

Unique ID: 1630790A19

Wethersfield

Card No: 1 of 1

Location:	53 WOLCOTT HILL RD				Map/Lot:	163 079 0A19		Zone:	SRD	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	07-22-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
VICTORIA LLC					2167 /205	03-01-24	Warranty Deed			YES	110,000	
78 GARFIELD RD ROCKY HILL , CT 06067												
Additional Owners:												
Prior Owner History												
NISHKU ADRIAN & BRUNILDA					2143 /840	03-02-22	Warranty Deed			NO	72,000	
RUOTOLO KATHRYN M					0417 /0050	05-27-88				NO	81,000	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot	A19	15- Condominium	1.00	34,630				Total Land Value 0			
Date	05/13/2024								Total Building Value 49,478			
Inspector	SB								Total Outbuilding Value 0			
Action	DM No Change								Total Market Value 49,478			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Total	0.00					0						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	34,630	34,630	34,630	34,630	34,630							
Outbuilding	0	0	0	0	0							
Total	34,630	34,630	34,630	34,630	34,630							
										Totals		
Comments												
A/C NOT FUNCTIONAL IN COMPLEX PER TENANTS AND NOT BEING REPAIRED DUE TO COST...KEEP ON UNTIL COMPRESSOR(S) REMOVED												

LOCATION:	53 WOLCOTT HILL RD A19
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 0A19

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Wolcott Hill	Base Rate	720	62,640
	Central Air	720	1,080
	Full Baths	1	5,000
	Value Before Depr.	0	68,720
	Depr/Adjust Amount	0	19,242
	Final Value (After Dep)	0	49,478
Model First			
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	Interior
Garage Bays	0
Sump Pump	NO

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

INTERIOR		
Floors	Carpet	Vinyl
Fireplaces	0	
Wood Stoves	0	

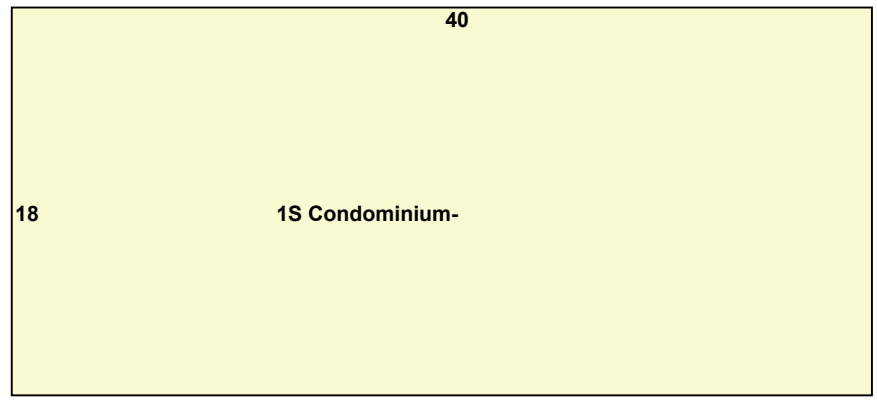
EXTERIOR

Exterior Walls	
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SPECIAL FEATURES

Location	
Floor/Unit Location	End1 Floor
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

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



Description	Year Blt	Area/Qty	Value

Unique ID: 113043

Wethersfield

Card No: 1 of 1

Location:	28 ALBERT AVE				Map/Lot:	113 043		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	10	Nbhd:	63	Last Update:	07-24-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
KAYAN MARY					2167 /207	03-01-24	Warranty Deed		YES	249,900		
28 ALBERT AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
STEPHENS LAURA					2081 /192	04-24-19	Exec Deed		NO	128,000		
BOICE MARY L EST					2081 /190	04-24-19	Cert of Devise		NO	0		
BOICE JOHN J EST					2081 /189	04-24-19	Probate		NO	0		
BOICE JOHN J JR EST					2080 /26	04-15-19	Probate		NO	0		
BOICE JOHN J JR					2057 /296	09-12-18	Probate		NO	0		
Permit Number	Date	Cost	Building Permit									
B-24-0190	03-08-24	6,000	Strip and re-roof with GAF Timberline shingles 11 sq. Install 6 ft ice and water, 4" seam tape, ridge v									
TE-13-347	09-09-13	400	INSTALL CIRCUIT FOR SUMP PUMP & BATTERY BACKUP									
P-13-182	09-06-13	1,600	INSTALL SUMP PIT.									
P-13-182	09-06-13	1,600	INSTALL SUMP PIT									
MP04199	11-16-04	3,474	Install pellet stove									
MP01073	06-19-01	3,000	Repl oil boiler									
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		62,370		
Dev Map	Dev Lot 129	11- Res Land	0.13	43,650				Total Building Value		77,024		
Date	10/01/2013	13- Res Bldg	1.00	53,920				Total Outbuilding Value		1,169		
Inspector	CR	14- Res Outbldg	1.00	820				Total Market Value		140,563		
Action	49											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.13	0.00	63,000	0.99	0	62,370						
Total	0.13					62,370						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	43,650	43,650	43,650	43,650	43,650							
Building	53,920	53,920	53,920	53,920	53,920							
Outbuilding	820	820	820	820	820							
Total	98,390	98,390	98,390	98,390	98,390					Totals		
Comments												
2018GL-DELETE METAL SHED, ADD FRAME SHED, PICTOMETRY												

Location:	28 ALBERT AVE	Unit	
911 Address:			
Map/Block/Lot	113 043		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,028	90,443
Unit		Basement	743	11,145
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.40	Value Before Depr.	0	109,588
Design (Style)	Cape	Depr/Adjust Amount	0	33,972
Construction	Wood Frame	Final Value (After Depr)	0	75,616
Year Built	1948			
Percent Complete	100			

Finished Area 1,028
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	743
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

HVAC		
Heating Type	Forced Hot Air	100 %
Fuel	Oil	
Cooling Type	None	0 %

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

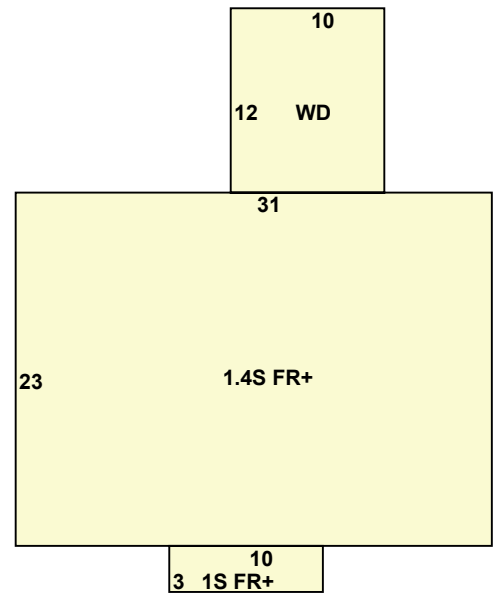
Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1948	Average	120	1,408
Total Building Value				77,024

Special Features

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2014	Average	96	1,169					

Room Summary

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



Unique ID: 178020

Wethersfield

Card No: 1 of 1

Location:	78 CLEARFIELD RD	Map/Lot:	178 020	Zone:	B	Date Printed:	11-15-24
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911 Address:		Exempt		Route	6	Nbhd:	105	Last Update:	04-05-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
RODRIGUEZ ANTONIO E		2167 /237	03-01-24	Warranty Deed	YES	265,000
78 CLEARFIELD RD WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
GILLING OLIVE P		2166 /510	01-24-24	Quit Claim	NO	0
GILLING OLIVE P		2115 /856	11-23-20	Name Change	NO	0
GILLING PRIMROSE		0586 /0218	03-06-95		NO	0
		/				
		/				

Permit Number	Date	Cost	Building Permit
B-24-0078	02-07-24	7,000	Remove existing layer of roof shingles. Install aluminum drip edge on eaves. Install aluminum rake edge

Census/Tract	4922	State Item Codes					Appraised Value	
		Code	Quantity	Value	Code	Quantity	Value	
Dev Map	Dev Lot 95	11- Res Land	0.31	74,240				Total Land Value 106,050
Date 04/10/2008		13- Res Bldg	1.00	56,810				Total Building Value 81,164
Inspector BS		14- Res Outbldg	1.00	5,820				Total Outbuilding Value 8,320
Action Measured + 1Vis								Total Market Value 195,534

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.31	0.00	105,000	1.01	0	106,050				
Total	0.31					106,050				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	74,240	72,760	72,760	72,760	72,760						
Building	56,810	56,820	56,820	56,820	56,820						
Outbuilding	5,820	5,820	5,820	5,820	5,820						
Total	136,870	135,400	135,400	135,400	135,400				Totals		

Comments

2024GL: MERGE WITH PARCEL 178021 PER DEED 2166/510

Location:	78 CLEARFIELD RD	Unit
911 Address:		
Map/Block/Lot	178 020	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,002	88,156
Unit		Basement	972	14,580
Overall Condition	Average	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	110,736
Design (Style)	Cape	Depr/Adjust Amount	0	38,758
Construction	Wood Frame	Final Value (After Depr)	0	71,978
Year Built	1929			
Percent Complete	100			

Finished Area 1,002
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	972
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	35
Economic Depreciation %	0	Functional Depreciation %	0

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

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

Exterior		
Exterior	Vinyl Siding	Stone
Roof Cover	Asphalt	
Roof Type	Gable	

Type	Yr Built	Condition	Area/Qty	Value
Unfinished Attic	1929	Average	346	7,872
Patio	1929	Average	138	731
Open Porch	1929	Average	78	583

Total Building Value 81,164

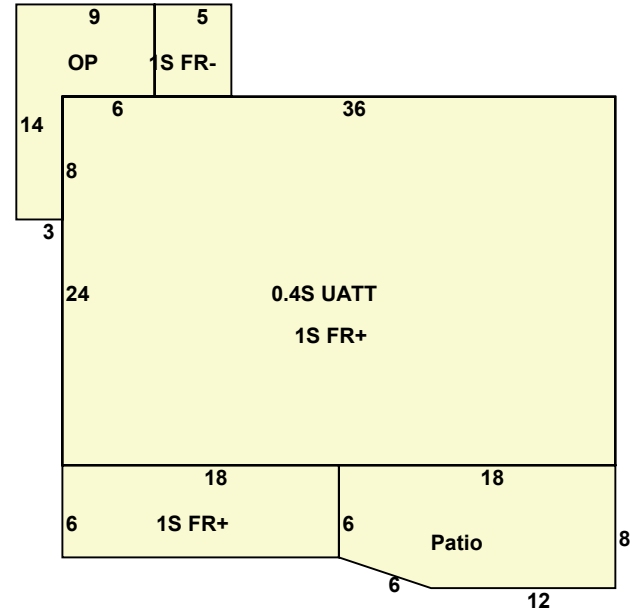
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1929	Average	400	8,320					

Room Summary

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



Unique ID: 170038

Wethersfield

Card No: 1 of 1

Location: 35 FLOWER ST		Map/Lot: 170 038		Zone: C		Date Printed: 11-15-24					
911 Address:		Exempt		Route 8		Nbhd: 88		Last Update: 03-06-24			
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price
MORRISON DOUGLAS ANDREW (50%) & NEAL ERIC JR (50%)				2167 /297		03-04-24		Quit Claim		NO	0
35 FLOWER ST WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
PIRRO ELIZABETH A				2117 /31		12-14-20		Warranty Deed		YES	220,000
ALTRUI JEFFREY M				1324 /0260		04-04-06				YES	229,000
SIMOES ANTONIO & CHRISTINE				1127 /0226		12-29-03				YES	176,500
SKELLY STEVEN W & ANITA S				0703 /0287		06-15-98				YES	95,000
				/							
Permit Number			Date	Cost	Building Permit						
ROW-24-0159			04-26-24	0	Driveway / Remove and replace Driveway.						
M-14-343			01-08-15	8,000	Install Weil McLain gas fired furnace						
M-14-343			01-08-15	8,000	INSTALL GAS FIRED FURNACE						
MP06215			12-20-06	3,258	Pellet Stove						
BP06094			04-12-06	8,100	Strip & reroof						
EP030391			12-02-03	900	SVC UPGRADE						
				State Item Codes				Appraised Value			
Census/Tract 4923		Code		Quantity	Value	Code		Quantity	Value	Total Land Value 88,880	
Dev Map		Dev Lot 47		11- Res Land	0.23	62,220				Total Building Value 78,402	
Date 05/14/2015				13- Res Bldg	1.00	54,880				Total Outbuilding Value 8,064	
Inspector CR				14- Res Outbldg	1.00	5,640				Total Market Value 175,346	
Action 49											
Acres						Influence Factors					
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot		0.23	0.00	88,000	1.01	0	88,880				
Total		0.23					88,880				
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	62,220	62,220	62,220	62,220	62,220						
Building	54,880	54,880	54,880	54,880	54,880						
Outbuilding	5,640	5,640	5,640	5,640	5,640						
Total	122,740	122,740	122,740	122,740	122,740				Totals		
Comments											
10 FT REAR DORMER 2015 HEAT TYPE											

Location:	35 FLOWER ST	Unit	
911 Address:			
Map/Block/Lot	170 038		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,127	101,069
Unit		Basement	624	9,360
Overall Condition	Average	Full Baths	1	5,000
Class	C	Half Baths	1	2,500
Stories	1.65	Value Before Depr.	0	117,929
Design (Style)	Conventional	Depr/Adjust Amount	0	43,634
Construction	Wood Frame	Final Value (After Depr)	0	74,296
Year Built	1924			
Percent Complete	100			

Finished Area	1,127	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	624			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation % 37
		Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC					Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %			Wood Deck	1924	Fair	203	1,656
Fuel	Natural Gas				Enclosed Porch	1924	Fair	168	1,452
Cooling Type	None	0 %			Screened Porch	1924	Fair	130	998

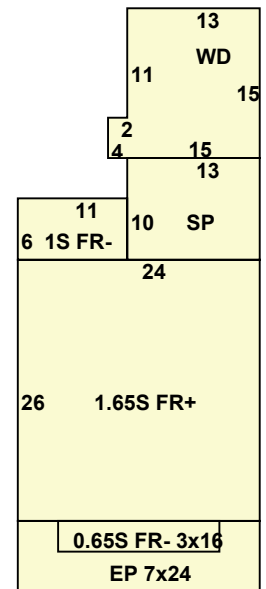
Interior				
Floors	Hardwood			
Attic Access				
Walls	Plaster			
Fireplaces	0			
Wood Stoves	0			

Exterior				
Exterior	Vinyl Siding			
Roof Cover	Asphalt			
Roof Type	Gable			

Total Building Value 78,402

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1924	Average	400	8,064

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



Unique ID: 122040

Wethersfield

Card No: 1 of 1

Location:	506 NOTT ST				Map/Lot:	122 040		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	88	Last Update:	03-28-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
NOWAK STEPHEN E					2167 /289	03-04-24		Warranty Deed		NO	200,000	
506 NOTT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
NOWAK CECILIA A					0541 /0678	03-08-93				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-21-0539	07-19-21	4,000	Strip and re roof 20 sq . lce and water shield and drip edge .									
E-20-0273	07-20-20	0	Move wires so contractor can replace a beam in the basement. (Fee included in building permit)									
E-20-0273	07-20-20	0	Move wires so contractor can replace a beam in the basement. (Fee included in building permit)									
B-20-0405	06-18-20	12,586	Repair damage caused by settlement. Partial collapse of open front porch concrete slab .									
B-20-0405	06-18-20	12,586	Repair damage caused by settlement. Partial collapse of open front porch concrete slab . (Electrical fee									
P-12-220	09-11-12	900	INSTALL 40 GAL GAS WATER HEATER									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.29	62,220				Total Land Value 88,880			
Date	05/16/2024		13- Res Bldg	1.00	129,080				Total Building Value 184,406			
Inspector	GH								Total Outbuilding Value 0			
Action	DM No Change								Total Market Value 273,286			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.29	0.00	88,000	1.01	0	88,880						
Total	0.29					88,880						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	62,220	62,220	62,220	62,220	62,220							
Building	129,080	129,080	129,080	129,080	129,080							
Outbuilding	0	0	0	0	0							
Total	191,300	191,300	191,300	191,300	191,300					Totals		
Comments												
2012 HEAT TYPE												

Unique ID: 122040

Wethersfield

Location:	506 NOTT ST	Unit	
911 Address:			
Map/Block/Lot	122 040		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,260	183,331
Unit		Basement	1,088	16,320
Overall Condition	Average	Fireplace	2	6,000
Class	C	Full Baths	2	10,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	218,151
Construction	Wood Frame	Depr/Adjust Amount	0	34,904
Year Built	1985	Final Value (After Depr)	0	183,247
Percent Complete	100			

Finished Area	2,260	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,088			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
				16
				0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Open Porch	1985	Average	120	1,159
Fuel	Natural Gas						
Cooling Type	None	0 %					

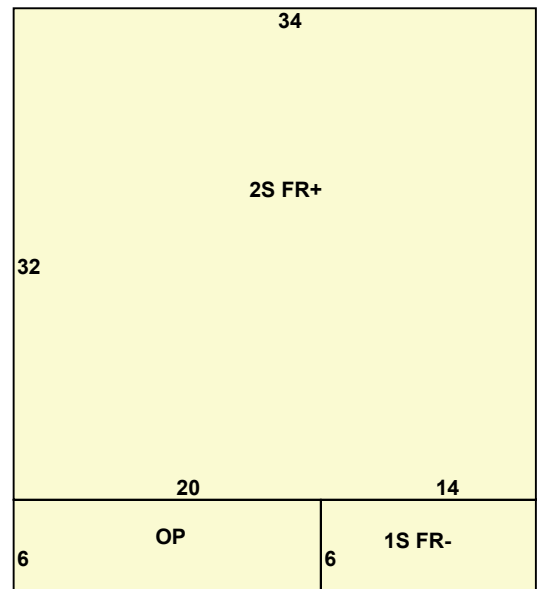
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 184,406

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

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



Unique ID: 061038

Wethersfield

Card No: 1 of 1

Location:	128 FOREST DR				Map/Lot:	061 038		Zone:	A	Date Printed:	11-15-24		
911 Address:					Exempt		Route	9	Nbhd:	106	Last Update:	04-09-24	
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price	
MORE KARAN					2167 /272	03-04-24		Warranty Deed			YES	340,000	
128 FOREST DR WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
TSOLAS MICHAEL					1324 /0235	04-03-06					YES	225,000	
WOOD EDITH M					0557 /0260	10-07-93					NO	0	
					/								
					/								
					/								
Permit Number	Date	Cost	Building Permit										
P-22-0051	03-01-22	3,000	REPL 40 GALLON GAS WATER HEATER										
M-17-199	08-30-17	10,000	INSTALL NEW FURNACE & A/C. DUCTWORK FOR LOWER LEVEL & NEW TRUNK LINES										
E-17-308	08-30-17	2,700	WIRE IN-LAW APT IN BASEMENT										
P-17-176	08-09-17	1,990	INSTALL NEW BATHROOM IN BASEMENT										
B-17-364	08-08-17	17,000	RENOVATE & FINISH 303 SF OF BASEMENT SPACE INCLUDING BATH & KITCHEN. CONVERT 299 SF OF EXISTING GARAGE TO										
BP02111	03-12-02	1,289	Strip & reroof										
				State Item Codes				Appraised Value					
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		106,000			
Dev Map	Dev Lot 22R	11- Res Land	0.24	74,190				Total Building Value		111,352			
Date	03/04/2008	13- Res Bldg	1.00	77,950				Total Outbuilding Value		2,826			
Inspector	DB	14- Res Outbldg	2.00	1,980				Total Market Value		220,178			
Action	Measured & List												
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.24	0.00	106,000	1.00	0	106,000							
Total	0.24					106,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	74,190	74,190	74,190	74,190	74,190								
Building	77,950	77,950	77,950	77,950	77,950								
Outbuilding	1,980	1,980	1,980	1,980	1,980								
Total	154,120	154,120	154,120	154,120	154,120					Totals			
Comments													
2018GL-ACCESSORY APT IN BSMT, 3 FULL BATHS; C/O 10/12/17													

Unique ID: 213007

Wethersfield

Card No: 1 of 1

Location:	480-482 HARTFORD AVE				Map/Lot:	213 007		Zone:	AG/C	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	103	Last Update:	08-07-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
PARKES KAMOY J					2166 /517	03-04-24	Cert of Correct			NO	470,000	
294 GRANBY ST HARTFORD , CT 06112												
Additional Owners:												
Prior Owner History												
BUY OR SELL REALTY LLC					2166 /517	01-23-24	Warranty Deed			YES	470,000	
BUY OR SELL REALTY LLC					2152 /311	09-19-22	Warranty Deed			YES	360,000	
GANESH MARLON A & HING PAULINA J					1613 /0103	10-04-10				YES	299,900	
BROWN JOSHUA M					1564 /0181	11-18-09				NO	180,000	
CALVO MARY S TRUSTEE					1564 /0180	11-18-09				NO	0	
Permit Number	Date	Cost	Building Permit									
E-24-0154	03-22-24	1,500	Install wiring for the attic, rec room, and a bathroom.									
E-24-0098	02-15-24	2,500	Install parallel 100Amp electrical service for owner use									
B-22-0800	10-24-22	10,000	FINISH ATTIC SPACE (ATTIC WAS FRAMED BY PREVIOUS OWNER TO INCLUDE ONE BEDROOM, ONE BATHROOM, AND 1 FAMILY									
P-13-81	04-26-13	850	REPL EXISTING 40-GAL NATURAL GAS WATER HEATER									
TB-11-45	03-10-11	17,048	INSTALL REPLACEMENT WINDOWS									
BP-0242	07-17-09	4,500	Repair roof, replace plywood									
				State Item Codes				Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 31	11- Res Land	0.47	72,100				Total Land Value 103,000				
Date	02/08/2024	13- Res Bldg	1.00	140,090				Total Building Value 200,124				
Inspector	SB							Total Outbuilding Value 0				
Action	LISTING REVIEW							Total Market Value 303,124				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.47	0.00	103,000	1.00	0	103,000						
Total	0.47					103,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	72,100	72,100	72,100	72,100	72,100							
Building	140,090	142,500	119,760	119,760	119,760							
Outbuilding	0	0	0	0	0							
Total	212,190	214,600	191,860	191,860	191,860					Totals		
Comments												
2024GL: LISTING REVIEW - 6 BEDROOMS & 2 FULL BATHS PER LISTING												
2023GL: FINISH ATTIC AREA AND ADD 1 BDRM, 1 FULL BATH, AND FAMILY ROOM												
2011 DEP CODE TO A												
2009-REROOFED												
ZONING CHANGE PER PLANNING												

Location:	480-482 HARTFORD AVE	Unit
911 Address:		
Map/Block/Lot	213 007	

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	3,622	241,370
Unit		Basement	1,572	23,580
Overall Condition	Average	Basement Garage Bays	2	4,000
Class	C	Fireplace	2	6,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Multi Family	Value Before Depr.	0	284,950
Construction	Wood Frame	Depr/Adjust Amount	0	88,335
Year Built	1924	Final Value (After Depr)	0	196,616
Percent Complete	100			

Finished Area	3,622
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,572
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1924	Average	72	1,452
Fuel	Natural Gas		Enclosed Porch	1924	Average	60	680
Cooling Type	None	0 %	Enclosed Porch	1924	Average	60	680
			Open Porch	1924	Average	60	435
			Open Porch	1924	Average	36	261

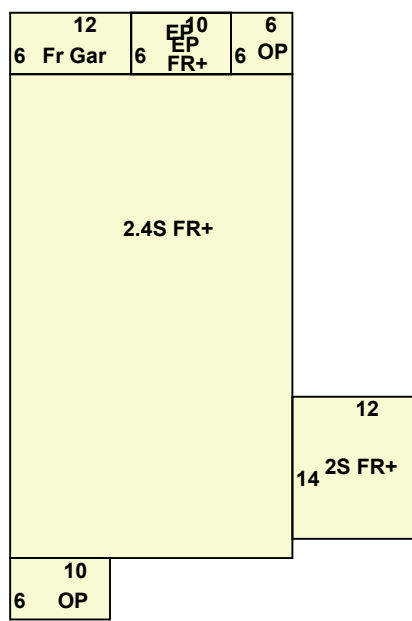
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value	200,124
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Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
14	6	2	2	0



Location:	219-221 JORDAN LN				Map/Lot:	162 007		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	10	Nbhd:	43	Last Update:	08-07-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
VEGH SOLOMON					2167 / 377	03-06-24		Warranty Deed		YES	395,000	
12 CRAFTWOOD DR SPRING VALLEY , NY 10977												
Additional Owners:												
Prior Owner History												
MAY NICHOLAS S & THERESA A					0229 / 0568	07-08-64				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0318	05-16-24	4,000	Add lighting to 1st floor Livingroom and hallway, add a couple outlets to new walls, reconfigure switching									
B-24-0311	04-10-24	8,000	Install door on first floor by stairwell to separate living room. Removing wall from living room to porch									
PP04124	08-17-04	1,000	Repl backwater valve									
BP000594	07-25-00	2,900	Reroof									
State Item Codes												
Census/Tract	4923	Code			Quantity	Value	Code		Quantity	Value	Appraised Value	
Dev Map	Dev Lot 2	11- Res Land	0.32	30,400							Total Land Value	43,430
Date	05/19/2018	13- Res Bldg	1.00	111,970							Total Building Value	159,957
Inspector	EQ	14- Res Outbldg	2.00	9,710							Total Outbuilding Value	13,872
Action	DM Change										Total Market Value	217,259
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.32	0.00	43,000	1.01	0	43,430						
Total	0.32					43,430						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	30,400	30,400	30,400	30,400	30,400							
Building	111,970	111,970	111,970	111,970	111,970							
Outbuilding	9,710	9,710	9,710	9,710	9,710							
Total	152,080	152,080	152,080	152,080	152,080							
Comments											Totals	

Location:	219-221 JORDAN LN	Unit	
911 Address:			
Map/Block/Lot	162 007		

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	3,336	208,066
Unit		Basement	1,668	25,020
Overall Condition	Average	Extra Fixtures	1	300
Class	C	Fireplace	2	6,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Duplex	Value Before Depr.	0	249,386
Construction	Wood Frame	Depr/Adjust Amount	0	92,273
Year Built	1924	Final Value (After Depr)	0	157,113
Percent Complete	100			

Finished Area	3,336
Finished Area Does Not Include Finished Basement Area	

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

Grade Factor	0	Physical Depreciation %	37
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Steam	100 %	Wood Deck	1998	Average	108	1,774
Fuel	Natural Gas		Enclosed Porch	1924	Average	42	475
Cooling Type	None	0 %	Open Porch	1924	Average	54	391
			Open Porch	1924	Average	28	208

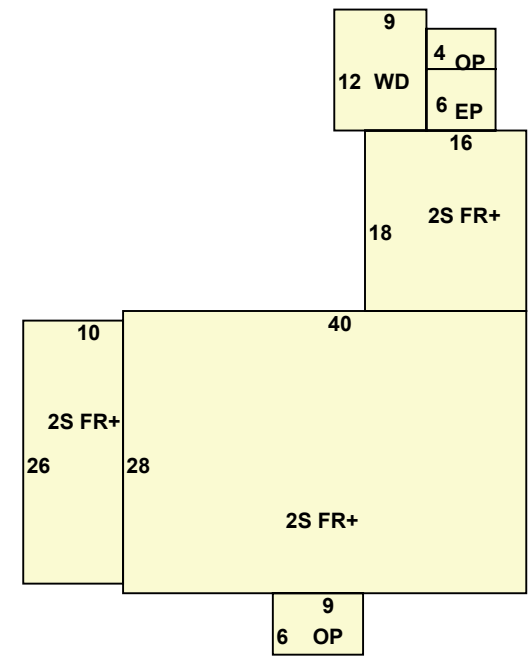
Interior		
Floors	Hardwood	Tile
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value			159,957
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Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1				1 Story Barn	1924	Average	528	5,808
					Frame Garage	1924	Average	400	8,064

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
13	5	2	2	0



Location:	37 MCMULLEN AVE			Map/Lot:	166 024		Zone:	B	Date Printed:	11-15-24		
911 Address:				Exempt		Route	8	Nbhd:	78	Last Update:	05-20-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
BASS AUTUMN N				2169 / 120	05-16-24	Warranty Deed			YES	280,000		
37 MCMULLEN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HUDSON ALFRED M				2167 / 442	03-12-24	Cert of Devise			NO	0		
HUDSON PHILOMENA E EST				2113 / 371	10-15-20	Probate			NO	0		
HUDSON PHILOMENA E EST				2104 / 220	05-26-20	Probate			NO	0		
HUDSON PHILOMENA E				0643 / 0023	02-27-97				NO	0		
				/								
Permit Number	Date	Cost	Building Permit									
B-11-481	09-21-11	9,700	STRIP AND REROOF WITH LIGHT GRAY CERTAINTeed 30 YR ARCH SHINGLES. ICE and WATER, FELT PAPER, AND DRIP E									
TB-11-481	09-19-11	9,700	STRIP & REROOF									
P-10-80	10-29-10	975	REPLACE EXISTING 40 GAL HOT WATER HEATER.									
P-10-80	10-28-10	975	Replace existing 40 gal. hot water htr.									
MP06036	02-28-06	5,000	Repl gas furnace									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.13	51,350				Total Land Value 73,359			
Date	05/22/2024		13- Res Bldg	1.00	70,440				Total Building Value 100,633			
Inspector	SB		14- Res Outbldg	1.00	10,510				Total Outbuilding Value 15,008			
Action	LISTING REVIEW								Total Market Value 189,000			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.13	0.00	78,000	0.99	-5	73,359	House Lot	-5	Location	RT 5/15		
Total	0.13					73,359						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	51,350	51,350	51,350	51,350	51,350							
Building	70,440	70,440	70,440	70,440	70,440							
Outbuilding	10,510	10,510	10,510	10,510	10,510							
Total	132,300	132,300	132,300	132,300	132,300					Totals		
Comments												
(1) FPL INOPERABLE PER OWNER EXT = HIGHWAY												

Location:	37 MCMULLEN AVE	Unit
911 Address:		
Map/Block/Lot	166 024	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,380	125,939
Unit		Basement	576	8,640
Overall Condition	Avg/Good	Central Air	1,380	2,070
Class	C	Full Baths	1	5,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	144,149
Construction	Wood Frame	Depr/Adjust Amount	0	51,894
Year Built	1915	Final Value (After Depr)	0	92,255
Percent Complete	100			

Finished Area 1,380
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	576
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Unfinished Attic	1915	Average/Good	230	5,152
Fuel	Natural Gas		Wood Deck	1915	Average/Good	191	2,073
Cooling Type	Central	100 %	Open Porch	1915	Average/Good	156	1,143

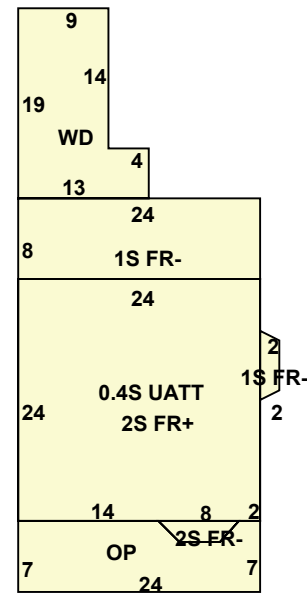
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	HIP	

Total Building Value 100,633

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1915	Good	400	15,008

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



Unique ID: 105029

Wethersfield

Card No: 1 of 1

Location:	750 RIDGE RD	Map/Lot:	105 029	Zone:	A1	Date Printed:	11-15-24
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911 Address:		Exempt		Route	6	Nbhd:	93	Last Update:	08-07-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
PADULA ANTONIO & LEONE		2167 / 1140	04-03-24	Survivorship	NO	326,111
750 RIDGE RD WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
ZELLER WILLIAM W & PATRICIA A		2167 / 470	03-12-24	Probate	NO	0
ZELLER WILLIAM W & PATRICIA A		1363 / 0221	09-25-06		NO	0
ZELLER WILLIAM W		0489 / 0336	02-20-91		NO	255,000
		/				
		/				

Permit Number	Date	Cost	Building Permit
ROW-24-0222	05-24-24	0	Driveway / Remove and replace driveway.
BP-1022	12-04-09	11,482	Remove 1 layer & reroof
B-2009-1022	10-30-09	11,482	REMOVE 1 LAYER OF ROOFING AND REPLACE WITH ICE and WATER SHIELD, FELT PAPER AND 30 YR O.C. ONYX BLACK SH
PP000018	01-11-00	500	Gas wtr htr

		State Item Codes					Appraised Value		
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	93,000
Dev Map	Dev Lot 1A	11- Res Land	0.36	65,100				Total Building Value	164,476
Date	04/11/2024	13- Res Bldg	1.00	115,130				Total Outbuilding Value	638
Inspector	SB	14- Res Outbldg	1.00	450				Total Market Value	258,114
Action	LISTING REVIEW								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.36	0.00	93,000	1.00	0	93,000				
Total	0.36					93,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100						
Building	115,130	113,460	113,460	113,460	113,460						
Outbuilding	450	450	450	450	450						
Total	180,680	179,010	179,010	179,010	179,010				Totals		

Comments

2024GL: LISTING REVIEW - 2 FPs, 1 XTRA FIXTURE

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

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

Finished Area	1,963
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,763
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	31
Functional Depreciation %	0
Attached Component Computations	

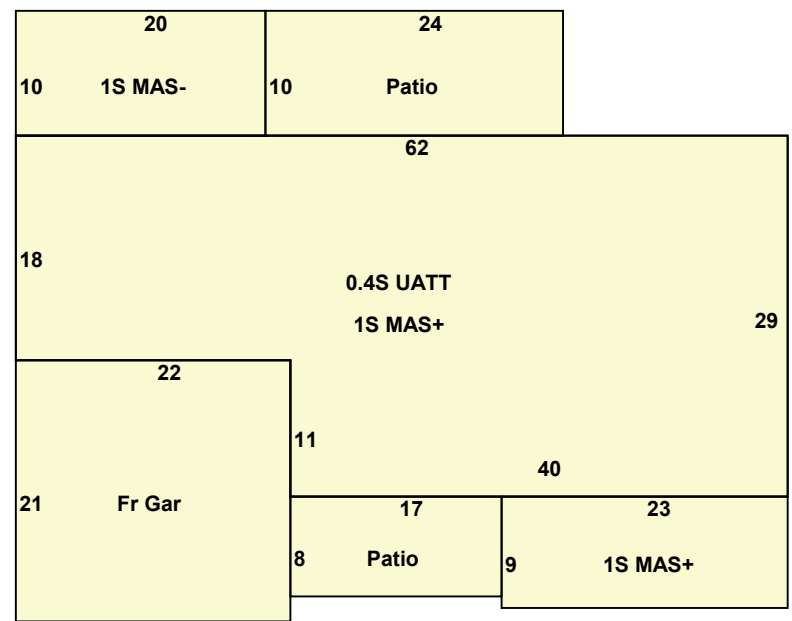
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1950	Average	622	15,772
Fuel	Natural Gas		Frame Garage	1950	Average	462	10,711
Cooling Type	Central	100 %	Patio	1950	Average	136	843
			Patio	1950	Average	240	1,487

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

Exterior		
Exterior	Brick/Masonr	Stone
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
164,476		

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1				Frame Shed	2008	Fair	80	638

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



Location:	107 MEADOWGATE	Unit	
911 Address:			
Map/Block/Lot	197 008		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,244	182,033
Unit		Basement	950	14,250
Overall Condition	Avg/Good	Central Air	2,244	3,366
Class	C	Fireplace	1	3,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	215,149
Year Built	1963	Depr/Adjust Amount	0	45,181
Percent Complete	100	Final Value (After Depr)	0	169,968

Finished Area	2,244	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	950			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

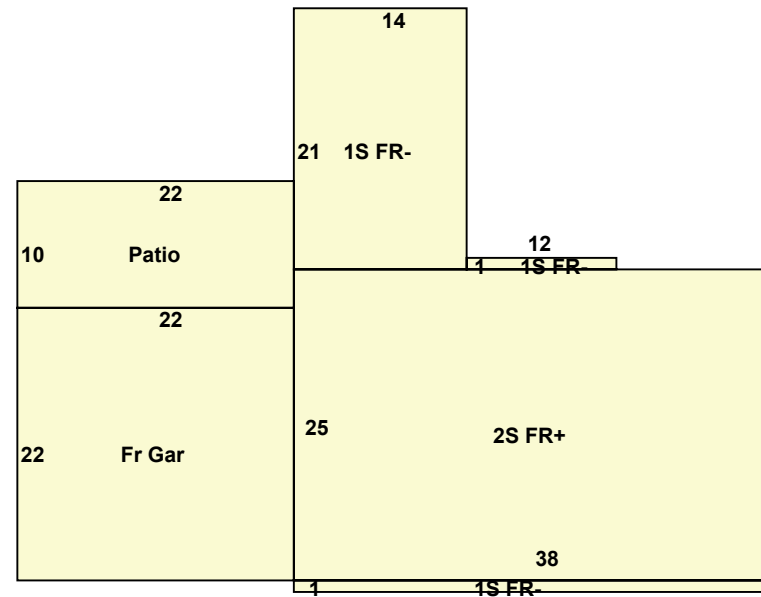
HVAC							
Type	Yr Built	Condition	Area/Qty	Value			
Heating Type	Hot Water	100 %	Frame Garage	1963	Average/Good	484	12,236
Fuel	Natural Gas		Patio	1963	Average/Good	220	1,584
Cooling Type	Central	100 %					

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

Exterior		
Exterior	Wood Shingle	
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		183,788

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

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



Unique ID: 168056

Wethersfield

Card No: 1 of 1

Location:	16 LEXINGTON ST				Map/Lot:	168 056		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	11-08-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
PATENAUE DANIEL R					2170 /494	06-21-24	Exec Deed		NO	340,000		
16 LEXINGTON ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PATRIZZI DORIS MAE EST BEARD SUSAN A EXECUTRIX					2167 /657	03-15-24	Probate		NO	0		
PATRIZZI DORIS M					2015 /0041	10-13-17			NO	0		
PATRIZZI GAETANO G & DORIS M					0224 /0641	10-31-63			NO	0		
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0556	09-11-24	400	Found burnt looking exposed wire while working on house. Replacing a vast majority of existing wiring.									
E-24-0456	07-23-24	1,500	Upgrading service from 100 amp to 200 amp and replacing service mast. Debbie told me to include a link to									
B-22-0384	06-28-22	7,548	STRIP & REROOF									
MP030230	12-04-03	2,995	REPL BOILER									
			State Item Codes					Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value				92,000
Dev Map	Dev Lot 9-77	11- Res Land	0.21	64,400				Total Building Value				137,872
Date	07/09/2024 01/15/2004	13- Res Bldg	1.00	96,510				Total Outbuilding Value				0
Inspector	SB							Total Market Value				229,872
Action	LISTING REVIEW Hearing-No Chng											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.21	0.00	92,000	1.00	0	92,000						
Total	0.21					92,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	64,400	64,400	64,400	64,400	64,400							
Building	96,510	96,510	96,510	96,510	96,510							
Outbuilding	0	0	0	0	0							
Total	160,910	160,910	160,910	160,910	160,910					Totals		
Comments												
28FT REAR DRMR PULL DOWN STAIRS 2/08 ACCESS TO STORAGE IN GARAGE VIA												

Unique ID: 168056

Wethersfield

Location:	16 LEXINGTON ST	Unit
911 Address:		
Map/Block/Lot	168 056	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,540	127,820
Unit		Average Quality Basement Fi	312	4,680
Overall Condition	Good/VG	Basement	800	12,000
Class	C	Fireplace	1	3,000
Stories	1.65	Full Baths	2	10,000
Design (Style)	Cape	Value Before Depr.	0	157,500
Construction	Wood Frame	Depr/Adjust Amount	0	34,650
Year Built	1939	Final Value (After Depr)	0	122,850
Percent Complete	100			

Finished Area	1,540
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	800
Basement Finish	312
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	22
Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1939	Good/Very Good	520	12,979
Fuel	Natural Gas		1939	Good/Very Good	96	1,348
Cooling Type	None	0 %	1939	Good/Very Good	20	281
			1939	Good/Very Good	20	179
			1939	Good/Very Good	28	235

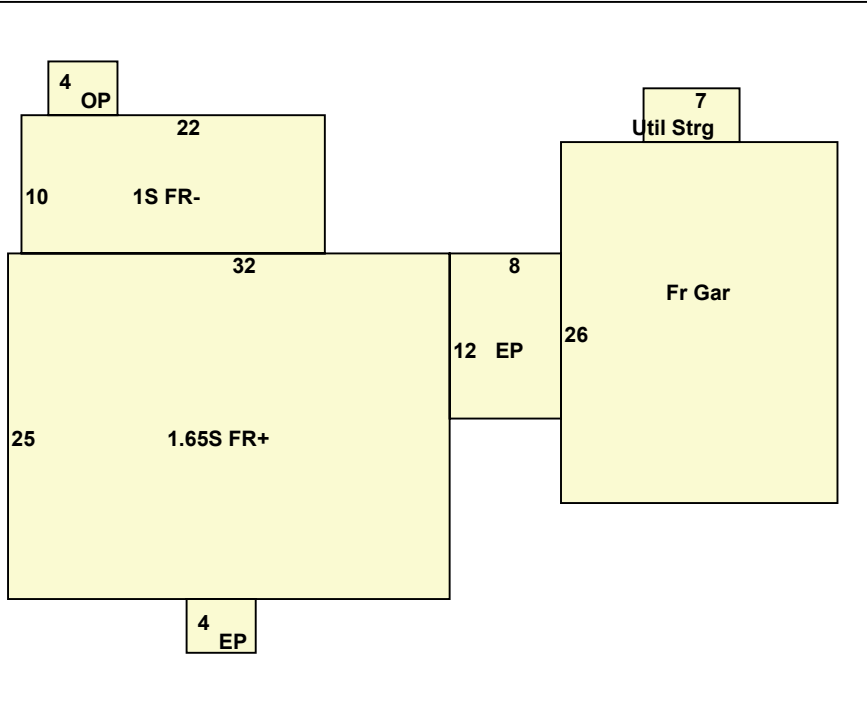
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 137,872

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

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



Location:	87 CLOVERCREST RD				Map/Lot:	086 025		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	126	Last Update:	08-20-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
HARMON VALICIA D					2167 /1746	03-18-24		Quit Claim		NO	0	
87 CLOVERCREST RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HARMON VALICIA D & SZYDLO JO-DEEN					2112 /626	10-05-20		Warranty Surviv		YES	435,000	
MESSENGER BOGDANA					0961 /0118	10-16-02				NO	0	
KAPIJ BOGDANA					0700 /0329	05-28-98				YES	87,000	
KAPIJ BOGDANA					0700 /0329	05-28-98				YES	87,000	
KAPIJ BOGDANA					/							
Permit Number	Date	Cost	Building Permit									
E-23-0284	06-09-23	1,800	WIRE KITCHEN IN ACCESORY APARTMENT. PROVIDE CIRCUITS FOR COUNTER, FRIDGE & STOVE. LIGHTING EXISTING									
P-23-0079	05-30-23	500	INSTALL KITCHEN SINK FOR ACCESSORY//IN-LAW APARTMENT									
B-23-0403	05-26-23	1,000	ADD KITCHEN TO EXISTING SPACE TO CREATE ACCESSORY APARTMENT-IN-LAW TO COMPLY W/ CODE 3.5.3									
E-23-0187	04-21-23	1,000	WIRE FOR NEW DUCTLESS SPLIT A/C UNIT ON IN-LAW APARTMENT SIDE.									
M-23-0112	04-18-23	13,242	INSTALL 12K HEAT PUMP SYSTEM W/ DUCTWORK									
E-22-0188	05-12-22	4,100	ADD A FEW PLUGS, SWITCHES, AND LIGHTING TO NEW 1-CAR GARAGE									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 5L		11- Res Land	0.46	89,080				Total Land Value 127,260			
Date	05/23/2024	01/18/2019	13- Res Bldg	1.00	212,830				Total Building Value 304,033			
Inspector	GH		14- Res Outbldg	1.00	620				Total Outbuilding Value 890			
Action	PICTOMETRY Hearing-Change								Total Market Value 432,183			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.46	0.00	126,000	1.01	0	127,260						
Total	0.46					127,260						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	89,080	89,080	89,080	89,080	89,080							
Building	212,830	201,410	201,410	193,760	193,760							
Outbuilding	620	620	620	620	620							
Total	302,530	291,110	291,110	283,460	283,460					Totals		
Comments												
2024GL: ACCESSORY UNIT w/ KITCHEN DM2024 WOOD DECK TO STONE PATIO 46X16 DM2024 WOOD TO STONE DECK 2022GL: 15'x23' GARAGE ON BACK OF HOUSE 2020GL-FULL CENTRAL AIR												

Location:	87 CLOVERCREST RD	Unit	
911 Address:			
Map/Block/Lot	086 025		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,836	221,208
Unit	One w/Acc Apt	Basement	1,796	26,940
Overall Condition	Average	Central Air	2,836	4,254
Class	C	Extra Fixtures	1	300
Stories	2.00	Extra Kitchen	1	7,500
Design (Style)	Colonial	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	3	15,000
Year Built	1999	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	280,702
		Depr/Adjust Amount	0	19,649
		Final Value (After Depr)	0	261,053

Finished Area	2,836
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,796
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	7
Functional Depreciation %	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	2022	Average	345	10,930
Fuel	Oil			Frame Garage	1999	Average	576	17,142
Cooling Type	Central	100 %		Stone Patio	1999	Average	644	14,651
				Open Porch	1999	Average	24	257

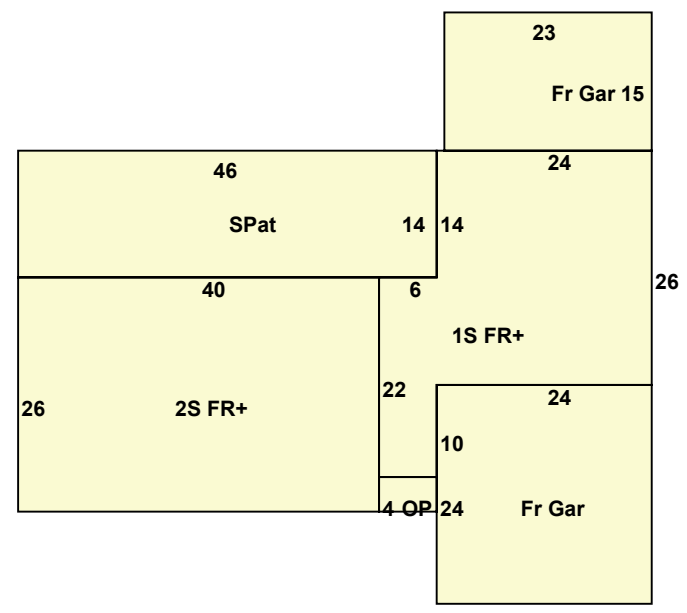
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 304,033

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Kitchen	1								
Extra Fixtures	1				Frame Shed	1999	Average	120	890

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



Unique ID: 077035

Wethersfield

Card No: 1 of 1

Location: 533 RIDGE RD		Map/Lot: 077 035		Zone: A		Date Printed: 11-15-24							
911 Address:		Exempt		Route 6		Nbhd: 92		Last Update: 04-12-24					
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price		
KAVANAUGH R ALISON				2167 /687		03-18-24		Probate		NO	0		
533 RIDGE RD WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
KAVANAUGH C MICHAEL & R ALISON				0319 /0219		11-01-79				NO	78,000		
				/									
				/									
				/									
				/									
Permit Number			Date		Cost		Building Permit						
MP-0077			07-16-09		5,000		Install gas generator & gas piping for existing gas service						
EP-0157			07-15-09		800		Installation of automatic generators						
BP02817			12-05-02		10,676		Strip & reroof						
State Item Codes													
Census/Tract 4924		Code		Quantity	Value	Code		Quantity	Value		Appraised Value		
Dev Map		Dev Lot 1A		11- Res Land	0.25	64,400					Total Land Value 92,000		
Date 05/22/2024				13- Res Bldg	1.00	99,390					Total Building Value 141,986		
Inspector GH				14- Res Outbldg	1.00	5,820					Total Outbuilding Value 8,320		
Action DM No Change												Total Market Value 242,306	
Acres							Influence Factors						
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot		0.25	0.00	92,000	1.00	0	92,000						
Total		0.25					92,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
Current		2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value		
Land		64,400	64,400	64,400	64,400								
Building		99,390	99,390	99,390	99,390								
Outbuilding		5,820	5,820	5,820	5,820								
Total		169,610	169,610	169,610	169,610	169,610							
Comments													
FULL REAR DORMER													

Unique ID: 077035

Wethersfield

Location:	533 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	077 035		

General Description	Description	Area/Qty	Value
Building Use Single Family	Base Rate	1,664	149,261
Unit	Basement	884	13,260
Overall Condition Good/VG	Fireplace	1	3,000
Class C	Full Baths	1	5,000
Stories 2.00	Half Baths	1	2,500
Design (Style) Colonial	Value Before Depr.	0	173,021
Construction Wood Frame	Depr/Adjust Amount	0	41,525
Year Built 1929	Final Value (After Depr)	0	131,496
Percent Complete 100			

Finished Area 1,664
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	884
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

Grade Factor	0	Physical Depreciation %	24
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1929	Good/Very Good	312	8,299
Fuel	Natural Gas		Open Porch	1929	Good/Very Good	28	245
Cooling Type	None	0 %	Screened Porch	1929	Good/Very Good	160	1,946

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

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

Total Building Value 141,986

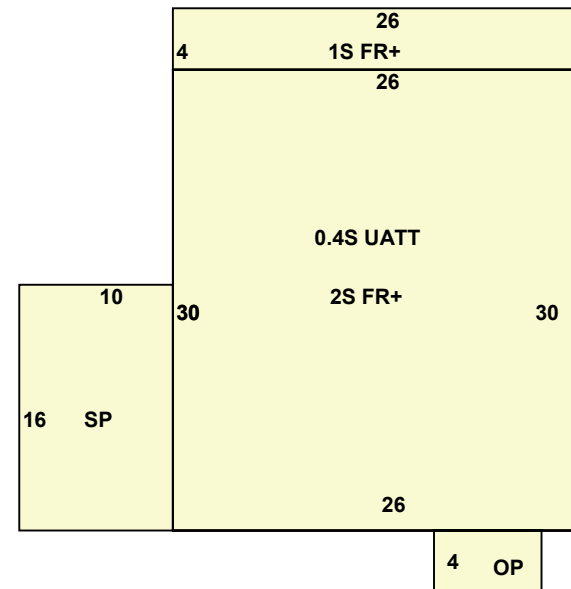
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1929	Average	400	8,320					

Room Summary

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



Unique ID: 149035

Wethersfield

Card No: 1 of 1

Location:	71 CLARKRIDGE RD				Map/Lot:	149 035		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	06-11-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
NYREN TREVOR A					2167 /1719	03-18-24	Exec Deed			YES	334,000	
71 CLARKRIDGE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PERRETTA PHILIP F & SITLER CAROL					1785 /0274	05-24-13				NO	0	
PERRETTA PHILIP F & SITLER CAROL					1437 /0197	10-05-07				NO	0	
PERRETTA PHILIP F					1437 /0182	10-05-07				YES	289,900	
WHITTAKER CATHERINE L					0737 /0111	01-28-99				NO	0	
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0174	04-05-24	4,200	Emergency 200 amp upgrade work Request # 16743333									
TB-16-3	01-11-16	4,795	ONE REPLACEMENT WINDOW									
BP000625	08-09-00	3,000	210 sq ft deck:rem old deck									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 14R	11- Res Land	0.49	81,660				Total Land Value		116,655		
Date	04/10/2024	13- Res Bldg	1.00	83,570				Total Building Value		119,391		
Inspector	SB							Total Outbuilding Value		0		
Action	LISTING REVIEW							Total Market Value		236,046		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.49	0.00	105,000	1.01	10	116,655	House Lot	10	Location			
Total	0.49					116,655						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	81,660	81,660	81,660	81,660	81,660							
Building	83,570	83,410	83,410	83,410	83,410							
Outbuilding	0	0	0	0	0							
Total	165,230	165,070	165,070	165,070	165,070					Totals		
Comments												
2024GL: LISTING REVIEW - XTRA FIXTURE												

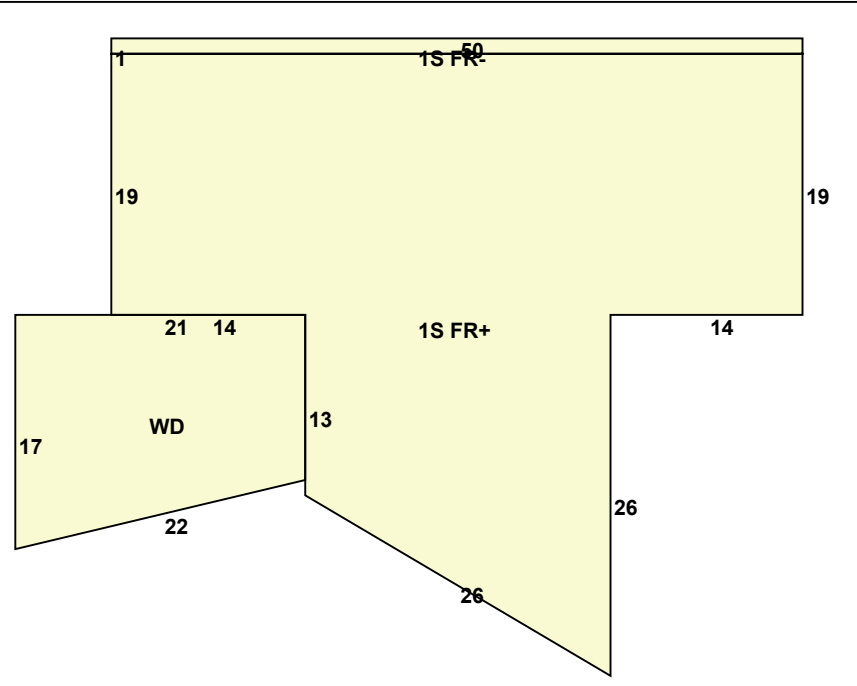
Location:	71 CLARKRIDGE RD	Unit
911 Address:		
Map/Block/Lot	149 035	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,429	103,974
Unit		Average Quality Basement Fi	400	6,000
Overall Condition	Good	Basement	1,379	20,685
Class	C	Basement Garage Bays	1	2,000
Stories	1.00	Extra Fixtures	1	300
Design (Style)	Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1959	Value Before Depr.	0	145,959
Percent Complete	100	Depr/Adjust Amount	0	30,651
		Final Value (After Depr)	0	115,308

Finished Area	1,429
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,379
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	21
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1959	Good	304	4,088
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Plaster						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding	Brick					
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						119,391	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1								
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	2	0					



Location:	142 BUNCE RD	Map/Lot:	151 083	Zone:	A	Date Printed:	11-15-24
911 Address:		Exempt		Route	6	Nbhd:	93
Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
KRAKOWIAK ADAM		2167 /694	03-18-24	Warranty Deed		YES	385,000
142 BUNCE RD WETHERSFIELD , CT 06109							

Additional Owners:							
Prior Owner History							
DREAM ESTATES LLC		2162 /327	08-21-23	Exec Deed		NO	160,000
BEDNARZ GENEVIEVE EST & DREAM ESTATES LLC		2162 /324	08-21-23	Trustees Deed		NO	80,000
LORENC FAMILY 2000 REVOCABLE TRUST LORENC JOHN T TRUSTEE		2162 /319	08-21-23	Affidavit		NO	0
BEDNARZ GENEVIEVE A EST & LORENC TEDDY J EST & HELEN B EST TR		2162 /317	08-21-23	Probate		NO	0
BEDNARZ GENEVIEVE A EST & LORENC TEDDY J EST & HELEN B EST TR		2160 /562	06-20-23	Probate		NO	0

Permit Number	Date	Cost	Building Permit
E-24-0064	02-07-24	400	installed a GFI outlet and fan/light in basement half bath
B-23-1149	12-15-23	5,500	installed a GFI outlet for and keyless in basem
B-23-1148	12-15-23	15,500	Renovate kitchen and bathroom. Replace 4 windows, 2 in the kitchen, 1 in the living room and 1 bathroom.
B-23-1132	11-27-23	4,700	Removing second layer, new edge flashing (on the side of the roof) new starters on side of the roof, new s
P-23-0266	10-30-23	4,000	Rough and install fixtures in the basement
E-23-0589	10-06-23	1,200	Install 6 recessed lights in living room , fan in living room . Replace 2 outlets . Properly ground outlet

Census/Tract 4925				State Item Codes			Appraised Value	
Dev Map	Dev Lot 20	Code	Quantity	Value	Code	Quantity	Value	
Date 08/25/2023	12/15/2008	11- Res Land	0.24	65,100				
Inspector SB		13- Res Bldg	1.00	82,150				
Action LISTING REVIEW Hearing-Change		14- Res Outbldg	1.00	70				
							Total Land Value	93,000
							Total Building Value	117,360
							Total Outbuilding Value	99
							Total Market Value	210,459

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.24	0.00	93,000	1.00	0	93,000				
Total	0.24					93,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100						
Building	82,150	73,890	71,850	71,850	71,850						
Outbuilding	70	70	70	70	70						
Total	147,320	139,060	137,020	137,020	137,020				Totals		

Comments

2024GL: REMODEL KITCHEN & EXISTING BATHROOM; ADD 1/2 BATH IN FINISHED BASEMENT

2023GL: LISTING REVIEW - 2 XTRA FIXTURES AND FP

CENTRAL AIR INOPERABLE PER OWNER

Unique ID: 151083

Wethersfield

Location:	142 BUNCE RD	Unit	
911 Address:			
Map/Block/Lot	151 083		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,094	92,957
Unit		Average Quality Basement Fi	500	7,875
Overall Condition	Good/VG	Basement	1,094	17,231
Class	C+	Extra Fixtures	2	630
Stories	1.00	Fireplace	1	3,150
Design (Style)	Ranch	Full Baths	1	5,250
Construction	Wood Frame	Half Baths	1	2,625
Year Built	1955	Value Before Depr.	0	129,718
Percent Complete	100	Depr/Adjust Amount	0	20,755
		Final Value (After Depr)	0	108,963

Finished Area 1,094
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,094
Basement Finish	500
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Type	Yr Built	Condition	Value
Grade Factor	0	Physical Depreciation %	16
Economic Depreciation %	0	Functional Depreciation %	0

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

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

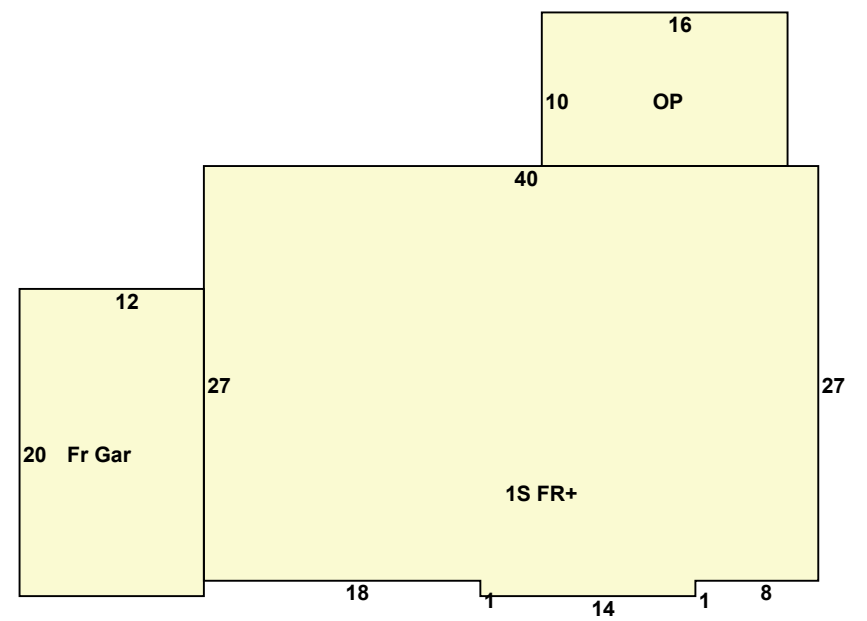
Exterior		
Exterior	Aluminum	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 117,360

Special Features	
Extra Fixtures	2

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Metal Shed	2008	Poor	110	99					

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



Unique ID: 196019

Wethersfield

Card No: 1 of 1

Location:	82 BOULTER RD				Map/Lot:	196 019		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	4	Nbhd:	118	Last Update:	04-10-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
SHERIDAN BRIAN & JILLIAN MCKAY					2167 /658	03-18-24	Trustee Deed		YES	551,000		
82 BOULTER RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
STAVE ELIZABETH E TRUSTEE					2136 /293	10-12-21	Warranty Deed		YES	610,000		
BOWMAN BRENT B & ANNETTE M					1626 /0278	12-06-10			NO	0		
BOWMAN MARILYN W L/U					1534 /0133	06-11-09			NO	0		
BOWMAN BRENT B & ANNETTE M					1534 /0116	06-11-09			NO	0		
BOWMAN MARILYN L/U					1501 /0280	11-24-08			NO	0		
Permit Number	Date	Cost	Building Permit									
MP-0228	11-25-08	7,800	Htg. for addition & repair of old system									
EL-0313	11-25-08	2,000	Wire addition									
PP-0171	11-24-08	10,000	Rough & finish plumbing for 1 full bath, washing mach., 2nd fl. whirlpool ltub									
BP-0434	09-12-08	32,000	Roofing									
BP04761	11-29-04	2,000	Reroof house & garage									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.41	83,430				Total Land Value 119,180			
Date	04/10/2024		13- Res Bldg	1.00	149,700				Total Building Value 213,874			
Inspector	SB		14- Res Outbldg	3.00	10,020				Total Outbuilding Value 14,309			
Action	LISTING REVIEW								Total Market Value 347,363			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.41	0.00	118,000	1.01	0	119,180						
Total	0.41					119,180						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	83,430	83,430	83,430	83,430	83,430							
Building	149,700	149,550	149,550	149,550	149,550							
Outbuilding	10,020	10,010	10,010	10,010	10,010							
Total	243,150	242,990	242,990	242,990	242,990					Totals		
Comments												
2024GL: LISTING REVIEW - 1 XTRA FIXTURE 2010- ADDITION												

Location:	82 BOULTER RD	Unit	
911 Address:			
Map/Block/Lot	196 019		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,798	207,052
Unit		Average Quality Basement Fi	350	5,250
Overall Condition	Avg/Good	Basement	1,108	16,620
Class	C	Central Air	2,798	4,197
Stories	1.90	Extra Fixtures	1	300
Design (Style)	Dutch Colonial	Fireplace	4	12,000
Construction	Wood Frame	Full Baths	3	15,000
Year Built	1958	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	262,919
		Depr/Adjust Amount	0	63,101
		Final Value (After Depr)	0	199,818

Finished Area	2,798	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,108			
Basement Finish	350			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

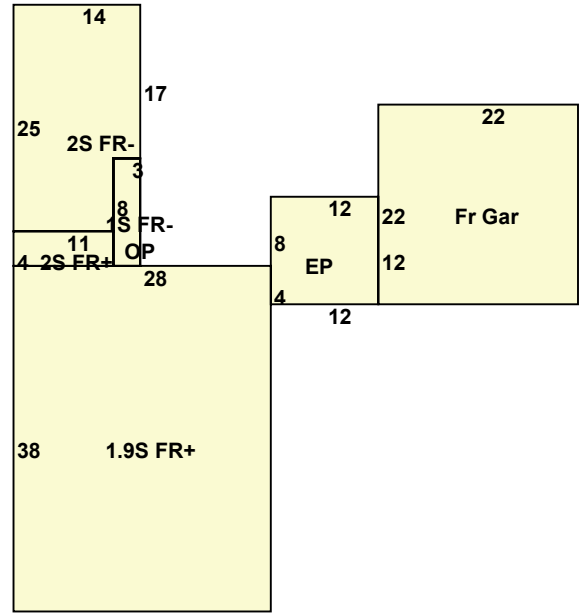
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1958	Average/Good	484	11,771
Fuel	Natural Gas		Enclosed Porch	1958	Average/Good	144	1,970
Cooling Type	Central	100 %	Open Porch	1958	Average/Good	36	315

Interior		
Floors	Hardwood	Tile
Attic Access		
Walls	Plaster	
Fireplaces	4	
Wood Stoves	0	

Exterior		
Exterior	Clapboards	
Roof Cover	Asphalt	
Roof Type	Gambrel	
Total Building Value		
213,874		

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gas FP	3				Det Masonry Patio	2008	Average	144	2,074
Extra Fixtures	1				Vinyl Pool	1974	Average	800	10,152
					Frame Shed	2009	Good	160	2,083

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



Unique ID: 133005

Wethersfield

Card No: 1 of 1

Location:	141 STOCKINGMILL RD				Map/Lot:	133 005		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	126	Last Update:	04-08-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
CASSANDRA LIVING TRUST CASSANDRA JOHN & DOROTHY TRUSTEES					2167 /803	03-20-24		Quit Claim		NO	0	
141 STOCKINGMILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CASSANDRA JOHN & DOROTHY					2101 /734	03-26-20		Warranty Surviv		YES	329,900	
WELLIN JANICE A					1981 /0145	02-24-17				NO	0	
WELLIN HENRY G & JANICE A					1436 /0290	10-02-07				YES	450,000	
MCNEIL ROBERT F & ARLENE F					0389 /0031	05-18-87				NO	277,000	
					/							
Permit Number	Date	Cost	Building Permit									
ROW-24-0303	06-25-24	0	Irrigation / installing an irrigation system.									
E-22-0527	05-12-23	7,700	WIRE 11 ROOF MOUNTED SOLAR PANELS									
B-22-0818	11-17-22	3,300	INSTALL 11 ROOF MOUNTED SOLAR PANELS									
BP03187	05-09-03	9,000	Strip & reroof									
State Item Codes												
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 38		11- Res Land	0.37	88,200				Total Land Value		126,000	
Date	05/07/2018		13- Res Bldg	1.00	150,200				Total Building Value		214,578	
Inspector	EQ								Total Outbuilding Value		0	
Action	DM No Change								Total Market Value		340,578	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.37	0.00	126,000	1.00	0	126,000						
Total	0.37					126,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	88,200	88,200	88,200	88,200	88,200							
Building	150,200	150,200	150,200	150,200	150,200							
Outbuilding	0	0	0	0	0							
Total	238,400	238,400	238,400	238,400	238,400					Totals		
Comments												
2023GL: SOLAR - 11 MOD PV 3.69KW 2019GL-CHG CLASS TO BE ONLINE W/OTHERS												

Location:	141 STOCKINGMILL RD	Unit
911 Address:		
Map/Block/Lot	133 005	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,202	155,659
Unit		Basement	2,202	34,682
Overall Condition	Good	Central Air	2,202	3,468
Class	C+	Fireplace	2	6,300
Stories	1.00	Full Baths	2	10,500
Design (Style)	Ranch	Half Baths	1	2,625
Construction	Wood Frame	Value Before Depr.	0	213,234
Year Built	1982	Depr/Adjust Amount	0	21,323
Percent Complete	100	Final Value (After Depr)	0	191,911

Finished Area	2,202	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	2,202			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC					Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %			Frame Garage	1982	Good	598	17,222
Fuel	Natural Gas				Enclosed Porch	1982	Good	269	4,358
Cooling Type	Central	100 %			Open Porch	1982	Good	105	1,087

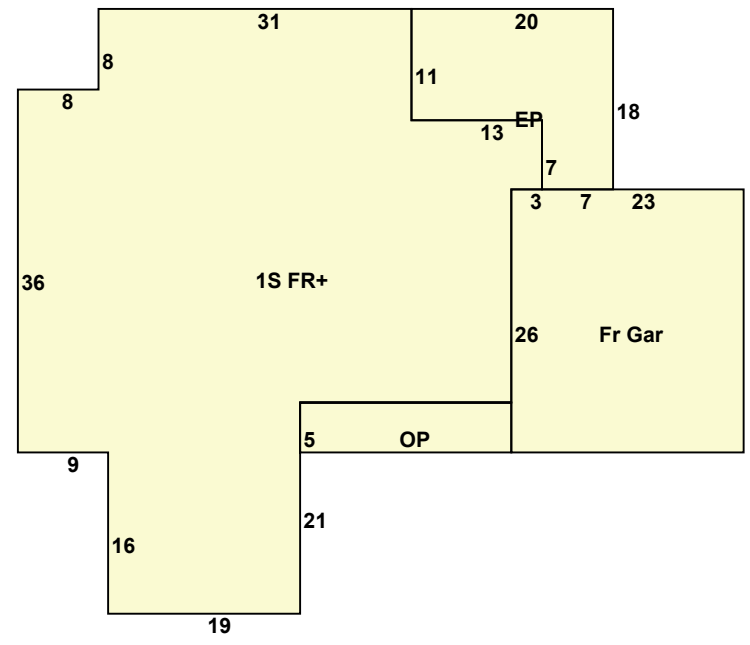
Interior				
Floors	Carpet			
Attic Access				
Walls	Drywall			
Fireplaces	2			
Wood Stoves	0			

Exterior				
Exterior	Clapboards			
Roof Cover	Asphalt			
Roof Type	Gable			

Total Building Value 214,578

Special Features					Detached Component Computations									
Solar Panels	11				Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value

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



Unique ID: 147050

Wethersfield

Card No: 1 of 1

Location:	11 HIGHLAND ST			Map/Lot:	147 050		Zone:	A1	Date Printed:	11-15-24		
911 Address:				Exempt		Route	2	Nbhd:	100	Last Update:	04-08-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
DARCY ANN OCONNOR LIVING TRUST OCONNOR DARCY ANN TRUSTEE				2167 /801	03-20-24	Quit Claim			NO	0		
11 HIGHLAND ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
OCONNOR DARCY A				1762 /0317	01-25-13				NO	0		
OCONNOR BRIAN MICHAEL & DARCY A				1615 /0144	10-15-10				NO	0		
OCONNOR BRIAN M & DARCY A				0627 /0206	09-17-96				YES	52,500		
				/								
				/								
Permit Number	Date	Cost	Building Permit									
B-10-466	11-23-10	10,500	REMOVE 1 LAYER OF ROOFING AND REPLACE WITH ICE and WATER SHIELD, FELT PAPER AND 30 YR GAF SHINGLES.									
B-10-466	11-23-10	10,500	Remove 1 layer & reroof									
PP06146	08-21-06	500	Repl gas wtr htr									
EP02278	08-29-02	600	Wire pool									
BP02542	08-21-02	3,000	15X30 abve-grnd pool;15X18 deck									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			100,000
Dev Map	Dev Lot L-2		11- Res Land	0.31	70,000				Total Building Value			196,912
Date	05/19/2018	04/22/2004	13- Res Bldg	1.00	137,840				Total Outbuilding Value			0
Inspector	EQ								Total Market Value			296,912
Action	DM No Change	BAA Reduction										
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.31	0.00	100,000	1.00	0	100,000						
Total	0.31					100,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	70,000	70,000	70,000	70,000	70,000							
Building	137,840	137,840	137,840	137,840	137,840							
Outbuilding	0	0	0	0	0							
Total	207,840	207,840	207,840	207,840	207,840					Totals		
Comments												

Unique ID: 147050

Wethersfield

Location:	11 HIGHLAND ST	Unit	
911 Address:			
Map/Block/Lot	147 050		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,756	120,602
Unit		Basement	1,756	26,340
Overall Condition	Average	Central Air	1,756	2,634
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	3	15,000
Design (Style)	Ranch	Value Before Depr.	0	167,576
Construction	Wood Frame	Depr/Adjust Amount	0	15,082
Year Built	1996	Final Value (After Depr)	0	152,494
Percent Complete	100			

Finished Area	1,756
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,756
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	9
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Unfinished Attic	1996	Average	702	22,359
Fuel	Natural Gas		Wood Deck	1996	Average	208	3,218
Cooling Type	Central	100 %	Frame Garage	1996	Average	624	18,171
			Open Porch	1996	Average	64	670

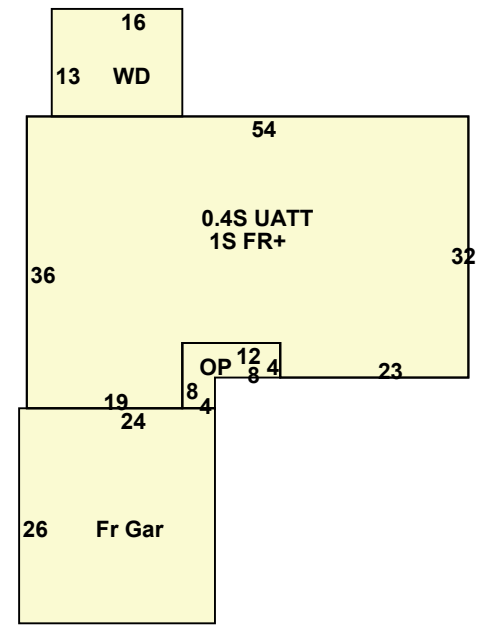
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 196,912

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

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



Unique ID: 053017

Wethersfield

Card No: 1 of 1

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

Unique ID: 053017

Wethersfield

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

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

Finished Area	2,872
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	2,872
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

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

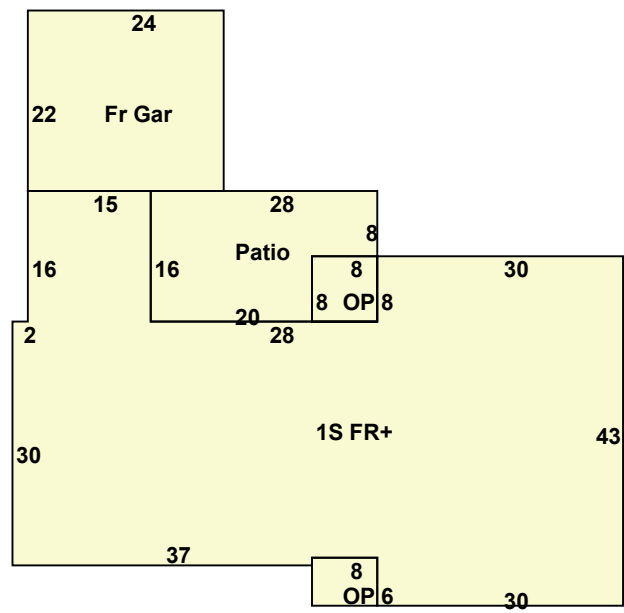
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Wood Shingle	
Roof Cover	Wood	
Roof Type	Gable	

Total Building Value 233,915

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

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



Location:	40 CLOVERDALE CIR			Map/Lot:	187 024		Zone:	A1	Date Printed:	11-15-24		
911 Address:				Exempt		Route	3	Nbhd:	126	Last Update:	04-08-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
ALIANO LOUISE S				2167 /915	03-25-24	Quit Claim			NO	0		
40 CLOVERDALE CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ALIANO SALVATORE P & LOUISE S				1962 /0237	10-25-16				NO	0		
ALIANO LOUISE S				1962 /0236	10-25-16				NO	0		
SHIMWELL LOUISE				1784 /0201	05-20-13				YES	197,000		
ZESUT LISA M				1663 /0119	07-18-11				YES	192,500		
CORONA MICHAEL J JR & ASKLAR CAROL C				1663 /0117	07-18-11				NO	0		
Permit Number	Date	Cost	Building Permit									
E-20-0512	10-26-20	2,600	Install a 60 amp water proof sub panel by pool equipment, a 240V 20 amp twist lock outlet for pool pump, s									
B-20-0683	10-17-20	30,000	INSTALL 14'X28' INGROUND POOL AND FENCE									
E-20-0512	10-08-20	2,600	Install a 60 amp water proof sub panel by pool equipment, a 240V 20 amp twist lock outlet for pool pump, s									
E-14-66	03-10-14	1,800	200 AMP SVC UPGR									
TB13700	11-05-13	550	CHIMNEY LINER									
TM13313	11-04-13	2,800	OIL TO GAS BURNER									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		127,260		
Dev Map	Dev Lot 43	11- Res Land	0.38	89,080				Total Building Value		118,842		
Date	12/03/2021	13- Res Bldg	1.00	83,190				Total Outbuilding Value		9,673		
Inspector		14- Res Outbldg	1.00	6,770				Total Market Value		255,775		
Action	PICTOMETRY											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.38	0.00	126,000	1.01	0	127,260						
Total	0.38					127,260						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	89,080	89,080	89,080	89,080	89,080							
Building	83,190	83,190	83,190	83,190	83,190							
Outbuilding	6,770	6,770	6,770	6,770	6,770	0						
Total	179,040	179,040	179,040	179,040	179,040	167,460				Totals		
Comments												
2021GL-IG POOL, PATIO, CHG SKETCH OP 2011-CONDITION 2012 DEP CODE/BATH STYLE 2014 HEAT TYPE												

Location:	40 CLOVERDALE CIR	Unit	
911 Address:			
Map/Block/Lot	187 024		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,436	115,196
Unit		Basement	1,436	22,617
Overall Condition	Average	Basement Garage Bays	1	2,100
Class	C+	Central Air	1,436	2,262
Stories	1.00	Fireplace	2	6,300
Design (Style)	Ranch	Full Baths	1	5,250
Construction	Masonry	Value Before Depr.	0	153,725
Year Built	1961	Depr/Adjust Amount	0	44,580
Percent Complete	100	Final Value (After Depr)	0	109,144

Finished Area 1,436
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,436
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	1
Sump Pump	NO

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Patio	2016	Average	608	6,320
Fuel	Natural Gas		Open Porch	1961	Average	90	772
Cooling Type	Central	100 %	Open Porch	1961	Average	304	2,605

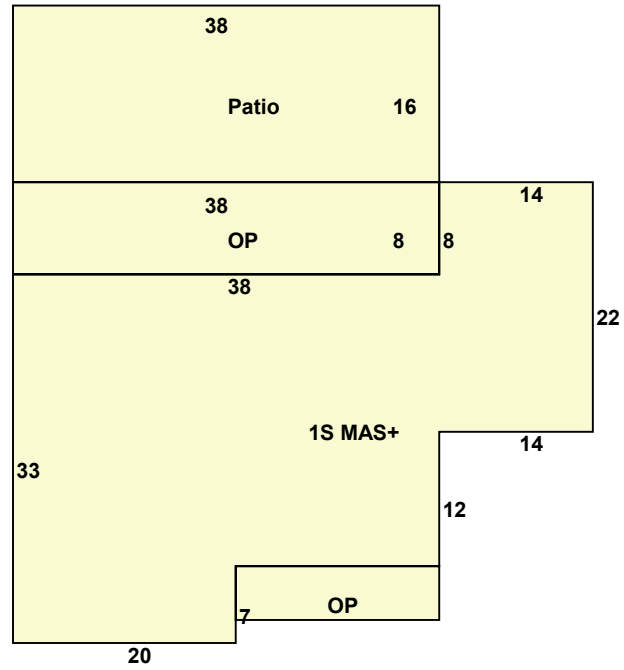
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

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

Total Building Value 118,842

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Vinyl Pool	2020	Average	392	9,673					

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



Location:	17 CHURCHILL RD				Map/Lot:	131 028		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	04-08-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
ANTOLINI GINA					2167 /844	03-25-24	Quit Claim			NO	0	
17 CHURCHILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ANTOLINI ROBERT MATTHEW & LECCO GINA ROSE					1838 /0045	06-05-14				YES	264,900	
NALEWAY DAVID & ALICIA					1480 /0178	06-17-08				YES	275,000	
SULLIVAN WALTER & ANA					1293 /0112	11-02-05				NO	0	
SULLIVAN WALTER & MARTINS ANA					0930 /0094	06-10-02				YES	235,000	
SMITH NANCY E					0791 /0208	03-31-00				YES	191,500	
Permit Number	Date	Cost	Building Permit									
M-19-0315	11-05-19	4,000	Replace gas furnace .									
M-19-0315	11-05-19	4,000	Replace gas furnace .									
B-16-174	04-13-16	3,500	STRIP AND REROOF WITH GAF THREE TAB ROOF SHINGLES.									
TB-16-174	04-13-16	3,500	NEW ROOF									
CK2003	10-31-03	100										
BP02090	03-05-02	4,000	Strip & reroof									
				State Item Codes				Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 5	11- Res Land	0.24	73,500				Total Land Value 105,000				
Date	02/20/2013	13- Res Bldg	1.00	98,160				Total Building Value 140,226				
Inspector	MF	14- Res Outbldg	1.00	90				Total Outbuilding Value 134				
Action	Data Mailer Rec							Total Market Value 245,360				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.24	0.00	105,000	1.00	0	105,000						
Total	0.24					105,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	73,500	73,500	73,500	73,500	73,500							
Building	98,160	98,160	98,160	98,160	98,160							
Outbuilding	90	90	90	90	90							
Total	171,750	171,750	171,750	171,750	171,750					Totals		
Comments												

Unique ID: 131028

Wethersfield

Location:	17 CHURCHILL RD	Unit	
911 Address:			
Map/Block/Lot	131 028		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,536	137,779
Unit		Basement	768	11,520
Overall Condition	Good/VG	Basement Garage Bays	1	2,000
Class	C	Central Air	1,536	2,304
Stories	2.00	Fireplace	1	3,000
Design (Style)	Colonial	Full Baths	1	5,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1949	Value Before Depr.	0	164,103
Percent Complete	100	Depr/Adjust Amount	0	29,539
		Final Value (After Depr)	0	134,565

Finished Area 1,536
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	768
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	18
Economic Depreciation %	0	Functional Depreciation %	0

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

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Type	Yr Built	Condition	Area/Qty	Value
Wood Deck	1949	Good/Very Good	24	335
Wood Deck	1949	Good/Very Good	230	3,205
Open Porch	1949	Good/Very Good	30	283
Screened Porch	1949	Good/Very Good	140	1,837
Total Building Value			140,226	

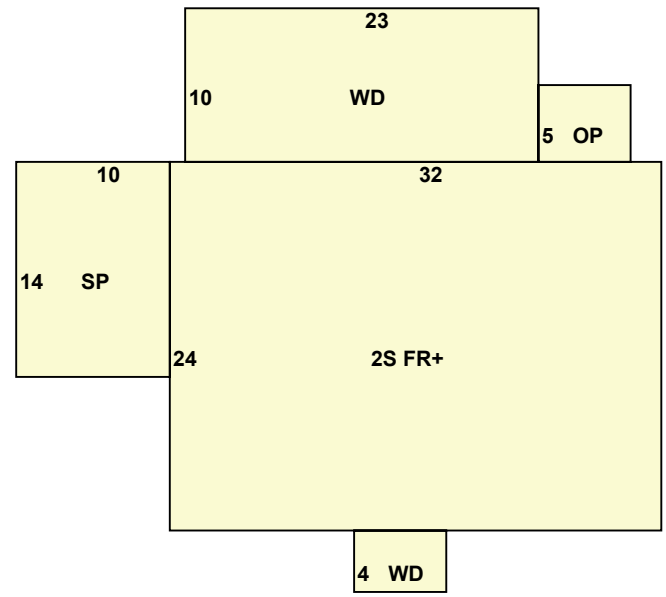
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value
Metal Shed	2003	Average	80	134

Room Summary

Total	Bedroom	Kitchens	Full Bath	Half Bath
7	4	1	1	1



Unique ID: 040005

Wethersfield

Card No: 1 of 1

Location:	126 BACK LN	Map/Lot:	040 005	Zone:	AAOS	Date Printed:	11-15-24
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911 Address:		Exempt		Route	2	Nbhd:	118	Last Update:	08-01-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
LUIZ ROBERT & TAMMY		2167 /870	03-25-24	Trustees Deed	NO	355,000
126 BACK LN WETHERSFIELD , CT 06109						

Additional Owners:								
Prior Owner History								
THE FUSCO FAMILY TRUST		KAMINSKI FRANCIS J JR & KIM M		2166 /1012	02-15-24	Quit Claim	NO	0
FUSCO JOSEPH D				2017 /0014	10-27-17		NO	0
FUSCO JOSEPH D & MARILYN M				0289 /0014	08-02-73		NO	0
				/				
				/				

Permit Number	Date	Cost	Building Permit
EP06188	07-05-06	1,500	100 amp service
EP01155	06-28-01	500	Wire cntrl A/C
MP01075	06-19-01	4,970	Cntrl A/C

Census/Tract		State Item Codes					Appraised Value		
4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	114,460
Dev Map	Dev Lot 130	11- Res Land	0.35	80,130				Total Building Value	175,121
Date 05/23/2018		13- Res Bldg	1.00	122,580				Total Outbuilding Value	0
Inspector EQ								Total Market Value	289,581
Action DM No Change									

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.35	0.00	118,000	0.97	0	114,460				
Total	0.35					114,460				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	80,130	80,130	80,130	80,130	80,130						
Building	122,580	122,580	122,580	122,580	122,580						
Outbuilding	0	0	0	0	0						
Total	202,710	202,710	202,710	202,710	202,710				Totals		

Comments
 PULL DOWN ATTIC STAIRS

Unique ID: 040005

Wethersfield

Location:	126 BACK LN	Unit	
911 Address:			
Map/Block/Lot	040 005		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,992	170,914
Unit		Basement	1,092	16,380
Overall Condition	Average	Central Air	1,992	2,988
Class	C	Fireplace	2	6,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	208,782
Year Built	1972	Depr/Adjust Amount	0	50,108
Percent Complete	100	Final Value (After Depr)	0	158,674

Finished Area 1,992
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,092
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	24
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1972	Average	288	3,721
Fuel	Natural Gas		Frame Garage	1972	Average	506	12,306
Cooling Type	Central	100 %	Open Porch	1972	Average	48	420

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

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 175,121

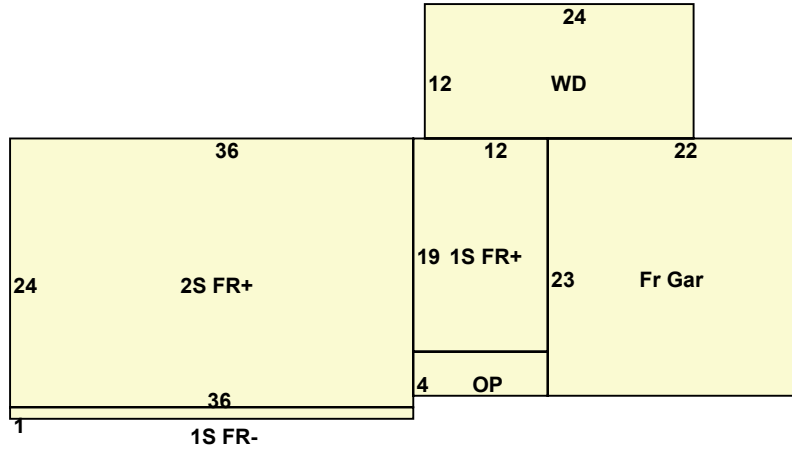
Special Features

Detached Component Computations

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

Room Summary

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



Unique ID: 138002

Wethersfield

Card No: 1 of 1

Location:	225 HIGHCREST RD				Map/Lot:	138 002		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	137	Last Update:	10-10-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
BALDWIN BENJAMIN & BRIANA					2167 / 897	03-25-24		Warranty Surviv		NO	485,000	
225 HIGHCREST RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MANZONE CECILE M					0296 / 0119	05-12-75				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
P-24-0147	04-15-24	3,800	Install new sink and faucet for kitchen remodel, install toilet, shower and vanity for 2nd floor bathrooms									
E-24-0229	04-13-24	3,500	WIRE FOR KITCHEN REMODEL. WIRE BATH 2 FANS									
B-24-0296	04-12-24	18,000	Remodel existing kitchen and master bathroom. install new exterior slider to deck . install new kitchen wi									
BP02388	07-11-02	6,700	Strip & reroof									
98-8752	11-09-98	3,000										
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.37	93,020				Total Land Value		132,890	
Date	10/10/2024		13- Res Bldg	1.00	157,320				Total Building Value		224,742	
Inspector	SB								Total Outbuilding Value		0	
Action	Phone								Total Market Value		357,632	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.37	0.00	137,000	0.97	0	132,890						
Total	0.37					132,890						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	93,020	93,020	93,020	93,020	93,020							
Building	157,320	155,180	155,180	155,180	155,180							
Outbuilding	0	0	0	0	0							
Total	250,340	248,200	248,200	248,200	248,200					Totals		
Comments												
2024GL: LISTING REVIEW - CENTRAL VAC, 2 FP, 2 EXTRA FIXTURES												

Location:	225 HIGHCREST RD	Unit
911 Address:		
Map/Block/Lot	138 002	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,216	179,762
Unit		Average Quality Basement Fi	750	11,250
Overall Condition	Avg/Good	Basement	1,036	15,540
Class	C	Central Air	2,216	3,324
Stories	2.00	Extra Fixtures	2	600
Design (Style)	Colonial	Fireplace	2	6,000
Construction	Wood Frame	Full Baths	3	15,000
Year Built	1976	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	233,976
		Depr/Adjust Amount	0	35,096
		Final Value (After Depr)	0	198,880

Finished Area	2,216
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,036
Basement Finish	750
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	15
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1976	Average/Good	192	2,774
Fuel	Natural Gas		Frame Garage	1976	Average/Good	750	20,400
Cooling Type	Central	100 %	Patio	1976	Average/Good	336	2,688

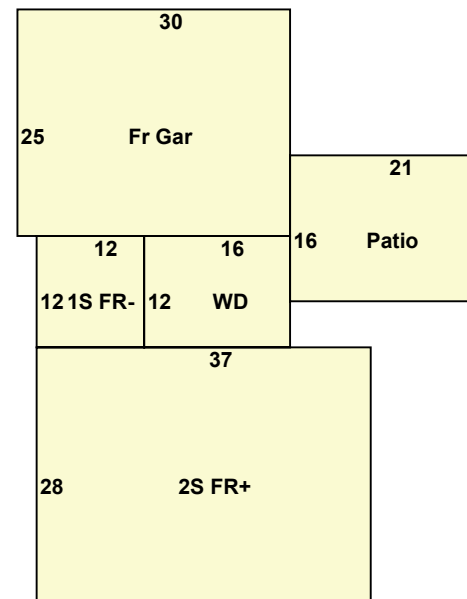
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 224,742

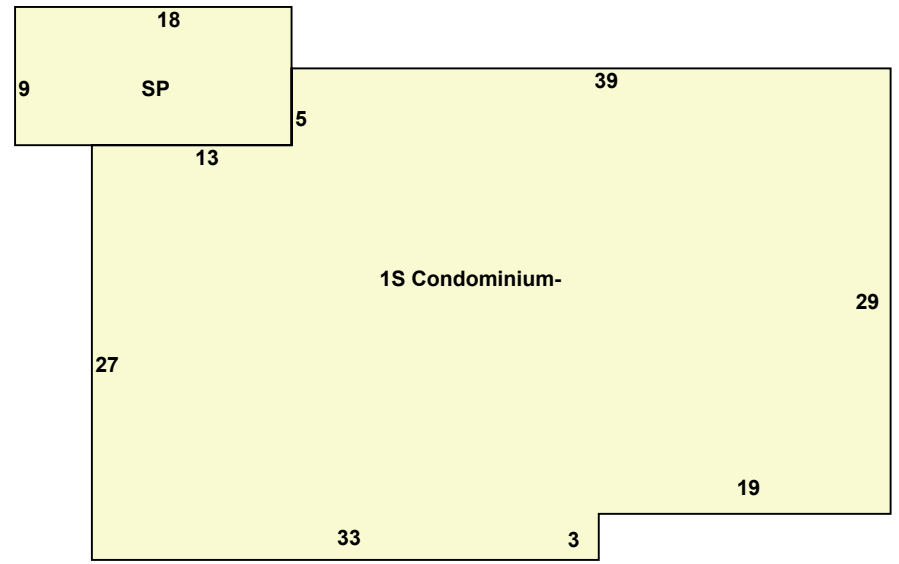
Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Central Vac	1								
Extra Fixtures	2								

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



Location:	33 MILL ST			Map/Lot:	239 009 004G	Zone:	SRD	Date Printed:	11-15-24			
911 Address:				Exempt		Nbhd:		Last Update:	04-10-24			
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
BURKE MARIA					2167 /957	03-27-24	Warranty Deed		YES	299,000		
33 MILL ST #4G WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DEPAOLIS JOANNE & RICHARD					2128 /782	06-10-21	Probate		NO	0		
LACHANCE JAMES P TRUSTEE DEPAOLIS JOANNE & RICHARD					2127 /75	05-20-21	Trustees Deed		NO	200,000		
LACHANCE JAMES P & MARCELLA P CO TR					1494 /0185	09-19-08			NO	0		
LACHANCE JAMES & MARCELLA					0578 /0224	08-30-94			YES	157,900		
					/							
Permit Number	Date	Cost	Building Permit									
P-22-0018	01-31-22	1,150	REPL SHOWER VALVE & TOILET									
B-22-0027	01-25-22	9,850	REMOVE/ELIMINATE TUB TO ALLOW FOR A LARGE 3X5 SHOWER USING REMAINING SPACE FOR LINEN CLOSET. SHOWER WILL									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 4G	15- Condominium	1.00	170,130				Total Land Value 0				
Date	04/10/2024 12/18/2008							Total Building Value 243,039				
Inspector	SB							Total Outbuilding Value 0				
Action	LISTING REVIEW Hearing-No Chng							Total Market Value 243,039				
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
						0						
Total	0.00											
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	170,130	169,950	169,950	169,950	169,950							
Outbuilding	0	0	0	0	0							
Total	170,130	169,950	169,950	169,950	169,950							
										Totals		
Comments												
2024GL: LISTING REVIEW - 1 XTRA FIXTURE												
2022GL: BATHROOM REMODEL												

LOCATION:		33 MILL ST 4G			
911 ADDRESS:					
MAP/BLOCK/LOT:		239 009 004G			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex Millpointe		Base Rate	1,542	265,224	
Model Florence		Central Air	1,542	2,313	
Style Condominium		Extra Fixtures	1	300	
		Fireplace	1	3,000	
		Full Baths	2	10,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	283,337	
		Depr/Adjust Amount	0	42,501	
		Final Value (After Dep)	0	240,836	
Building Use Residential					
Condition Average					
Class C					
Stories 1.00					
Construction					
Year Built 1990					
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 % 15			
		FUNCTIONAL DEPR % 0			
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type Forced Hot Air	100 %	Description	Area/Qty	Value	
Fuel Type Natural Gas		Screened Porch	162	2,203	
Cooling Type Central	100 %				
INTERIOR					
Floors Carpet	Vinyl				
Fireplaces 1					
Wood Stoves 0					
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
Extra Fixtures 1		Location			
		Floor/Unit Location End Unit			
		Amenities			
		Parking Type			
		Parking Spaces 0			
		Parking Distance 0			
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,542	4	2	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 0680022618

Wethersfield

Card No: 1 of 1

Location:	1310-20 BERLIN TPK				Map/Lot:	068 002 2618		Zone:	SRD	Date Printed:	11-15-24		
911 Address:					Exempt			Nbhd:	010-	Last Update:	04-08-24		
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
COLON ALEXANDER & ANAMARIS					2167 / 1019	03-28-24	Warranty Surviv			YES	125,000		
22 LORRAINE RD WETHERSFIELD, CT 06109													
Additional Owners:													
Prior Owner History													
CAPOBIANCO SERGIO					1403 / 0247	04-13-07				YES	65,000		
REINHARDT JOSEPH H					0389 / 0881	06-01-87				NO	56,000		
					/								
					/								
					/								
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	2-61	15- Condominium	1.00	40,460				Total Building Value				57,798
Date	05/23/2018								Total Outbuilding Value				0
Inspector	EQ								Total Market Value				57,798
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	40,460	40,460	40,460	40,460	40,460								
Outbuilding	0	430	430	430	430								
Total	40,460	40,890	40,890	40,890	40,890								
										Totals			
Comments													
2024GL: DELETE DETACHED OP BUILDING 2 UNIT 618													

LOCATION:	1310-20 BERLIN TPK 2618
911 ADDRESS:	
MAP/BLOCK/LOT:	068 002 2618

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Park Ridge Model Style F 489 sf Style Condominium	Base Rate	489	72,372
	Central Air	489	734
	Full Baths	1	5,000
	Value Before Depr.	0	78,106
	Depr/Adjust Amount	0	20,307
	Final Value (After Dep)	0	57,798

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1968
Percent Complete	100

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

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	26
FUNCTIONAL DEPR %	0

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

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	

INTERIOR		
Floors	Carpet	Tile
Fireplaces	0	
Wood Stoves	0	

EXTERIOR	
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Exterior Walls	
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Unit Features	
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SPECIAL FEATURES		
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Location	
Floor/Unit Location	End Unit
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0



Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
489	2	1	1	1	0

Description	Year Blt	Area/Qty	Value

Unique ID: 129039

Wethersfield

Card No: 1 of 1

Location:	126 SOUTHWELL RD				Map/Lot:	129 039		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	04-10-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
PATRISS STEVEN JOSEPH					2167 /983	03-28-24	Warranty Deed			YES	334,900	
126 SOUTHWELL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BONTEMPO SCOTT D					2166 /190	01-10-24	Probate			NO	0	
BONTEMPO JAMES JR L/U BONTEMPO SCOTT D					1579 /0086	02-24-10	Quit Claim			NO	0	
BONTEMPO JAMES JR					1311 /0288	01-27-06				YES	238,000	
DLUBAC MICHAEL J					1075 /0277	08-06-03				NO	0	
DLUBAC MICHAEL J & DOROTHY O					0892 /0346	12-19-01				NO	0	
Permit Number	Date	Cost	Building Permit									
E-24-0728	10-17-24	7,657	Upgrade electrical panel from 100AMP to 200AMP, mounting new panel on a new platform. Install 2 GFI outl									
M-24-0336	10-15-24	11,770	AC System swap to Heat pump system. New condenser will replace current unit in same location, rear of hom									
BP05535	10-04-05	8,150	Strip 2 layers & reroof									
State Item Codes												
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 108R	11- Res Land	0.27	72,760				Total Land Value 103,950				
Date 04/10/2024	12/10/2008	13- Res Bldg	1.00	77,260				Total Building Value 110,358				
Inspector SB		14- Res Outbldg	1.00	2,370				Total Outbuilding Value 3,386				
Action LISTING REVIEW Hearing-No Chng								Total Market Value 217,694				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.27	0.00	105,000	0.99	0	103,950						
Total	0.27					103,950						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	72,760	72,760	72,760	72,760	72,760							
Building	77,260	76,630	76,630	76,630	76,630							
Outbuilding	2,370	2,370	2,370	2,370	2,370							
Total	152,390	151,760	151,760	151,760	151,760					Totals		
Comments												
2024GL: LISTING REVIEW - CARPORT												

Location:	126 SOUTHWELL RD	Unit
911 Address:		
Map/Block/Lot	129 039	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,185	94,279
Unit		Average Quality Basement Fi	500	7,500
Overall Condition	Avg/Good	Basement	1,185	17,775
Class	C	Central Air	1,185	1,778
Stories	1.00	Extra Fixtures	1	300
Design (Style)	Ranch	Fireplace	2	6,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1952	Half Baths	2	5,000
Percent Complete	100	Value Before Depr.	0	137,631
		Depr/Adjust Amount	0	35,784
		Final Value (After Depr)	0	101,847

Finished Area	1,185
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,185
Basement Finish	500
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
Sump Pump	NO

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

Attached Component Computations

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Carport	1952	Average/Good	120	888
Fuel	Oil			Frame Garage	1952	Average/Good	309	7,317
Cooling Type	Central	100 %		Open Porch	1952	Average/Good	36	306

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

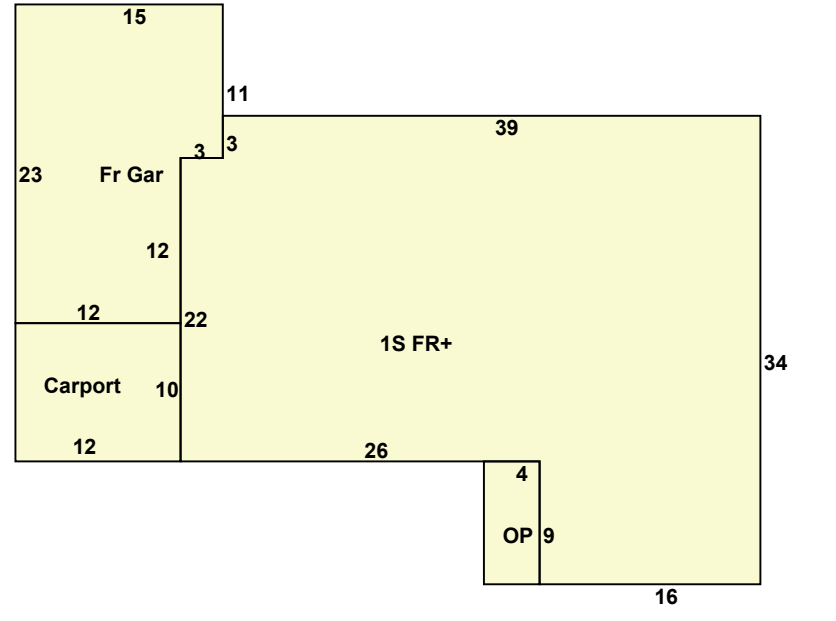
Exterior		
Exterior	Aluminum	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 110,358

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1			
Det Masonry Patio	1990	Average	272	3,386

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



Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	1990	Average	272	3,386					