depr.		0	349,427		
Percent Complete	100		Depr/Adjust Amount		0	125,794		
			Final Value (After Depr)		0	223,633		
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							
Sump Pump	NO							
			Grade Factor	0	Physical Depreciation %	36		
			Economic Depreciation %	0	Functional Depreciation %	0		
			Attached Component Computations					
HVAC			Type	Yr Built	Condition	Area/Qty	Value	
Heating Type	Hot Water	100 %	Enclosed Porch	1890	Good	180	2,074	
Fuel	Oil		Enclosed Porch	1890	Good	144	1,659	
Cooling Type	Central	100 %	Open Porch	1890	Good	18	132	
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					227,498
Special Features								D
Generator 1			Type	Yr Blt	Condition	Area/Q		
			Frame Garage	1984	Average	812		
			Gazebo	2013	Average	144		
			Det Masonry Patio	2008	Average	336		
			Vinyl Pool	1988	Average	648		
			Frame Shed	1990	Average	56		
Room Summary								
Total	Bedroom	Kitchens	Full Bath	Half Bath				
7	3	1	2	1				



Card No: 1 of 1

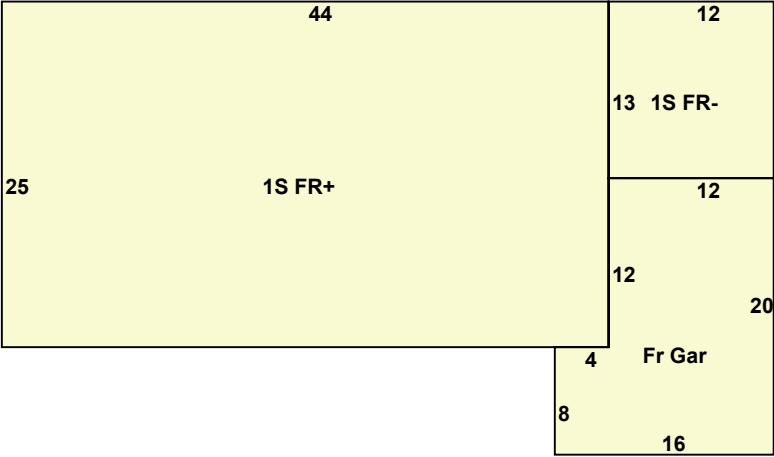
REVALUATION DATE: 10/01/ 2024

Location:		376 NOTT ST				Unit			
911 Address:									
Map/Block/Lot		159 011							
General Description				Description		Area/Qty	Value		
Building Use	Single Family			Base Rate	1,234	200,402			
Unit				Average Quality Basement Fi	550	27,500			
Overall Condition	Avg/Good			Basement	978	14,670			
Class	C			Basement Garage Bays	1	3,000			
Stories	1.00			Central Air	1,234	4,936			
Design (Style)	Ranch			Fireplace	1	5,000			
Construction	Wood Frame			Full Baths	2	10,000			
Year Built	1947			Value Before Depr.	0	265,508			
Percent Complete	100			Depr/Adjust Amount	0	90,273			
Finished Area	1,234			Final Value (After Depr)	0	175,235			
Finished Area Does Not Include Finished Basement Area									
Foundation									
Basement Area	978								
Basement Finish	550								
Bsmt Room Style	Average								
Basement Walls									
Outside Entry									
Basement Garage Bays	1			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	1947	Average/Good	304	3,411	
Fuel	Oil			Open Porch	1947	Average/Good	16	121	
Cooling Type	Central	100 %							
Interior									
Floors	Hardwood								
Attic Access									
Walls	Plaster								
Fireplaces	1								
Wood Stoves	0								
Exterior									
Exterior	Vinyl Siding								
Roof Cover	Asphalt								
Roof Type	Gable			Total Building Value					178,767
Special Features				Detached Component Computations					
				Type	Yr Blt	Condition	Area/Qty	Value	
				Metal Shed	2008	Average	80	800	
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	2	0					



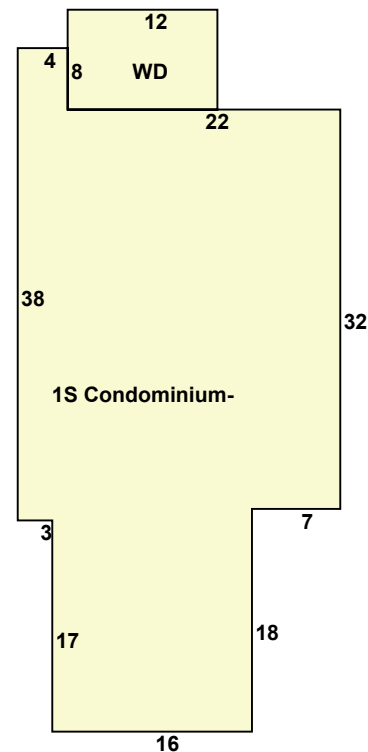
Unique ID: 246016		2024 REVAL				Card No: 1 of 1																	
Location: 21 OLD SMITHY LN		Map/Lot: 246 016		Zone: B		Date Printed: 02-04-25																	
911 Address:		Exempt		Route 7		Nbhd: 07		Last Update: 01-27-25															
Owner Of Record						Volume/Page		Date		Sales Type		Valid		Sale Price									
KAYE ALISON L						2177 /38		01-08-25		Quit Claim		NO		0									
21 OLD SMITHY LN WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
KAYE ALISON L						1976 /0115		01-13-17				NO		0									
KAYE JAY M						1689 /0252		01-09-12				NO		185,000									
ANDERSON DONALD L/U						1689 /0249		01-09-12				NO		1									
ANDERSON DONALD L/U ET ALS						1689 /0247		01-09-12				NO		0									
ANDERSON DONALD L/U						1689 /0246		01-09-12				NO		0									
Permit Number		Date		Cost		Building Permit																	
E-11-406		12-20-11		900		100 AMP SVC CHANGE																	
BP-0094		04-29-09		6,400		Remove 2 layers/reroof																	
				State Item Codes								Appraised Value											
Census/Tract 4921				Code		Quantity		Value		Code		Quantity		Value		Total Land Value 181,800							
Dev Map Dev Lot 21C				11- Res Land		0.27		127,260								Total Building Value 153,933							
Date 04/30/2024				13- Res Bldg		1.00		107,750								Total Outbuilding Value 0							
Inspector W Topliff																Total Market Value 335,733							
Action DM No Change																							
Acres								Influence Factors															
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.27		0.00		180,000		1.01		0		181,800											
Total		0.27										181,800											
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value	
Land		127,260		88,380		88,380		88,380		88,380													
Building		107,750		71,390		71,390		71,390		71,390													
Outbuilding		0		0		0		0		0													
Total		235,010		159,770		159,770		159,770		159,770								Totals					
Comments																							
PULL DOWN ATTIC STAIRS 2009-REROOFED																							

Location:		21 OLD SMITHY LN				Unit			
911 Address:									
Map/Block/Lot		246 016							
General Description			Description			Area/Qty	Value		
Building Use	Single Family		Base Rate			1,256	203,974		
Unit			Basement			1,100	16,500		
Overall Condition	Average		Central Air			1,256	5,024		
Class	C		Fireplace			1	5,000		
Stories	1.00		Full Baths			1	5,000		
Design (Style)	Ranch		Value Before Depr.			0	235,498		
Construction	Wood Frame		Depr/Adjust Amount			0	87,134		
Year Built	1960		Final Value (After Depr)			0	148,364		
Percent Complete	100								
Finished Area	1,256								
Finished Area Does Not Include Finished Basement Area									
Foundation									
Basement Area	1,100								
Basement Finish	0								
Bsmt Room Style									
Basement Walls									
Outside Entry	Hatch								
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 %	Frame Garage	1960	Average	272	5,569		
Fuel	Oil								
Cooling Type	Central	100 %							
Interior									
Floors	Hardwood								
Attic Access									
Walls	Drywall								
Fireplaces	1								
Wood Stoves	0								
Exterior									
Exterior	Vinyl Siding								
Roof Cover	Asphalt								
Roof Type	Gable		Total Building Value				153,933		
Special Features								D	
			Type	Yr Blt	Condition	Area/Q			
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	1	0					



Unique ID: 0380030011				2024 REVAL				Card No: 1 of 1								
Location:		11 ORCHARD BROOK DR				Map/Lot:		038 003 0011		Zone:	SRD	Date Printed:		02-04-25		
911 Address:						Exempt				Nbhd:		Last Update:		01-28-25		
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
LAFOUNTAIN JUSTIN P & JULIA E						2177 /431		01-17-25					NO	0		
11 ORCHARD BROOK DR WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
LAFOUNTAIN JUSTIN P						1911 /0253		11-02-15					YES	150,000		
VAZQUEZ ANTONIO & MARCIA A						1500 /0083		11-07-08					YES	176,900		
ZACHAR WILLIAM N						0587 /0103		03-30-95					YES	86,000		
						/										
						/										
Permit Number		Date	Cost	Building Permit												
P-22-0104		05-01-22	3,000	REPL WATER HEATER												
M-19-0182		07-30-19	6,200	Additional permit fee for the additional estimated cost that was not included in first permit.												
M-19-0169		07-05-19	6,000	Replace furnace and a/c.												
B-18-0278		12-12-18	2,000	REPL DECKING W/ TREX. NO FRAMING. NO RAILINGS.												
B-18-0096		12-12-18	900	INSTALL 3 NEW WNDOWS IN LIVING ROOM												
P-17-75		04-11-17	500	REPL UPSTAIRS TOILET & SHOWER UNIT TO SHOWER PAN												
				State Item Codes						Appraised Value						
Census/Tract		4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 0 Total Building Value 213,162 Total Outbuilding Value 0 Total Market Value 213,162						
Dev Map		Dev Lot BLDG		15- Condominium	1.00	149,210										
Date		05/02/2024 01/21/2004														
Inspector		GH														
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	149,210		99,880		99,880		99,880		99,880							
Outbuilding	0		0		0		0		0							
Total	149,210		99,880		99,880		99,880		99,880					Totals		
Comments																
NO GARAGE FEP=ENTRY/4 UNITS BASEMENT STORAGE COMMON AREA 2015 HARDWOOD FLR PER MLS																

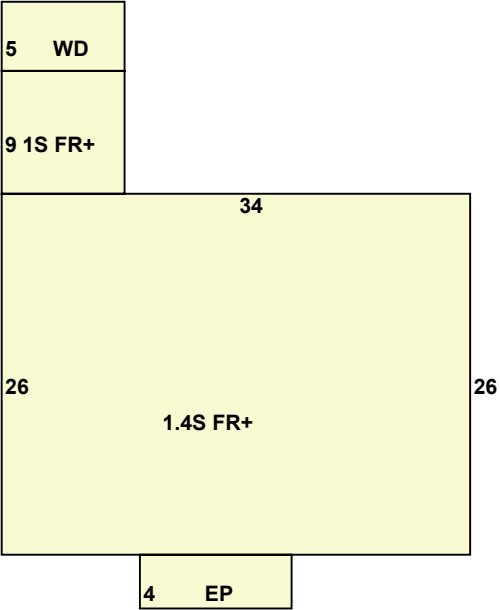
LOCATION:		11 ORCHARD BROOK DR					
911 ADDRESS:							
MAP/BLOCK/LOT:		038 003 0011					
GENERAL DESCRIPTION				DESCRIPTION		AREA	VALUE
Complex Orchard Brook				Base Rate		1,143	243,459
				Central Air		1,143	4,572
				Fireplace		1	5,000
Model Style B				Full Baths		1	5,000
				Half Baths		1	3,500
Style Condominium				Value Before Depr.		0	261,531
				Depr/Adjust Amount		0	49,691
				Final Value (After Dep)		0	211,840
Building Use		Residential					
Condition		Average					
Class		C					
Stories		1.00					
Construction							
Year Built		1983					
Percent Complete		100					
FOUNDATION							
Basement Area		0					
Basement Finished Area		0					
Room Style							
Access				GRADE FACTOR 0			
Garage Bays		0		ECONOMIC DEPR % 0			
Sump Pump		NO		PHYSICAL DEPR % 19			
				FUNCTIONAL DEPR % 0			
HVAC				ATTACHED OUTBUILDING/COMPONENTS			
Heating Type		Forced Hot Air		Description		Area/Qty	Value
Fuel Type		Natural Gas		Wood Deck		96	1,322
Cooling Type		Central					
		100 %					
		100 %					
INTERIOR							
Floors		Hardwood		Tile			
Fireplaces		1					
Wood Stoves		0					
EXTERIOR							
Exterior Walls				Unit Features			
SPECIAL FEATURES				Location			
				Floor/Unit Location Second Floor			
				Amenities			
				Parking Type			
				Parking Spaces 0			
				Parking Distance 0			
Finished Area		Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths	
1,143		4	2	1	1	1	



Description	Year Blt	Area/Qty	Value

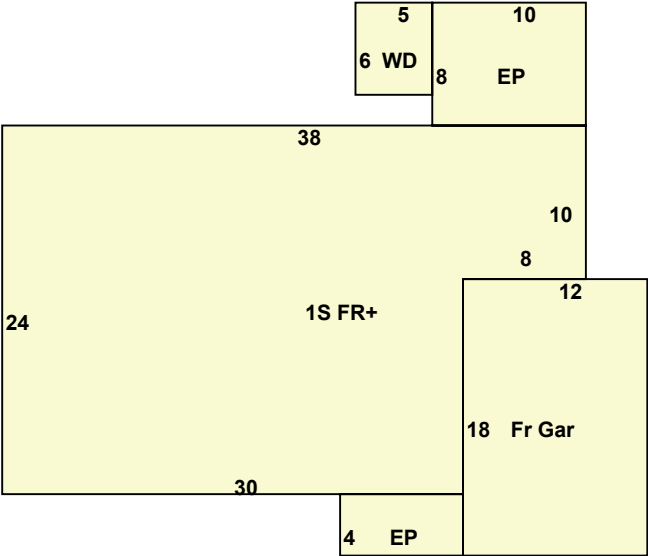
Unique ID: 162001		2024 REVAL				Card No: 1 of 1										
Location:	9 PARKVIEW DR					Map/Lot:	162 001		Zone:	B	Date Printed:	02-04-25				
911 Address:						Exempt		Route	10		Nbhd:	10	Last Update:	01-28-25		
Owner Of Record							Volume/Page		Date		Sales Type			Valid	Sale Price	
CLEMENS RICHARD F JR (50%) & CLEMENS DENNIS W (50%)							2177 / 173		01-13-25		Probate			NO	0	
9 PARKVIEW DR WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
CLEMENS ANNA T							0583 / 0572		12-21-94					NO	0	
							/									
							/									
							/									
							/									
Building Permit																
Permit Number	Date	Cost														
ROW-24-0111	04-16-24	0	Road / Permanent pavement restoration for the MDC.													
E-21-0532	11-05-21	100	ADD WIRING & POWER FOR SUMP PUMP													
P-21-0228	10-28-21	3,380	CUT & TAP BACK WATER VALVE. ADD SUMP PUMP & CHECK VALVES TO WASHER													
E-20-0431	09-21-20	1,800	Replace 100 amp service.													
MP03163	09-30-03	3,084	Repl cntrl A/C													
EP03291	08-27-03	550	Wire cntrl A/C													
			State Item Codes					Appraised Value								
Census/Tract 4923			Code	Quantity	Value	Code	Quantity	Value	Total Land Value 90,240							
Dev Map Dev Lot 69			11- Res Land	0.14	63,170				Total Building Value 177,366							
Date 04/29/2024			13- Res Bldg	1.00	124,160				Total Outbuilding Value 8,695							
Inspector GH			14- Res Outbldg	3.00	6,090				Total Market Value 276,301							
Action DM No Change																
Acres							Influence Factors									
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment					
House Lot	0.14	0.00	94,000	0.96	0	90,240										
Total	0.14					90,240										
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value					
Land	63,170	55,440	55,440	55,440	55,440											
Building	124,160	69,670	69,670	69,670	69,670											
Outbuilding	6,090	6,820	6,820	6,820	6,820											
Total	193,420	131,930	131,930	131,930	131,930				Totals							
Comments																

Location:			9 PARKVIEW DR					Unit		
911 Address:										
Map/Block/Lot			162 001							
General Description				Description			Area/Qty	Value		
Building Use		Single Family		Base Rate			1,319	226,024		
Unit				Basement			965	14,475		
Overall Condition		Good		Central Air			1,319	5,276		
Class		C		Fireplace			1	5,000		
Stories		1.40		Full Baths			1	5,000		
Design (Style)		Cape		Half Baths			1	3,500		
Construction		Wood Frame		Value Before Depr.			0	259,275		
Year Built		1936		Depr/Adjust Amount			0	82,968		
Percent Complete		100		Final Value (After Depr)			0	176,307		
Finished Area		1,319								
Finished Area Does Not Include Finished Basement Area										
Foundation										
Basement Area		965								
Basement Finish		0								
Bsmt Room Style										
Basement Walls										
Outside Entry										
Basement Garage Bays		0		Grade Factor		0	Physical Depreciation %		32	
Sump Pump		YES		Economic Depreciation %		0	Functional Depreciation %		0	
Attached Component Computations										
HVAC				Type	Yr Built	Condition	Area/Qty	Value		
Heating Type		Hot Water 100 %		Wood Deck	1936	Good	45	520		
Fuel		Natural Gas		Enclosed Porch	1936	Good	44	539		
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		Gable		Total Building Value					177,366	
Special Features				Detached Component Computations						
				Type	Yr Blt	Condition	Area/Qty	Value		
				Frame Garage	1940	Average	240	4,680		
				Det Masonry Patio	2007	Average	300	3,785		
				Frame Shed	1963	Average	40	280		
Room Summary										
Total	Bedroom	Kitchens	Full Bath	Half Bath						
5	2	1	1	1						



Unique ID: 118020		2024 REVAL				Card No: 1 of 1																	
Location: 75 PARKVIEW DR		Map/Lot: 118 020		Zone: B		Date Printed: 02-04-25																	
911 Address:		Exempt		Route 10		Nbhd: 10		Last Update: 01-27-25															
Owner Of Record						Volume/Page		Date		Sales Type		Valid		Sale Price									
RUZZO WENDY & CATALDO JILL						2177 / 19		01-07-25		Quit Claim		NO		0									
75 PARKVIEW DR WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
RUZZO WENDY L						0491 / 0493		03-28-91				NO		137,500									
						/																	
						/																	
						/																	
						/																	
Permit Number		Date		Cost		Building Permit																	
E-22-0361		08-07-22		395		ADD POWER FOR SUMP PUMP																	
P-22-0170		08-04-22		3,900		CUT & CAP BACKWATER VALVE. INSTALL SUMP PUMP WITH BATTERY BACK UP. REPLACE SINK W/ PVC SINK - NO FAUCET																	
TE-11-156		06-07-11		1,800		SVC UPG FROM 60 TO 100 AMPS																	
M-10-28		08-02-10		2,900		Replace existing gas hot air furnance w/ like kind																	
PL-0118		07-01-10		930		Replace existing 40 gal. gas water heater w/ same																	
				State Item Codes							Appraised Value												
Census/Tract 4923				Code		Quantity		Value		Code		Quantity		Value		Total Land Value 90,240 Total Building Value 138,754 Total Outbuilding Value 0 Total Market Value 228,994							
Dev Map Dev Lot 56				11- Res Land		0.14		63,170															
Date 05/08/2018				13- Res Bldg		1.00		97,130															
Inspector EQ																							
Action DM Change																							
Acres										Influence Factors													
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.14		0.00		94,000		0.96		0		90,240											
Total		0.14										90,240											
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value	
Land		63,170		57,520		57,520		57,520		57,520													
Building		97,130		49,410		49,410		49,410		49,410													
Outbuilding		0		0		0		0		0													
Total		160,300		106,930		106,930		106,930		106,930								Totals					
Comments																							
2011 C/A																							

Location:		75 PARKVIEW DR			Unit						
911 Address:											
Map/Block/Lot		118 020									
General Description			Description		Area/Qty	Value					
Building Use	Single Family		Base Rate	800		162,400					
Unit			Basement	800		12,000					
Overall Condition	Good		Central Air	800		3,200					
Class	C		Extra Fixtures	1		900					
Stories	1.00		Fireplace	1		5,000					
Design (Style)	Ranch		Full Baths	1		5,000					
Construction	Wood Frame		Value Before Depr.	0		188,500					
Year Built	1942		Depr/Adjust Amount	0		56,550					
Percent Complete	100		Final Value (After Depr)	0		131,950					
Finished Area	800										
Finished Area Does Not Include Finished Basement Area											
Foundation											
Basement Area	800										
Basement Finish	0										
Bsmt Room Style											
Basement Walls											
Outside Entry	Interior										
Basement Garage Bays	0										
Sump Pump	YES										
Grade Factor		0					Physical Depreciation %		30		
Economic Depreciation %		0					Functional Depreciation %		0		
Attached Component Computations			Type	Yr Built	Condition	Area/Qty	Value				
HVAC			Wood Deck	2002	Good	30	479				
Heating Type	Forced Hot Air	100 %	Frame Garage	1942	Good	216	4,914				
Fuel	Natural Gas		Enclosed Porch	1942	Good	80	1,008				
Cooling Type	Central	100 %	Enclosed Porch	1942	Good	32	408				
Interior											
Floors	Hardwood	Carpet									
Attic Access											
Walls	Plaster										
Fireplaces	1										
Wood Stoves	0										
Exterior											
Exterior	Aluminum	Brick									
Roof Cover	Asphalt										
Roof Type	Gable										
Total Building Value								138,754			
Special Features								D			
Extra Fixtures 1			Type	Yr Blt	Condition	Area/Q					
Room Summary											
Total	Bedroom	Kitchens	Full Bath	Half Bath							
4	2	1	1	0							



Unique ID: 159082		2024 REVAL				Card No: 1 of 1									
Location:	53 ROBBINS DR					Map/Lot:	159 082		Zone:	A	Date Printed:	02-04-25			
911 Address:						Exempt		Route	6	Nbhd:	06	Last Update:	01-27-25		
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
53 ROBBINS DRIVE LLC						2176 / 1179		01-06-25		Quit Claim			NO	0	
44 KILOURNE AVE NEW BRITIAN , CT 06053															
Additional Owners:															
Prior Owner History															
RICHARDS DARRELL JOHN II						2167 / 133		02-28-24		Warranty Deed			NO	235,205	
MORTGAGE ASSETS MANAGEMENT LLC						2163 / 441		09-28-23		Foreclosure			NO	230,000	
ANASTASIO FRANK J & SEBASTIANA						2149 / 211		07-05-22		Affidavit			NO	0	
ANASTASIO FRANK J & SEBASTIANA						0277 / 0737		08-24-71					NO	0	
						/									
Permit Number		Date	Cost	Building Permit											
TB-11-477		09-16-11	20,000	REBUILD 10'x24' DAMAGED GARAGE ON OLD FOOTING/FOUNDATION											
MP000246		11-20-00	1,675	Repl 275 gal oil tank											
				State Item Codes						Appraised Value					
Census/Tract 4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			134,000				
Dev Map		Dev Lot PT39	11- Res Land	0.25	93,800			Total Building Value			128,659				
Date 08/28/2024			13- Res Bldg	1.00	90,060			Total Outbuilding Value			5,070				
Inspector TY			14- Res Outbldg	1.00	3,550			Total Market Value			267,729				
Action Sales Review															
Acres							Influence Factors								
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment				
House Lot	0.25	0.00	134,000	1.00	0	134,000									
Total	0.25					134,000									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value				
Land	93,800	65,100	65,100	65,100	65,100										
Building	90,060	81,250	81,250	81,250	81,250										
Outbuilding	3,550	4,390	4,390	4,390	4,390										
Total	187,410	150,740	150,740	150,740	150,740				Totals						
Comments															
AFFIDAVIT FILED 7/5/21 THAT FRANK DOD 5/4/21 AND SEBASTIANA DOD 8/19/21															
INTERIOR ORIGINAL 8/08															
2012 FGR1															

Unique ID: 159082					2024 REVAL						
Location:		53 ROBBINS DR			Unit						
911 Address:											
Map/Block/Lot		159 082									
General Description		Description		Area/Qty	Value						
Building Use	Single Family		Base Rate		1,584	274,428					
Unit			Basement		712	11,214					
Overall Condition	Fair		Fireplace		1	5,250					
Class	C+		Full Baths		2	10,500					
Stories	2.00		Value Before Depr.		0	301,392					
Design (Style)	Colonial		Depr/Adjust Amount		0	174,807					
Construction	Wood Frame		Final Value (After Depr)		0	126,585					
Year Built	1921										
Percent Complete	100										
Finished Area	1,584										
Finished Area Does Not Include Finished Basement Area											
Foundation											
Basement Area	712										
Basement Finish	0										
Bsmt Room Style											
Basement Walls											
Outside Entry											
Basement Garage Bays	0		Grade Factor		0	Physical Depreciation %		58			
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	1921	Fair	144	1,028				
Fuel	Oil		Enclosed Porch	1921	Fair	100	756				
Cooling Type	None	0 %	Open Porch	1921	Fair	60	290				
Interior											
Floors	Hardwood										
Attic Access											
Walls	Plaster										
Fireplaces	1										
Wood Stoves	0										
Exterior											
Exterior	Wood Shingle										
Roof Cover	Asphalt										
Roof Type	Gable										
Total Building Value					128,659						
Special Features											
Detached Component Computations											
		Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
		Frame Garage	2012	Fair	200	5,070					
Room Summary											
Total	Bedroom	Kitchens	Full Bath	Half Bath							
6	3	1	2	0							

12

12 WD

19

1S FR-

20

26

2S FR+

6

OP

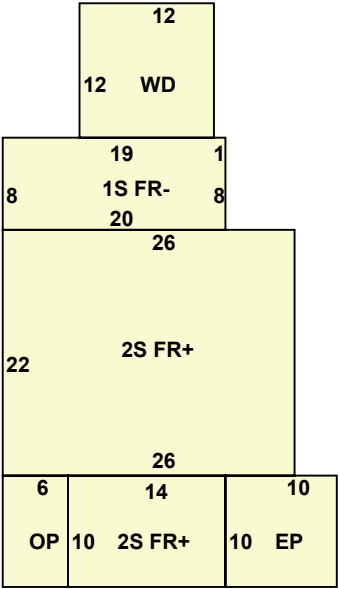
14

2S FR+

10

EP





Unique ID:204036

2024 REVAL

Card No:1 of 1

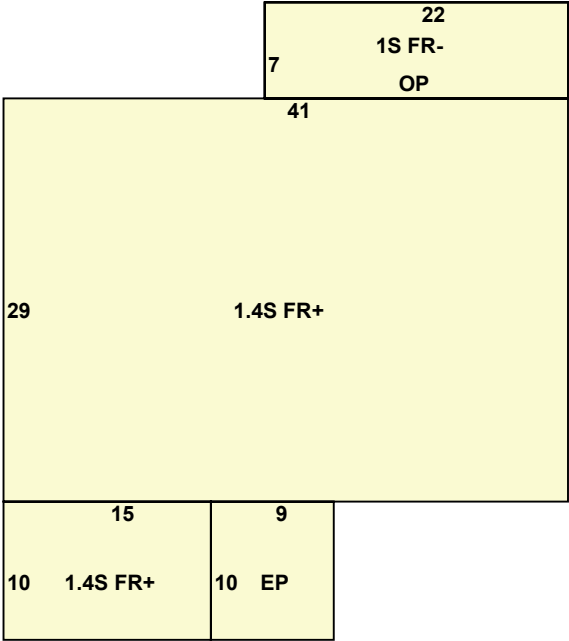
Location:	40 RUSCAN RD	Map/Lot:	204 036	Zone:	B	Date Printed:	02-04-25				
911 Address:		Exempt		Route	6	Nbhd:	06	Last Update:	01-28-25		
Owner Of Record		Volume/Page		Date		Sales Type		Valid	Sale Price		
RIVKIN SCOTT J & SENA REBEKAH		2177 /222		01-14-25		Warranty Surviv		YES	488,000		
40 RUSCAN RD WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
MILLER STREET PROPERTIES LL		2166 /873		02-06-24		Exec Deed		NO	250,000		
SYLVESTER ROBERT P EST		SYLVESTER DANIEL E EXECUTOR		2166 /447		01-23-24		Probate	NO	0	
SYLVESTER ROBERT P EST		SYLVESTER DANIEL E EXECUTOR		2165 /814		12-20-23		Probate	NO	0	
SYLVESTER ROBERT P		0505 /0179		09-30-91				NO	157,000		
		/									
Permit Number	Date	Cost	Building Permit								
E-24-0526	08-15-24	7,000	CHANGE ALL PLUGS AND SWITCHES WIRE FOR								
M-24-0197	08-08-24	12,000	NEW HVAC UNIT WITH 5500 BTU GAS FURNACE HIGH EFFICIENCY WITH 5 TON CONDENSER AND COIL. RUN NEW TRUNK LINE WIT								
P-24-0236	07-08-24	7,200	ADDING A FULL BATH UPSTAIRS WITH NEW DRAINAGE AND WATER SUPPLY LINES FOR TOILET, SHOWER, SHOWER DIVERTER V								
B-24-0356	05-17-24	62,650	Adding two additional bedrooms to the second level and adding a bathroom to the second level (Bathroom wil								
ROW-24-0128	04-16-24	0	Gas / Installing new gas service to house.								
M-24-0062	03-11-24	2,000	Remove tank from outside underground.								
			State Item Codes					Appraised Value			
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value131,320		
Dev Map	Dev Lot	21	11- Res Land	0.20	91,920				Total Building Value260,921		
Date	05/23/2018	01/25/2019	13- Res Bldg	1.00	182,640				Total Outbuilding Value0		
Inspector	EQ								Total Market Value392,241		
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	0.20	0.00	134,000	0.98	0	131,320					
Total	0.20					131,320					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	91,920	65,100	65,100	65,100	65,100						
Building	182,640	81,010	81,010	81,010	81,010						
Outbuilding	0	0	0	0	0						
Total	274,560	146,110	146,110	146,110	146,110				Totals		
Comments											
2024GL: CORRECT HOUSE STYLE TO CAPE; STORY HEIGHT											
2018GL-EXT UPGRADES, REMOVE ATTIC (SHALLOW), RANCH STYLE											
2014 VINYL SDG											
2010 ADDTN/DEPR TO G/VINYL SDG/WDK/UEP T											
O BAS/UEP TO FEP											

RESIDENTIAL FIELDCARD

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

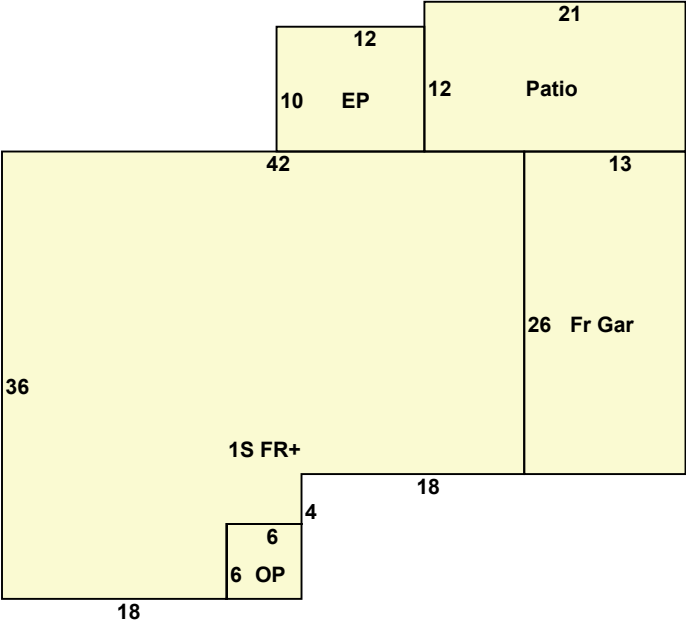
REVALUATION DATE: 10/01/ 2024

Unique ID: 204036					2024 REVAL								
Location:		40 RUSCAN RD			Unit								
911 Address:													
Map/Block/Lot		204 036											
General Description		Description		Area/Qty	Value		22 1S FR- OP 7 41 291.4S FR+ 159 101.4S FR+10EP 						
Building Use		Single Family		Base Rate	2,029294,915								
Unit				Basement	1,33920,085								
Overall Condition		Good		Basement Garage Bays	13,000								
Class		C		Fireplace	210,000								
Stories		1.40		Full Baths	210,000								
Design (Style)		Cape		Low Quality Basement Finish	60021,000								
Construction		Wood Frame		Value Before Depr.	0359,000								
Year Built		1950		Depr/Adjust Amount	0100,520								
Percent Complete		100		Final Value (After Depr)	0258,480								
Finished Area		2,029											
Finished Area Does Not Include Finished Basement Area													
Foundation													
Basement Area		1,339											
Basement Finish		600											
Bsmt Room Style		Low											
Basement Walls													
Outside Entry													
Basement Garage Bays		1											
Sump Pump		NO											
		Grade Factor	0	Physical Depreciation %	28								
		Economic Depreciation %	0	Functional Depreciation %	0								
		Attached Component Computations											
HVAC		Type	Yr Built	Condition	Area/Qty	Value							
Heating Type		Hot Water	100 %	Enclosed Porch	1950	Good	90	1,166					
Fuel		Oil		Open Porch	1950	Good	154	1,275					
Cooling Type		None	0 %										
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								260,921			
Special Features		Detached Component Computations											
		Type	Yr Blt	Condition	Area/Qty	Value		Type	Yr Blt	Condition	Area/Qty	Value	
Room Summary													
Total	Bedroom	Kitchens	Full Bath	Half Bath									
5	2	1	2	0									



Location:	27 SO PEMBROKE ST					Map/Lot:	200 036		Zone:	A	Date Printed:	02-04-25	
911 Address:						Exempt		Route	6	Nbhd:	06	Last Update:	01-27-25
Owner Of Record						Volume/Page		Date		Sales Type		Valid	Sale Price
LENA EMILIANO						2177 /66		01-09-25		Warranty Deed		YES	355,000
27 SO PEMBROKE ST WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
PICCOLO-MANDILE CATERINA & PICCOLO-SANTOS EMMA						0656 /0336		06-23-97				NO	135,000
						/							
						/							
						/							
						/							
Permit Number	Date	Cost	Building Permit										
			State Item Codes					Appraised Value					
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 134,000				
Dev Map	Dev Lot 24		11- Res Land	0.26	93,800				Total Building Value 189,221				
Date	05/23/2018		13- Res Bldg	1.00	132,450				Total Outbuilding Value 0				
Inspector	EQ								Total Market Value 323,221				
Action	DM Change												
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.26	0.00	134,000	1.00	0	134,000							
Total	0.26					134,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	93,800	73,500	73,500	73,500	73,500								
Building	132,450	84,470	84,470	84,470	84,470								
Outbuilding	0	0	0	0	0								
Total	226,250	157,970	157,970	157,970	157,970					Totals			
Comments													

Location:			27 SO PEMBROKE ST				Unit			
911 Address:										
Map/Block/Lot			200 036							
General Description					Description		Area/Qty	Value		
Building Use		Single Family			Base Rate		1,296	210,470		
Unit					Basement		1,296	19,440		
Overall Condition		Avg/Good			Central Air		1,296	5,184		
Class		C			Fireplace		1	5,000		
Stories		1.00			Full Baths		1	5,000		
Design (Style)		Ranch			Half Baths		1	3,500		
Construction		Wood Frame			Low Quality Basement Finish		400	14,000		
Year Built		1960			Value Before Depr.		0	262,594		
Percent Complete		100			Depr/Adjust Amount		0	84,030		
					Final Value (After Depr)		0	178,564		
Finished Area		1,296								
Finished Area Does Not Include Finished Basement Area										
Foundation										
Basement Area		1,296								
Basement Finish		400								
Bsmt Room Style		Low								
Basement Walls										
Outside Entry		Hatch								
Basement Garage Bays		0			Grade Factor		0	Physical Depreciation %	32	
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	1960	Average/Good	338	7,470	
Fuel		Natural Gas			Patio	1960	Average/Good	252	1,436	
Cooling Type		Central	100 %		Enclosed Porch	1960	Average/Good	120	1,469	
					Open Porch	1960	Average/Good	36	282	
Interior										
Floors		Hardwood	Tile							
Attic Access										
Walls		Drywall								
Fireplaces		1								
Wood Stoves		0								
Exterior										
Exterior		Vinyl Siding								
Roof Cover		Asphalt								
Roof Type		Gable			Total Building Value					189,221
Special Features					Detached Component Computations					
					Type	Yr Blt	Condition	Area/Qty	Value	
Room Summary										
Total	Bedroom	Kitchens	Full Bath	Half Bath						
5	3	1	1	1						



Unique ID:233022

2024 REVAL

Card No:1 of 1

Location:	62 VALLEY CREST DR	Map/Lot:	233 022	Zone:	A	Date Printed:	02-04-25					
911 Address:		Exempt		Route	4	Nbhd:	04	Last Update:	01-28-25			
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price			
HERSOM GENERAL CONTRACTORS LLC				2177 /551	01-23-25	Warranty Deed		YES	228,000			
205 FREEMAN ST HARTFORD , CT 06106												
Additional Owners:												
Prior Owner History												
HB2 ALTERNATIVE HOLDINGS LLC				2177 /548	01-23-25	Quit Claim		NO	0			
BANK OF NEW YORK MELLON CO NA TRUST MORTGAGE ASSETS MANAGEMENT SERIES T				2176 /819	12-19-24	Committee Deed		NO	357,500			
ANDREOLI ERNEST L				0291 /0230	02-07-74			NO	0			
ANDREOLI ERNEST L & GLORIA A EST				0281 /0500	05-05-72			NO	0			
				/								
Permit Number	Date	Cost	Building Permit									
TB-11-225	05-31-11	8,400	BUILD 12x20 ADDITION TO REAR OF GARAGE									
			State Item Codes				Appraised Value					
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	124,740		
Dev Map	Dev Lot	76	11- Res Land	0.23	87,320				Total Building Value	128,483		
Date	07/10/2020		13- Res Bldg	1.00	89,940				Total Outbuilding Value	30,958		
Inspector			14- Res Outbldg	1.00	21,670				Total Market Value	284,181		
Action	PICTOMETRY											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.23	0.00	126,000	0.99	0	124,740						
Total	0.23					124,740						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	87,320	74,190	74,940	74,940	74,940							
Building	89,940	66,100	66,100	66,100	66,100							
Outbuilding	21,670	28,650	28,640	28,640	28,640							
Total	198,930	168,940	169,680	169,680	169,680					Totals		
Comments												
2023GL: REVERSE COMBINING WITH 233/061 FROM 2016GL 2011 FGR1 TO G CND & 840 SQ FT 2016GL-COMBINE 233/022 & 233/061												

Unique ID: 233022					2024 REVAL							
Location:		62 VALLEY CREST DR					Unit					
911 Address:												
Map/Block/Lot		233 022										
General Description			Description		Area/Qty	Value						
Building Use	Single Family		Base Rate		1,218	197,803						
Unit			Average Quality Basement Fi		855	42,750						
Overall Condition	Fair		Basement		1,140	17,100						
Class	C		Central Air		1,218	4,872						
Stories	1.00		Fireplace		1	5,000						
Design (Style)	Ranch		Full Baths		1	5,000						
Construction	Wood Frame		Value Before Depr.		0	272,525						
Year Built	1955		Depr/Adjust Amount		0	144,438						
Percent Complete	100		Final Value (After Depr)		0	128,087						
Finished Area	1,218											
Finished Area Does Not Include Finished Basement Area												
Foundation												
Basement Area	1,140											
Basement Finish	855											
Bsmt Room Style	Average											
Basement Walls												
Outside Entry												
Basement Garage Bays	0		Grade Factor	0	Physical Depreciation %	53						
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 %	Open Porch	1955	Fair	40	216					
Fuel	Oil		Utility Storage	1955	Fair	24	180					
Cooling Type	Central		100 %									
Interior												
Floors	Carpet											
Attic Access												
Walls	Plaster											
Fireplaces	1											
Wood Stoves	0											
Exterior												
Exterior	Vinyl Siding											
Roof Cover	Asphalt											
Roof Type	Gable											
			Total Building Value			128,483						
Special Features			Detached Component Computations									
			Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
			Frame Garage	1974	Good	840	30,958					
Room Summary												
Total	Bedroom	Kitchens	Full Bath	Half Bath								
6	3	1	1	0								

13

6

1S FR-

Util Strg

4

6

40

24

1S FR+

34

18

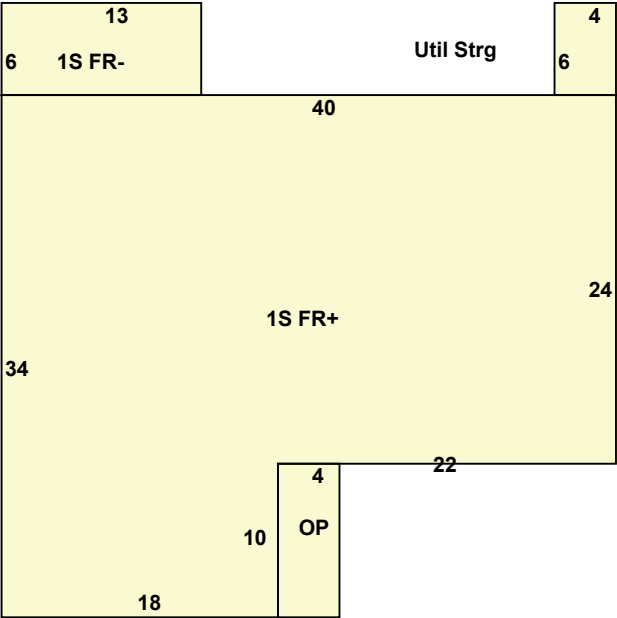
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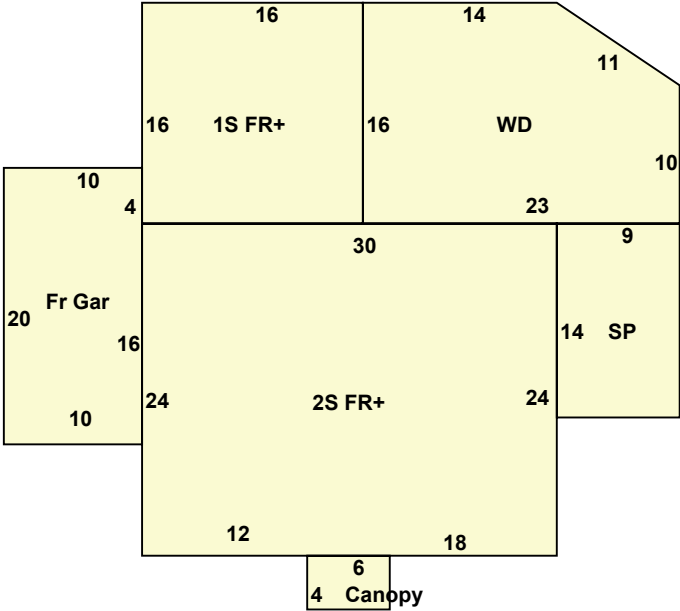


Unique ID: 126025		2024 REVAL				Card No: 1 of 1									
Location:	98 WELLS FARM DR					Map/Lot:	126 025		Zone:	A	Date Printed:	02-04-25			
911 Address:						Exempt		Route	6		Nbhd:	06	Last Update:	01-28-25	
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
MORIARTY THOMAS F JR & GARCIA TIFFANY ROSE						2177 / 456		01-21-25		Warranty Surviv			YES	430,000	
98 WELLS FARM DR WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
CONACI COLLEEN BEERS						1985 / 0132		03-28-17					NO	0	
CONACI COLLEEN BEERS						1731 / 0171		08-20-12					NO	0	
CONACI FRANK & COLLEEN B						0353 / 0511		03-29-85					NO	112,000	
						/									
						/									
Permit Number	Date	Cost	Building Permit												
TE-11-278	09-01-11	1,600	SVC UPGR TO 200 AMP												
BP-0383	06-17-10	8,100	Remove aluminum siding & replace w/ vinyl												
B-2010-0383	04-21-10	8,100	REMOVE ALUMINUM SIDING AND REPLACE WITH VINYL.												
BP-0056	02-05-10	6,900	JOHN GRAY 51 THORNBUSH RD., WETHERSFIELD, CT 06109, (860-												
B-2010-0056	01-11-10	6,900	Remove 1 layer of roof & replace												
EP07176	06-14-07	500	REMOVE 1 LAYER OF ROOFING AND REPLACE WITH ICE and WATER SHIELD. FELT PAPER AND 30 YR ARCHITECTURAL SHIN												
			Misc electrical												
			State Item Codes					Appraised Value							
Census/Tract 4924			Code	Quantity	Value	Code	Quantity	Value	Total Land Value			136,680			
Dev Map Dev Lot 54			11- Res Land	0.30	95,680				Total Building Value			239,531			
Date 07/31/2018 11/24/1999			13- Res Bldg	1.00	167,670				Total Outbuilding Value			2,101			
Inspector EQ			14- Res Outbldg	1.00	1,470				Total Market Value			378,312			
Action DM Change Hearing-No Chng															
Acres							Influence Factors								
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment				
House Lot	0.30	0.00	134,000	1.02	0	136,680									
Total	0.30					136,680									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value				
Land	95,680	84,000	84,000	84,000	84,000										
Building	167,670	95,200	95,200	95,200	95,200										
Outbuilding	1,470	2,550	2,550	2,550	2,550										
Total	264,820	181,750	181,750	181,750	181,750				Totals						
Comments															
2010 VINYL SDG															
DRAINAGE IN BACK YARD BAD PER OWNER															
10/03/2008															

Unique ID: 126025					2024 REVAL							
Location:		98 WELLS FARM DR					Unit					
911 Address:												
Map/Block/Lot		126 025										
General Description			Description		Area/Qty	Value						
Building Use	Single Family		Base Rate		1,696	279,840						
Unit			Basement		976	14,640						
Overall Condition	Good		Central Air		1,696	6,784						
Class	C		Extra Fixtures		2	1,800						
Stories	2.00		Fireplace		1	5,000						
Design (Style)	Colonial		Full Baths		1	5,000						
Construction	Wood Frame		Half Baths		1	3,500						
Year Built	1948		Value Before Depr.		0	316,564						
Percent Complete	100		Depr/Adjust Amount		0	88,638						
			Final Value (After Depr)		0	227,926						
Finished Area	1,696											
Finished Area Does Not Include Finished Basement Area												
Foundation												
Basement Area	976											
Basement Finish	0											
Bsmt Room Style												
Basement Walls												
Outside Entry	Hatch											
Basement Garage Bays	0											
Sump Pump	NO											
			Grade Factor	0	Physical Depreciation %	28						
			Economic Depreciation %	0	Functional Depreciation %	0						
Attached Component Computations												
HVAC			Type	Yr Built	Condition	Area/Qty	Value					
Heating Type	Forced Hot Air	100 %	Canopy	1948	Good	24	372					
Fuel	Natural Gas		Wood Deck	1991	Good	341	5,101					
Cooling Type	Central	100 %	Frame Garage	1948	Good	200	4,680					
			Screened Porch	1948	Good	126	1,452					
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						239,531						
Special Features			Detached Component Computations									
Extra Fixtures 2			Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
			Frame Shed	2004	Good	160	2,101					
Room Summary												
Total	Bedroom	Kitchens	Full Bath	Half Bath								
6	3	1	1	1								

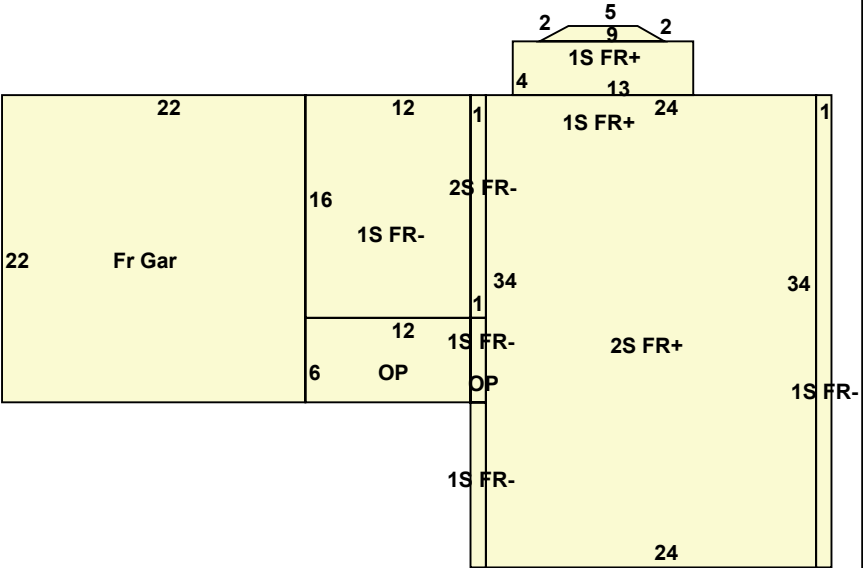
Floor plan diagram showing the layout of the property. The main house is a large rectangle with a central living area (2S FR+) and a smaller section (1S FR+). There is a large garage (Fr Gar) on the left and a smaller structure (SP) on the right. Dimensions are provided for each room and the overall lot size.

Exterior view of the property, a two-story house with a white garage door and a red door. The house is surrounded by trees and a lawn. A timestamp "2023/08/11 13:13:23" is visible in the bottom right corner.



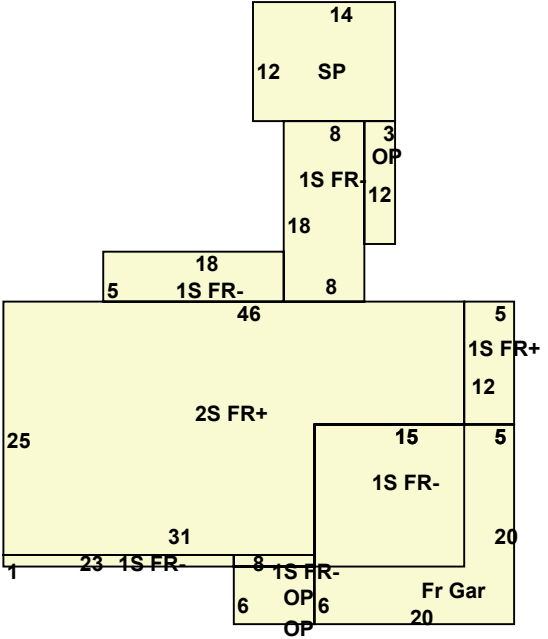
Unique ID: 054003		2024 REVAL				Card No: 1 of 1									
Location:	6 WILDWOOD RD					Map/Lot:	054 003		Zone:	AAOS	Date Printed:	02-04-25			
911 Address:						Exempt		Route	3	Nbhd:	03	Last Update:	01-28-25		
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
ANDERSON ANNIKA & FAZIO VINCENT						2177 /621		01-23-25		Exec Deed			NO	455,000	
6 WILDWOOD RD WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
FRANCONI RENO						1433 /0259		09-14-07					NO	0	
FRANCONI ALICE D & RENO						0546 /0480		05-19-93					NO	0	
						/									
						/									
						/									
Permit Number	Date	Cost	Building Permit												
B-11-382	08-12-11	9,200	STRIP AND REROOF WITH ASPHALT SHINGLES. ICE and WATER, FELT PAPER AND RIDGEVENT.												
TB-11-382	08-01-11	9,200	STRIP & REROOF												
			State Item Codes					Appraised Value							
Census/Tract 4926			Code	Quantity	Value	Code	Quantity	Value	Total Land Value			150,800			
Dev Map Dev Lot 27			11- Res Land	0.38	105,560				Total Building Value			270,650			
Date 05/22/2024			13- Res Bldg	1.00	189,460				Total Outbuilding Value			3,884			
Inspector GH			14- Res Outbldg	1.00	2,720				Total Market Value			425,334			
Action DM No Change															
Acres							Influence Factors								
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment				
House Lot	0.38	0.00	145,000	1.04	0	150,800									
Total	0.38					150,800									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value				
Land	105,560	80,950	80,950	80,950	80,950										
Building	189,460	119,640	119,640	119,640	119,640										
Outbuilding	2,720	3,150	3,150	3,150	3,150										
Total	297,740	203,740	203,740	203,740	203,740				Totals						
Comments															
PULL DOWN ATTIC STAIRS SUMP PUMP IN BASEMENT															

Location:			6 WILDWOOD RD				Unit			
911 Address:										
Map/Block/Lot			054 003							
General Description				Description			Area/Qty	Value		
Building Use		Single Family		Base Rate			1,967	300,715		
Unit				Basement			875	13,781		
Overall Condition		Good		Extra Fixtures			1	945		
Class		C+		Fireplace			1	5,250		
Stories		2.00		Full Baths			2	10,500		
Design (Style)		Dutch Colonial		Half Baths			1	3,675		
Construction		Wood Frame		Value Before Depr.			0	334,866		
Year Built		1967		Depr/Adjust Amount			0	77,019		
Percent Complete		100		Final Value (After Depr)			0	257,847		
Finished Area		1,967								
Finished Area Does Not Include Finished Basement Area										
Foundation										
Basement Area		875								
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	1967	Good	484	12,112		
Fuel		Natural Gas		Open Porch	1967	Good	72	638		
Cooling Type		None	0 %	Open Porch	1967	Good	6	53		
Interior										
Floors		Hardwood	Carpet							
Attic Access										
Walls		Drywall								
Fireplaces		1								
Wood Stoves		0								
Exterior										
Exterior		Clapboards								
Roof Cover		Asphalt								
Roof Type		Gable		Total Building Value					270,650	
Special Features				D						
Gas FP		1		Type	Yr Blt	Condition	Area/Q			
Extra Fixtures		1		Det Masonry Patio		2008	Average		31	
Room Summary										
Total	Bedroom	Kitchens	Full Bath	Half Bath						
8	4	1	2	1						



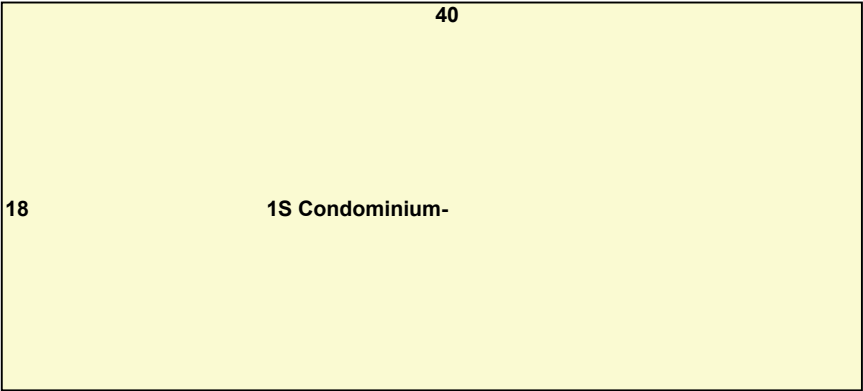
Unique ID: 039041				2024 REVAL				Card No: 1 of 1								
Location:		24 WILDWOOD RD				Map/Lot:		039 041		Zone:	AAOS	Date Printed:		02-04-25		
911 Address:						Exempt			Route	3		Nbhd:	03	Last Update:		01-27-25
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
CORMIER RUSSELL & TINE						2177 /3		01-08-25		Warranty Deed			YES	519,000		
24 WILDWOOD RD WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
KOSMAN WALTER F JR						2160 /749		06-26-23		Probate			NO	0		
KOSMAN WALTER F JR & SUSAN M						0646 /0276		04-01-97					YES	216,000		
						/										
						/										
						/										
Permit Number		Date	Cost	Building Permit												
M-21-0333		09-02-21	3,984	Replace a/c condenser.												
B-16-735		12-12-16	2,730	INSTALL BLOWN-IN ATTIC INSULATION												
P-12-298		12-07-12	1,000	INSTALL GAS LINE FOR GENERATOR												
E-12-380		10-17-12	6,388	INSTALL 20 KW GENERATOR W/ AUTOMATIC XFR SWITCH												
EP06184		06-15-06	900	Repl meter can												
MP04141		07-14-04	9,100	Cntrl A/C												
				State Item Codes						Appraised Value						
Census/Tract		4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			152,250			
Dev Map		Dev Lot 34		11- Res Land	0.41	106,580				Total Building Value			336,417			
Date		04/22/2024		13- Res Bldg	1.00	235,490				Total Outbuilding Value			3,349			
Inspector		GH		14- Res Outbldg	2.00	2,340				Total Market Value			492,016			
Action		DM No Change														
Acres										Influence Factors						
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment				
House Lot		0.41	0.00	145,000	1.05	0	152,250									
Total		0.41					152,250									
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals								
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value				
Land		106,580	80,940	80,940	80,940	80,940										
Building		235,490	153,380	153,380	153,380	153,380										
Outbuilding		2,340	2,890	2,890	2,890	2,890										
Total		344,410	237,210	237,210	237,210	237,210				Totals						
Comments																
2017GL-PICTOMETRY																

Unique ID: 039041					2024 REVAL									
Location:			24 WILDWOOD RD			Unit								
911 Address:														
Map/Block/Lot			039 041											
General Description			Description		Area/Qty	Value								
Building Use			Single Family		Base Rate	2,445	361,982							
Unit					Average Quality Basement Fi	700	36,750							
Overall Condition			Avg/Good		Basement	1,015	15,986							
Class			C+		Central Air	2,445	10,269							
Stories			2.00		Fireplace	1	5,250							
Design (Style)			Colonial		Full Baths	3	15,750							
Construction			Wood Frame		Half Baths	1	3,675							
Year Built			1967		Value Before Depr.	0	449,663							
Percent Complete			100		Depr/Adjust Amount	0	125,906							
Finished Area			2,445		Final Value (After Depr)	0	323,757							
Finished Area Does Not Include Finished Basement Area														
Foundation														
Basement Area			1,015											
Basement Finish			700											
Bsmt Room Style			Average											
Basement Walls														
Outside Entry			Walkout											
Basement Garage Bays			0		Grade Factor		0	Physical Depreciation %		28				
Sump Pump			YES		Economic Depreciation %		0	Functional Depreciation %		0				
HVAC			Attached Component Computations											
			Type	Yr Built	Condition	Area/Qty	Value							
Heating Type			Hot Water	100 %	Frame Garage	1967	Average/Good	400	9,828					
Fuel			Natural Gas		Open Porch	1967	Average/Good	36	313					
Cooling Type			Central	100 %	Open Porch	1967	Average/Good	8	70					
					Open Porch	1967	Average/Good	48	417					
					Screened Porch	1967	Average/Good	168	2,032					
Interior														
Floors			Hardwood											
Attic Access														
Walls			Drywall											
Fireplaces			1											
Wood Stoves			0											
Exterior														
Exterior			Vinyl Siding	Brick Veneer										
Roof Cover			Asphalt											
Roof Type			Gable											
Special Features			Detached Component Computations											
Generator			1		Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
					Det Masonry Patio	2008	Average	224	2,789					
					Frame Shed	2008	Average	80	560					
Room Summary														
Total	Bedroom	Kitchens	Full Bath	Half Bath										
8	4	1	3	1										



Unique ID:		1630790B10		2024 REVAL		Card No:		1 of 1				
Location:	53 WOLCOTT HILL RD B10			Map/Lot:	163 079 0B10		Zone:	SRD	Date Printed:	02-04-25		
911 Address:				Exempt			Nbhd:	010-	Last Update:	01-28-25		
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
PITIC NADJA & HODZIC ADVIN					2177 /201	01-14-25	Quit Claim		NO	0		
53 WOLCOTT HILL RD B10 WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PITIC NADJA					1297 /0281	11-22-05			YES	68,000		
SCORDINO CATHERINE A					0632 /0013	10-31-96			YES	21,000		
					/							
					/							
					/							
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 B10			15- Condominium	1.00	78,360				Total Building Value 111,946			
Total Outbuilding Value 0												
Total Market Value 111,946												
Date 10/16/2008												
Inspector DW												
Action Measured & List												
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	78,360	34,630	34,630	34,630	34,630							
Outbuilding	0	0	0	0	0							
Total	78,360	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 B10			
911 ADDRESS:					
MAP/BLOCK/LOT:		163 079 0B10			
GENERAL DESCRIPTION			DESCRIPTION	AREA	VALUE
Complex	Wolcott Hill		Base Rate	720	147,600
			Central Air	720	2,880
			Full Baths	1	5,000
			Value Before Depr.	0	155,480
			Depr/Adjust Amount	0	43,534
Model	Second		Final Value (After Dep	0	111,946
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			GRADE FACTOR	0	
Garage Bays	0		ECONOMIC DEPR %	0	
Sump Pump	NO		PHYSICAL DEPR %	28	
			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				
Fireplaces	0				
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
720	3	1	1	1	0



Description	Year Blt	Area/Qty	Value