

Unique ID: 063077

Wethersfield

Card No: 1 of 1

Location:	56 CEDAR ST				Map/Lot:	063 077		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	9	Nbhd:	96	Last Update:	05-03-24
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price
SILVA ZACHARY					2168 /1762	05-01-24		Warranty Deed			YES	275,000
56 CEDAR ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HENDRON FRANCIS T					1789 /0089	06-14-13					NO	165,000
KISSANE WILLIAM J EST SMYSER JOANNE B EXEC					1776 /0063	04-02-13					NO	0
KISSANE WILLIAM J					1677 /0121	10-24-11					NO	0
KISSANE HELEN D & WILLIAM J					0452 /0159	08-03-89					NO	0
					/							
Permit Number	Date	Cost	Building Permit									
B-24-1139	10-15-24	5,000	Build 8x20 open front porch attached to house with a gable style roof.									
			State Item Codes					Appraised Value				
Census/Tract	4924		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			96,000
Dev Map		Dev Lot	11- Res Land	0.28	67,200				Total Building Value			79,452
Date	05/22/2024		13- Res Bldg	1.00	55,620				Total Outbuilding Value			2,592
Inspector	SB		14- Res Outbldg	1.00	1,810				Total Market Value			178,044
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.28	0.00	96,000	1.00	0	96,000						
Total	0.28					96,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	67,200	67,200	67,200	67,200	67,200							
Building	55,620	55,620	55,620	55,620	55,620							
Outbuilding	1,810	1,810	1,810	1,810	1,810							
Total	124,630	124,630	124,630	124,630	124,630					Totals		
Comments												

Location:	56 CEDAR ST	Unit	
911 Address:			
Map/Block/Lot	063 077		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	912	75,039
Unit		Basement	912	13,680
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	96,719
Design (Style)	Ranch	Depr/Adjust Amount	0	24,180
Construction	Wood Frame	Final Value (After Depr)	0	72,540
Year Built	1951			
Percent Complete	100			

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

Attached Component Computations				
Grade Factor	0	Physical Depreciation %	25	
Economic Depreciation %	0	Functional Depreciation %	0	

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1951	Good	288	6,912
Fuel	Oil						
Cooling Type	None	0 %					

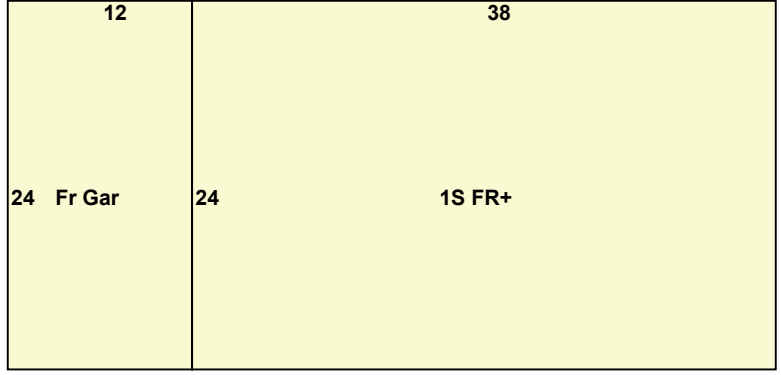
Interior		
Floors	Hardwood	
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Log Cabin	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 79,452

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Average	180	2,592					

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



Unique ID: 159078

Wethersfield

Card No: 1 of 1

Location:	36 ROBBINS DR				Map/Lot:	159 078		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	05-03-24
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price
LARSON EMILY					2168 /1737	05-01-24		Admin Deed			YES	330,000
36 ROBBINS DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GRABINSKY ALAN R & SYLVIA E					1672 /0128	09-26-11					NO	0
GRABINSKY ALAN R & SYLVIA E					1672 /0126	09-26-11					NO	0
GRABINSKY ALAN R TRUSTEE & SYLVIA E					1672 /0124	09-26-11					NO	0
GRABINSKY ALAN R TRUSTEE & SYLVIA E TRUSTEE					0573 /0187	05-27-94					NO	0
					/							
Permit Number	Date	Cost	Building Permit									
BP01301	06-14-01	4,446	Reroof									
			State Item Codes					Appraised Value				
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot PT51		11- Res Land	0.20	64,450				Total Land Value 92,070			
Date	05/22/2024		13- Res Bldg	1.00	90,050				Total Building Value 128,643			
Inspector	SB		14- Res Outbldg	1.00	230				Total Outbuilding Value 323			
Action	LISTING REVIEW								Total Market Value 221,036			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.20	0.00	93,000	0.99	0	92,070						
Total	0.20					92,070						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	64,450	64,450	64,450	64,450	64,450							
Building	90,050	90,130	90,130	90,130	90,130							
Outbuilding	230	230	230	230	230							
Total	154,730	154,810	154,810	154,810	154,810					Totals		
Comments												
2024GL: TSP TO EP 26' REAR DORMER												

Location:	36 ROBBINS DR	Unit	
911 Address:			
Map/Block/Lot	159 078		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,700	149,838
Unit		Basement	840	12,600
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	172,938
Construction	Wood Frame	Depr/Adjust Amount	0	53,611
Year Built	1924	Final Value (After Depr)	0	119,327
Percent Complete	100			

Finished Area 1,700
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	840
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	NO

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

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1924	Good	336	8,114
Fuel	Oil		1924	Good	84	1,048
Cooling Type	None	0 %	1924	Good	20	159

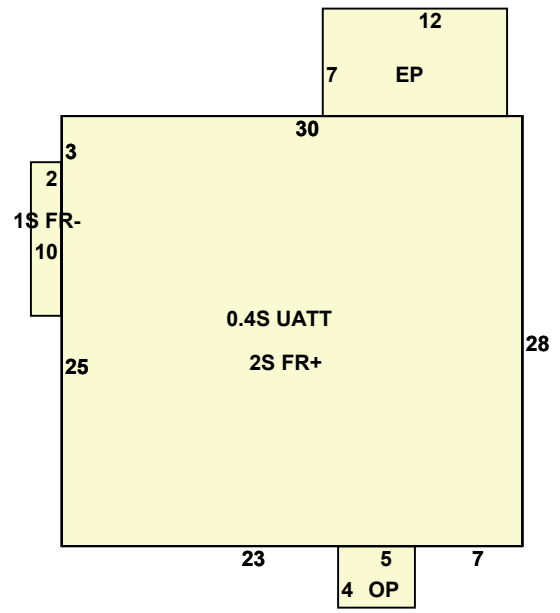
Interior	
Floors	Hardwood Carpet
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gambrel

Total Building Value 128,643

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Poor	64	323					

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



Unique ID: 144021

Wethersfield

Card No: 1 of 1

Location:	14 PENNY PL				Map/Lot:	144 021		Zone:	AA	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	125	Last Update:	06-12-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
WEI JINGYI HUANG YIRONG					2168 /944	05-01-24	Warranty Surviv		YES	465,000		
55 KENNETH ST GLASTONBURY , CT 06033												
Additional Owners:												
Prior Owner History												
CONNORS EVELYN G					2150 /522	08-04-22	Probate		NO	0		
CONNORS JOHN W & EVELYN G					0327 /1139	01-08-82			NO	0		
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-22-0644	09-12-22	22,300	STRIP & REROOF									
P-12-47	02-23-12	900	INSTALL GAS PIPE FOR GENERATOR									
E-12-41	02-13-12	5,000	INSTALL STANDBY GENERATOR									
P-12-32	01-30-12	900	INSTALL GAS PIPE FOR GENERATOR									
BP000834	11-01-00	3,000	8 X 16 tool shed									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 58		11- Res Land	0.54	88,380				Total Land Value 126,250			
Date	05/22/2024	12/30/2008	13- Res Bldg	1.00	117,220				Total Building Value 167,467			
Inspector	SB		14- Res Outbldg	1.00	750				Total Outbuilding Value 1,075			
Action	LISTING REVIEW Hearing-No Show								Total Market Value 294,792			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.54	0.00	125,000	1.01	0	126,250						
Total	0.54					126,250						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	88,380	88,380	88,380	88,380	88,380							
Building	117,220	111,410	111,410	111,410	111,410							
Outbuilding	750	750	750	750	750							
Total	206,350	200,540	200,540	200,540	200,540							
											Totals	
Comments												
2024GL: LISTING REVIEW - EP IS LIVING AREA												
2024GL: TSP TO EP												
2018GL-CHG SKETCH												

Location:	14 PENNY PL	Unit	
911 Address:			
Map/Block/Lot	144 021		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,184	147,027
Unit		Basement	1,664	24,960
Overall Condition	Average	Central Air	2,184	3,276
Class	C	Fireplace	2	6,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Value Before Depr.	0	191,263
Construction	Wood Frame	Depr/Adjust Amount	0	47,816
Year Built	1969	Final Value (After Depr)	0	143,447
Percent Complete	100			

Finished Area	2,184	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,664			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 25
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1969	Average	505	6,439
Fuel	Natural Gas			Frame Garage	1969	Average	528	12,672
Cooling Type	Central	100 %		Patio	1969	Average	320	2,144
				Patio	1969	Average	320	2,144
				Open Porch	1969	Average	72	621

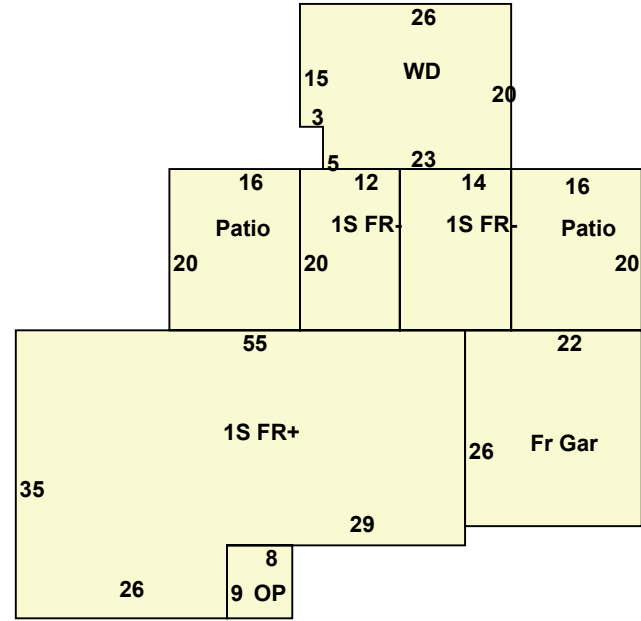
Interior	
Floors	Carpet
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

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

Total Building Value 167,467

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				Frame Shed	2001	Average	128	1,075

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



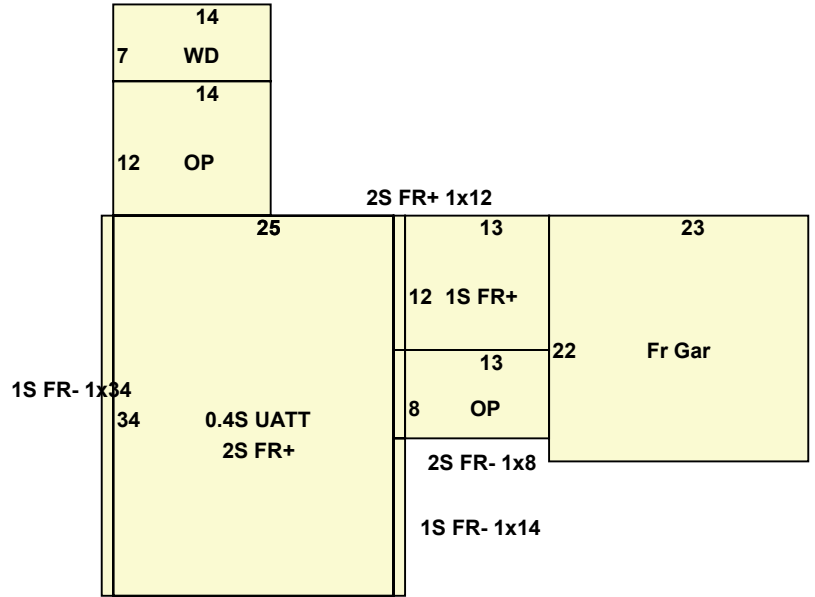
Unique ID: 039031

Wethersfield

Card No: 1 of 1

Location:	51 APPLE HL				Map/Lot:	039 031		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	126	Last Update:	05-20-24
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price
RICHARD & SUSAN WISZNAK JOINT REV TRUST WISZNAK RICHARD & SUSAN T					2168 /979	05-03-24		Quit Claim			NO	0
51 APPLE HILL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
WISZNAK RICHARD A & SUSAN E					0467 /0399	03-14-90					NO	251,000
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-23-0088	02-28-23	2,000	Service upgrade from 100 to 200 amps. Rebond cold water pipe. Install 2 ground rods. Surge protector in									
B-19-0771	09-30-19	18,900	Install a 26 module PV roof mounted solar system 7.8 kw.									
B-19-0771	09-30-19	18,900	Install a 26 module PV roof mounted solar system 7.8 kw.									
E-19-0380	09-24-19	8,100	Wire a 26 module PV roof mounted solar system.									
E-19-0380	09-24-19	8,100	Wire a 26 module PV roof mounted solar system.									
B-15-541	08-13-15	21,834	STRIP AND REROOF WITH GAF HD SHINGLES.									
				State Item Codes					Appraised Value			
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		127,260		
Dev Map	Dev Lot 67	11- Res Land	0.55	89,080				Total Building Value		192,204		
Date	05/08/2018	13- Res Bldg	1.00	134,550				Total Outbuilding Value		1,075		
Inspector	EQ	14- Res Outbldg	1.00	750				Total Market Value		320,539		
Action	DM Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.55	0.00	126,000	1.01	0	127,260						
Total	0.55					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	134,550	134,550	134,550	134,550	134,550							
Outbuilding	750	750	750	750	750							
Total	224,380	224,380	224,380	224,380	224,380					Totals		
Comments												
19GL-SOLAR												

Location:		51 APPLE HL			Unit				
911 Address:									
Map/Block/Lot		039 031							
General Description		Description	Area/Qty	Value					
Building Use	Single Family	Base Rate	1,944	158,242					
Unit		Basement	1,018	15,270					
Overall Condition	Good	Extra Fixtures	1	300					
Class	C	Fireplace	2	6,000					
Stories	2.00	Full Baths	2	10,000					
Design (Style)	Dutch Colonial	Good Quality Basement Finis	220	4,400					
Construction	Wood Frame	Half Baths	1	2,500					
Year Built	1968	Value Before Depr.	0	196,712					
Percent Complete	100	Depr/Adjust Amount	0	31,474					
Finished Area	1,944	Final Value (After Depr)	0	165,238					
Finished Area Does Not Include Finished Basement Area									
Foundation									
Basement Area	1,018								
Basement Finish	220								
Bsmt Room Style	Good								
Basement Walls									
Outside Entry	Walkout								
Basement Garage Bays	0								
Sump Pump	YES								
		Grade Factor	0	Physical Depreciation %	16				
		Economic Depreciation %	0	Functional Depreciation %	0				
Attached Component Computations									
HVAC		Type	Yr Built	Condition	Area/Qty	Value			
Heating Type	Hot Water	100 %	1968	Average/Good	340	9,758			
Fuel	Natural Gas		1968	Average/Good	98	1,366			
Cooling Type	None	0 %	1968	Average/Good	506	13,277			
			1968	Average/Good	168	1,584			
			1968	Average/Good	104	981			
Interior									
Floors	Hardwood	Carpet							
Attic Access									
Walls	Drywall								
Fireplaces	2								
Wood Stoves	0								
Exterior									
Exterior	Wood Shingle								
Roof Cover	Asphalt								
Roof Type	Gambrel								
Total Building Value				192,204					
Special Features									
Solar Panels	26								
Extra Fixtures	1								
Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2008	Average	96	1,075					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
8	4	1	2	1					



Unique ID: 153042

Wethersfield

Card No: 1 of 1

Location:	182 DIX RD				Map/Lot:	153 042		Zone:	A	Date Printed:	11-15-24		
911 Address:					Exempt		Route	6	Nbhd:	108	Last Update:	05-20-24	
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price	
ROTONDARO JOHN J					2168 /981	05-03-24					NO	0	
182 DIX RD WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
ROTONDARO JOHN J					2129 /368	06-22-21		Probate			NO	0	
ROTONDARO JOHN R & JOHN J					2025 /0176	01-09-18					NO	0	
ROTONDARO JOHN R					1663 /0191	07-19-11					NO	0	
ROTONDARO JOHN & FRANCES M					0174 /0188	01-03-57					NO	0	
					/								
Permit Number	Date	Cost	Building Permit										
EP-0174	07-30-09	1,400	Service upgrade from 60 to 100 amps, rebond cold water pipe & install 2 ground rods										
BP06172	05-12-06	5,000	Strip & reroof										
EP010289	10-12-01	875	Wire addn										
P3316	10-02-01	2,500	1bsn,clst,shwr,wash mach-1st fl										
MP01138	09-17-01	1,000	Heat for addn										
BP01477	08-06-01	20,000	12X16 addn										
				State Item Codes					Appraised Value				
Census/Tract	4925	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		109,080			
Dev Map	Dev Lot 105E	11- Res Land	0.35	76,360				Total Building Value		113,285			
Date	05/08/2018	13- Res Bldg	1.00	79,300				Total Outbuilding Value		0			
Inspector	EQ							Total Market Value		222,365			
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	108,000	1.01	0	109,080							
Total	0.35					109,080							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	76,360	76,360	76,360	76,360	76,360								
Building	79,300	79,300	79,300	79,300	79,300								
Outbuilding	0	0	0	0	0								
Total	155,660	155,660	155,660	155,660	155,660					Totals			
Comments													
INTERIOR- AVERAGE 2009 NVI EXTERIOR GOOD 4/3/08 ATTIC SCUTTLE													

Location:	182 DIX RD	Unit	
911 Address:			
Map/Block/Lot	153 042		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,318	98,586
Unit		Basement	1,318	19,770
Overall Condition	Avg/Good	Central Air	1,318	1,977
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Value Before Depr.	0	133,333
Construction	Wood Frame	Depr/Adjust Amount	0	32,000
Year Built	1957	Final Value (After Depr)	0	101,333
Percent Complete	100			

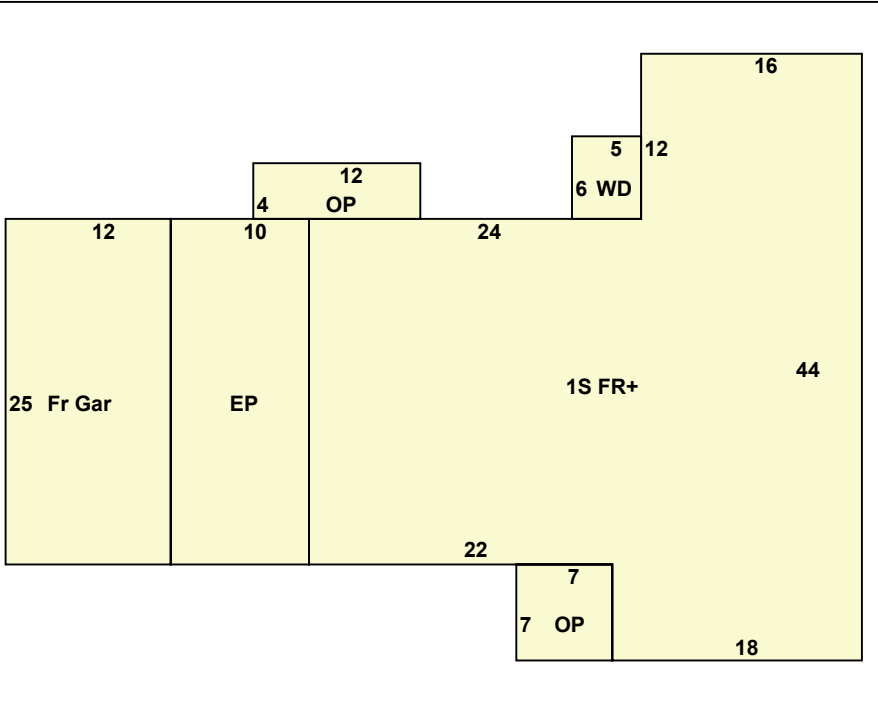
Finished Area	1,318	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,318			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 24
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1957	Average/Good	30	388
Fuel	Oil			Frame Garage	1957	Average/Good	300	7,296
Cooling Type	Central	100 %		Enclosed Porch	1957	Average/Good	250	3,420
				Open Porch	1957	Average/Good	48	420
				Open Porch	1957	Average/Good	49	428

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 113,285



Special Features **Detached Component Computations**

Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value

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

Unique ID: 111079

Wethersfield

Card No: 1 of 1

Location:	11 BOOTH AVE				Map/Lot:	111 079		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	8	Nbhd:	103	Last Update:	10-02-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
CELIO CAROL A					2168 / 1000	05-06-24		Probate		NO	0	
11 BOOTH AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CELIO ANN D & CAROL A					2063 / 175	11-05-18				NO	0	
CELIO ANN D					2063 / 174	11-05-18		Quit Claim		NO	0	
CELIO ANN D & CAROL A					1806 / 0078	09-24-13				NO	0	
CELIO CAROL A					1806 / 0057	09-24-13				NO	0	
CELIO ANN D & CAROL A					0947 / 0211	08-28-02				NO	0	
Permit Number	Date	Cost	Building Permit									
P-21-0146	07-11-21	1,643	REMOVE TILE WITHIN SHOWER AREA & TUB ONLY. REPL W/ NEW BATHTUB & TUB SURROUND WHITE WALLS									
TB13774	12-26-13	3,000	WOOD STOVE IN LR									
199B8831	12-16-98	2,000										
98-8673	10-13-98	627										
			State Item Codes					Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 92	11- Res Land	0.29	72,820				Total Land Value		104,030		
Date	04/15/2024 12/10/2008	13- Res Bldg	1.00	58,460				Total Building Value		83,520		
Inspector	GH	14- Res Outbldg	1.00	3,070				Total Outbuilding Value		4,374		
Action	DM No Change Hearing-Change							Total Market Value		191,924		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.29	0.00	103,000	1.01	0	104,030						
Total	0.29					104,030						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	72,820	72,820	72,820	72,820	72,820							
Building	58,460	58,460	58,460	58,460	58,460							
Outbuilding	3,070	3,070	3,070	3,070	3,070							
Total	134,350	134,350	134,350	134,350	134,350					Totals		
Comments												

Location:	11 BOOTH AVE	Unit	
911 Address:			
Map/Block/Lot	111 079		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,008	81,567
Unit		Basement	1,008	15,120
Overall Condition	Good	Full Baths	1	5,000
Class	C	Value Before Depr.	0	101,687
Stories	1.00	Depr/Adjust Amount	0	22,371
Design (Style)	Ranch	Final Value (After Depr)	0	79,316
Construction	Wood Frame			
Year Built	1957			
Percent Complete	100			

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

HVAC				
Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1957
Fuel	Oil		Patio	1957
Cooling Type	None	0 %		

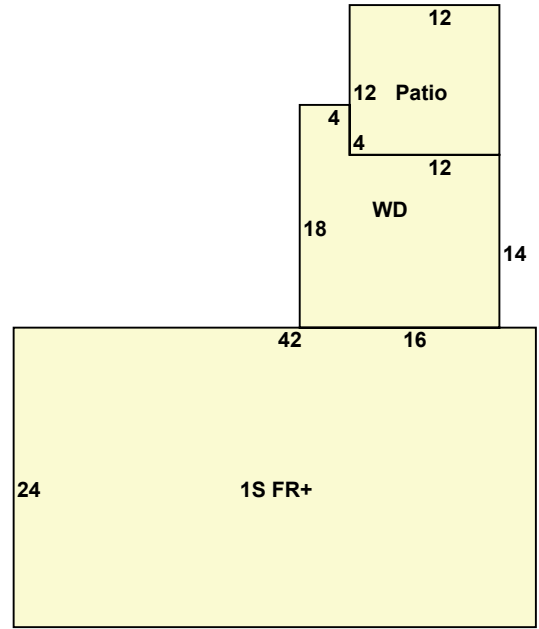
Interior				
Floors	Hardwood	Carpet		
Attic Access				
Walls	Plaster			
Fireplaces	0			
Wood Stoves	0			

Exterior				
Exterior	Vinyl Siding			
Roof Cover	Asphalt			
Roof Type	Gable			

Total Building Value 83,520

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
					Frame Garage	1960	Fair	240	4,374		

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



Unique ID: 159022

Wethersfield

Card No: 1 of 1

Location:	322 NOTT ST	Map/Lot:	159 022	Zone:	B	Date Printed:	11-15-24
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911 Address:		Exempt		Route	8	Nbhd:	88	Last Update:	10-02-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
CELIO CHARLES		2168 /999	05-06-24	Probate	NO	0
322 NOTT ST WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
CELIO ANN D & CHARLES		2063 /173	11-05-18	Quit Claim	NO	0
CELIO ANN D		2036 /269	04-11-18		NO	0
CELIO JAMES J & ANN D		0201 /0209	10-11-60		NO	0
		/				
		/				

Permit Number	Date	Cost	Building Permit
BP-0431	06-23-10	4,864	Remove 2 layers & reroof
B-2010-0431	05-14-10	4,864	REMOVE TWO LAYERS OF ROOFING AND REPLACE WITH ICE and WATER SHIELD. FELT PAPER AND 30 YR. TAMKO SHINGLES
BP04270	05-25-04	1,276	Strip 3 layers from front porch roof deck

Census/Tract		State Item Codes					Appraised Value	
4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 88,000
Dev Map	Dev Lot 7	11- Res Land	0.17	61,590				Total Building Value 76,408
Date 04/15/2024	12/15/2008	13- Res Bldg	1.00	53,490				Total Outbuilding Value 22,579
Inspector GH		14- Res Outbldg	1.00	15,810				Total Market Value 186,987
Action DM No Change	Hearing-No Show							

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.17	0.00	88,000	1.00	0	88,000				
Total	0.17					88,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	61,590	61,590	61,590	61,590	61,590						
Building	53,490	53,490	53,490	53,490	53,490						
Outbuilding	15,810	15,810	15,810	15,810	15,810						
Total	130,890	130,890	130,890	130,890	130,890				Totals		

Comments											

Location:	322 NOTT ST	Unit	
911 Address:			
Map/Block/Lot	159 022		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,109	93,156
Unit		Basement	672	10,080
Overall Condition	Average	Full Baths	1	5,000
Class	C	Half Baths	1	2,500
Stories	1.65	Value Before Depr.	0	110,736
Design (Style)	Bungalow	Depr/Adjust Amount	0	37,650
Construction	Wood Frame	Final Value (After Depr)	0	73,086
Year Built	1936			
Percent Complete	100			

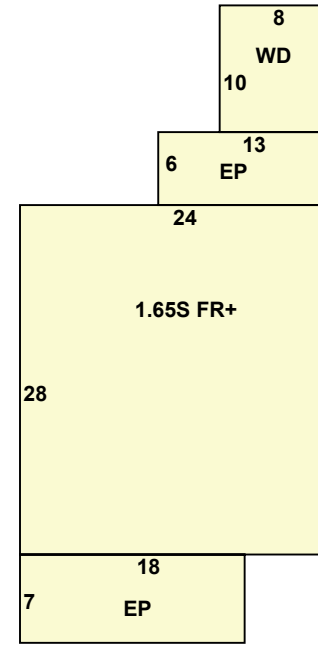
Finished Area	1,109	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	672			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
				34
				0

HVAC					Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %			Wood Deck	1936	Average	80	898
Fuel	Oil				Enclosed Porch	1936	Average	126	1,497
Cooling Type	None	0 %			Enclosed Porch	1936	Average	78	927

Total Building Value 76,408

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1985	Average	840	22,579

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



Unique ID: 122014

Wethersfield

Card No: 1 of 1

Location:	372 FOLLY BROOK BLVD				Map/Lot:	122 014		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	90	Last Update:	10-17-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
MACLEAN SCOTT G					2168 / 1013	05-06-24		Quit Claim		NO	0	
372 FOLLY BROOK BLVD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MACLEAN SCOTT G & LISA M					1491 / 0100	08-25-08				YES	205,000	
OLESWESKI JOSEPH J					1449 / 0061	12-17-07				NO	0	
LEVESQUE EDWINA L EST C/O OLESWESKI JOSEPH J EXEC					1407 / 0266	05-02-07				NO	0	
LEVESQUE EDWINA LOUISE					0487 / 0307	01-04-91				NO	0	
					/							
Permit Number	Date	Cost	Building Permit									
ROW-24-0343	07-16-24	0	Road / Sidewalk / MDC Restoration									
M-24-0176	06-17-24	21,596	Install 2 ton condenser on back left of home. 18k head in LR facing kitchen. Pancake for 4 beds. Install W									
E-24-0017	06-13-24	1,000	Wiring for outdoor condenser. GFI outlet . Installing 2 ton condenser and replacement WH.									
TP13285	12-05-13	850	WATER HTR									
PP01057	04-26-01	500	Gas wtr htr									
BP990685	11-23-99	6,000										
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		90,900		
Dev Map	Dev Lot 5 4	11- Res Land	0.28	63,630				Total Building Value		111,656		
Date	10/17/2024 12/18/2008	13- Res Bldg	1.00	78,150				Total Outbuilding Value		536		
Inspector	SB	14- Res Outbldg	1.00	380				Total Market Value		203,092		
Action	Phone Hearing-Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.28	0.00	90,000	1.01	0	90,900						
Total	0.28					90,900						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	63,630	63,630	63,630	63,630	63,630							
Building	78,150	77,070	77,070	77,070	77,070							
Outbuilding	380	380	380	380	380							
Total	142,160	141,080	141,080	141,080	141,080					Totals		
Comments												
2024GL: ADD CENTRAL A/C FUNC=WET BASEMENT												

Location:	372 FOLLY BROOK BLVD	Unit
911 Address:		
Map/Block/Lot	122 014	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,436	104,483
Unit		Basement	1,436	21,540
Overall Condition	Avg/Good	Central Air	1,436	2,154
Class	C	Fireplace	2	6,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	139,177
Construction	Wood Frame	Depr/Adjust Amount	0	38,970
Year Built	1948	Final Value (After Depr)	0	100,208
Percent Complete	100			

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	
Basement Garage Bays	0
Sump Pump	NO

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

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1948	Average/Good	273	6,290
Fuel	Natural Gas		1948	Average/Good	306	3,966
Cooling Type	Central	100 %	1948	Average/Good	144	1,192

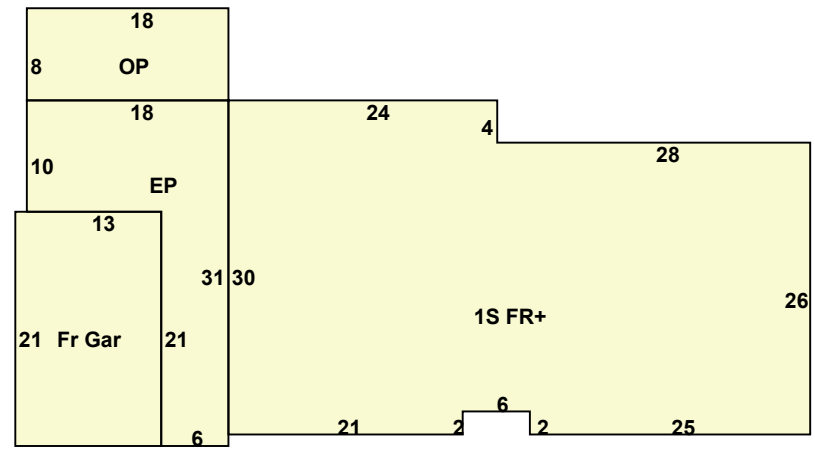
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 111,656

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1963	Fair	90	536					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	4	1	1	0



Unique ID: 154073

Wethersfield

Location:	336 WELLS RD	Unit
911 Address:		
Map/Block/Lot	154 073	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,675	124,989
Unit		Basement	1,624	24,360
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,675	2,513
Stories	1.00	Finished Lower Level	600	21,000
Design (Style)	Raised Ranch	Fireplace	1	3,000
Construction	Masonry	Full Baths	2	10,000
Year Built	1981	Value Before Depr.	0	189,861
Percent Complete	100	Depr/Adjust Amount	0	20,885
		Final Value (After Depr)	0	168,976

Finished Area 1,675
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,624
Basement Finish	600
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	11
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1981	Good	216	3,268
Fuel	Natural Gas		Patio	1981	Good	216	1,835
Cooling Type	Central	100 %					

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

Exterior	
Exterior	Brick/Masonr
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 174,080

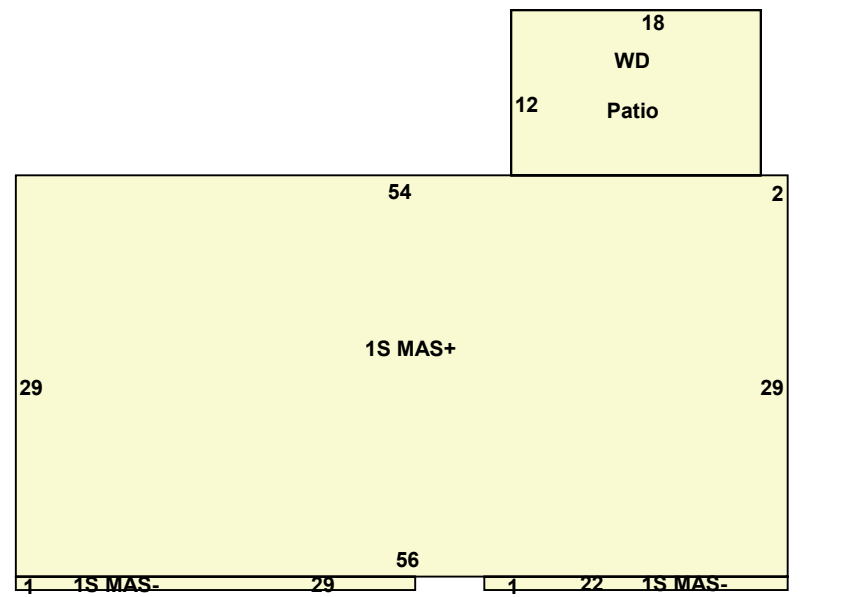
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1983	Average	216	1,512					

Room Summary

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



Unique ID: 170056

Wethersfield

Card No: 1 of 1

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

Unique ID: 170056

Wethersfield

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

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

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

Foundation	
Basement Area	848
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

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

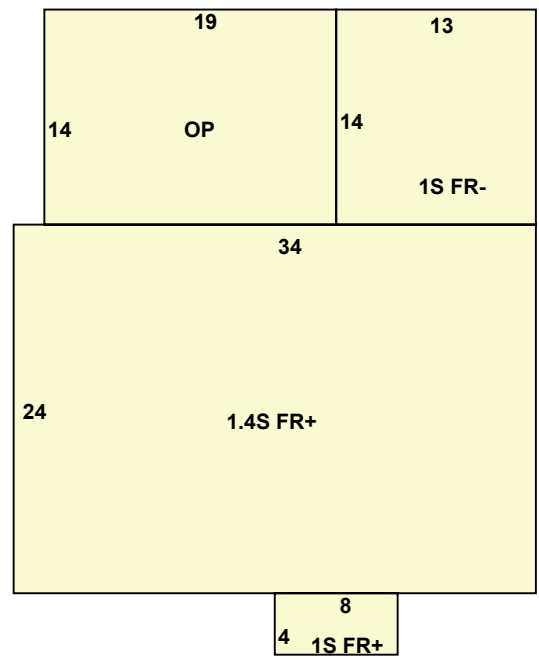
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 102,548

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

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



Unique ID: 247010

Wethersfield

Card No: 1 of 1

Location:	181-189 MAIN ST				Map/Lot:	247 010		Zone:	VB	Date Printed:	11-15-24	
911 Address:					Exempt			Nbhd:	C15	Last Update:	06-07-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
ASNZ LLC					2168 / 1070	05-08-24	Warranty Deed			NO	258,482	
72 BROAD ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
KELLY STEPHEN J					0317 / 0048	06-05-79				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-23-0567	09-30-23	2,000	INSTALL WIRING FOR STORAGE ROOM (#187 - OLD TOWN)									
B-22-0786	10-27-22	570	INSTALL 8' WOODEN SOLID SECTION FENCE ON 2 SIDES OF WALK-IN COOLER. FENCE IS 1 10' SECTION AND 1 8' SECTIO									
B-22-0785	10-27-22	250	REMOVE NON-BEARING NON-RATED PARTITION WALL (#181 - LUNA PIZZA)									
M-22-0207	08-17-22	18,000	INSTALL 2 TYPE II CAPTIVE AIRE PIZZA HOODS (#181 - LUNA PIZZA)									
B-22-0284	05-11-22	3,500	POUR CONCRETE PAD FOR EXTERIOR WALKIN COOLER (#181 - LUNA PIZZA)									
M-22-0097	04-29-22	1,600	EXTEND EXISTING 1-1/4" GAS LINE THROUGH WALL AND DISTRIBUTE TO 2 DOUBLE PIZZA OVENS									
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			202,500
Dev Map	Dev Lot NPT2		21- Comm Land	0.26	141,750				Total Building Value			134,598
Date	05/25/2018	02/01/2019	22-Comm Bldg	1.00	94,220				Total Outbuilding Value			12,901
Inspector	EQ		25-Comm Outbldg	2.00	9,030				Total Market Value			349,999
Action	Measure	Hearing-No Chng										
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.26	0.00	135,000	1.00	50	202,500	Primary Site	50	Intensive Use			
Total	0.26					202,500						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	141,750	141,750	141,750	141,750	141,750							
Building	94,220	94,220	94,220	94,220	94,220							
Outbuilding	9,030	9,030	9,030	9,030	9,030							
Total	245,000	245,000	245,000	245,000	245,000					Totals		
Comments												
2018GL-INFORMAL AGREEMENT THRU BAA VACANCY 9/13 OLD TOWN CAFE												

Unique ID: 113025

Wethersfield

Card No: 1 of 1

Location:		74 GOODWIN AVE				Map/Lot:		113 025		Zone:		B		Date Printed:		11-15-24							
911 Address:						Exempt				Route		10		Nbhd:		83		Last Update:		05-23-24			
Owner Of Record						Volume/Page		Date		Sales Type				Valid		Sale Price							
MARCHINKOSKI ABBY						2168 / 1102		05-08-24		Warranty Deed				YES		305,000							
74 GOODWIN AVE WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
ESCALONA MANUEL J & MARIA A						0554 / 0179		08-30-93						YES		130,000							
						/																	
						/																	
						/																	
						/																	
Permit Number		Date		Cost		Building Permit																	
091128		12-11-09		7,640		ROOF																	
						State Item Codes						Appraised Value											
Census/Tract		4923				Code		Quantity		Value		Code		Quantity		Value		Total Land Value				83,000	
Dev Map		Dev Lot 62PT				11- Res Land		0.23		58,100								Total Building Value				118,109	
Date		05/22/2024				13- Res Bldg		1.00		82,680								Total Outbuilding Value				0	
Inspector		SB																Total Market Value				201,109	
Action		LISTING REVIEW																					
Acres											Influence Factors												
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.23		0.00		83,000		1.00		0		83,000											
Total		0.23										83,000											
Assessment History (Prior Years as of Oct 1)											490 Appraised Totals												
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value	
Land		58,100		58,100		58,100		58,100		58,100													
Building		82,680		79,670		79,670		79,670		79,670													
Outbuilding		0		0		0		0		0													
Total		140,780		137,770		137,770		137,770		137,770													
Totals																							
Comments																							
2024GL: LISTING REVIEW - ADD EXISTING EXTRA KITCHEN; DOWN STAIRS BATHROOM HAS ONLY TOILET (REMOVE HALF BATH, ADD ONE EXTRA FIXTURE)																							
18GL-SKETCH CHANGES - PICTOMETRY																							
PULL DOWN ATTIC STAIRS																							

Location:	74 GOODWIN AVE	Unit
911 Address:		
Map/Block/Lot	113 025	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,056	85,452
Unit		Basement	1,056	15,840
Overall Condition	Good	Extra Fixtures	1	300
Class	C	Extra Kitchen	1	7,500
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Good Quality Basement Finis	682	13,640
Year Built	1962	Value Before Depr.	0	130,732
Percent Complete	100	Depr/Adjust Amount	0	24,839
		Final Value (After Depr)	0	105,893

Finished Area 1,056
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,056
Basement Finish	682
Bsmt Room Style	Good
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

Grade Factor	0	Physical Depreciation %	19
Economic Depreciation %	0	Functional Depreciation %	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1962	Good	304	7,880
Fuel	Natural Gas			Enclosed Porch	1962	Good	100	1,458
Cooling Type	None	0 %		Open Porch	1962	Good	76	708
				Open Porch	1962	Good	48	447
				Open Porch	1962	Good	185	1,728

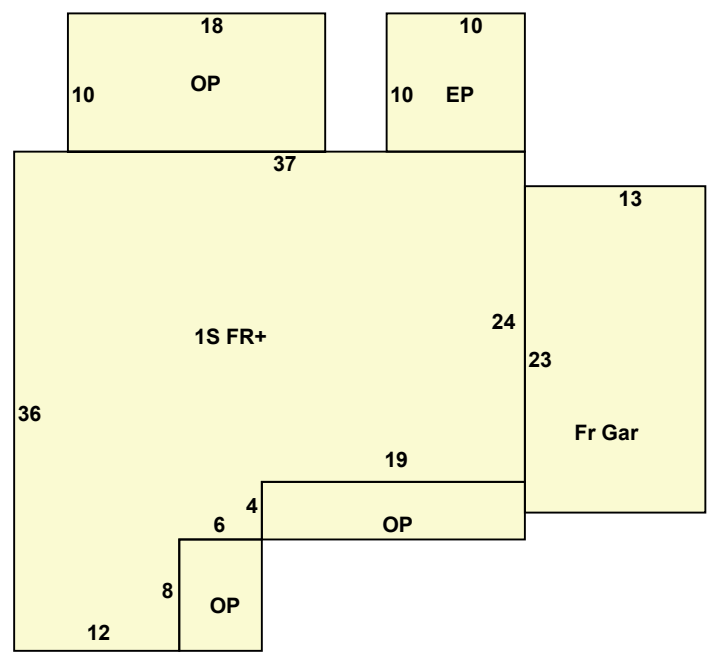
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 118,109

Special Features	
Extra Kitchen	1
Extra Fixtures	1

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



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

Unique ID: 120040

Wethersfield

Card No: 1 of 1

Location:	11 LEWIS ST				Map/Lot:	120 040		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	
GOMES MARIA B					2168 / 1124	05-09-24		Quit Claim		NO	0	
11 LEWIS ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GOMES MARIA B & ROSEMARIE					2048 / 59	06-28-18		Warranty Surviv		NO	120,000	
THE SECRETARY OF HOUSING & URBAN DE INFORMATION SYSTEMS NETWORK CORP					2024 / 0261	12-29-17				NO	0	
THE BANK OF NEW YORK MELLON TRUST C QUALIFIED TRUSTEE FOR RES CAP					2024 / 0255	12-29-17				NO	146,200	
GMAC C/O OCWEN					1867 / 0247	01-07-15				NO	0	
BOOTH PATRICIA					1623 / 0001	11-18-10				NO	0	
Permit Number	Date	Cost	Building Permit									
E-24-0668	09-19-24	5,000	100a service replacement									
E-24-0629	09-13-24	31,890	Wire 7.6kw roof mounted solar panels. 23 modules									
B-24-0989	09-13-24	7,972	Install 7.6kw roof mounted solar panels. 23 modules									
E-24-0398	06-20-24	3,300	100amp overhead service. NEW meter, NEW riser, NEW 100amp main, NEW feeders, NEW 100amp panel. Meter loc									
B-18-0178	10-29-19	550	INSTALL BEDROOM WINDOW									
P-18-152	07-26-18	1,300	REPL MISSING COPPER WATER LINES IN UNFINISHED BASEMENT									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			92,000
Dev Map		Dev Lot	11- Res Land	0.17	64,400				Total Building Value			104,401
Date	10/16/2009		13- Res Bldg	1.00	73,080				Total Outbuilding Value			8,453
Inspector	CR		14- Res Outbldg	2.00	5,920				Total Market Value			204,854
Action	49											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.17	0.00	92,000	1.00	0	92,000						
Total	0.17					92,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	64,400	64,400	64,400	64,400	64,400							
Building	73,080	73,080	73,080	73,080	73,080							
Outbuilding	5,920	5,920	5,920	5,920	5,920							
Total	143,400	143,400	143,400	143,400	143,400					Totals		
Comments												
2025GL: SOLAR (7.6kW) 2/2008 EXTRA KITCHEN IN FINISHED BSMT												

Location:	11 LEWIS ST	Unit	
911 Address:			
Map/Block/Lot	120 040		

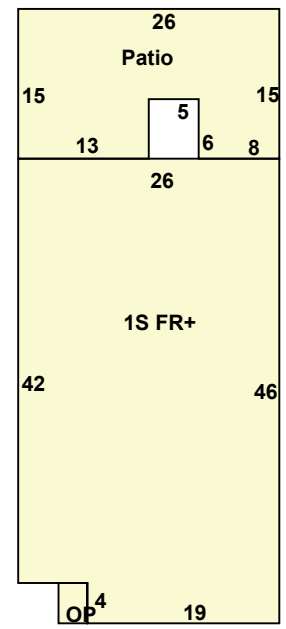
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,168	92,926
Unit		Average Quality Basement Fi	830	12,450
Overall Condition	Average	Basement	1,168	17,520
Class	C	Extra Kitchen	1	7,500
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	143,396
Year Built	1959	Depr/Adjust Amount	0	41,585
Percent Complete	100	Final Value (After Depr)	0	101,811

Finished Area	1,168	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,168			
Basement Finish	830			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 29
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Patio	1959	Average/Good	360	2,484
Fuel	Oil			Open Porch	1959	Average/Good	12	105
Cooling Type	None	0 %						
Interior								
Floors	Hardwood							
Attic Access								
Walls	Plaster							
Fireplaces	1							
Wood Stoves	0							
Exterior								
Exterior	Vinyl Siding	Masonry						
Roof Cover	Asphalt							
Roof Type	Gable							
Total Building Value								104,401

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	23				Frame Garage	1982	Average	288	7,557
Extra Kitchen	1				Frame Shed	2007	Average	80	896

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	2	0



Unique ID: 142047

Wethersfield

Card No: 1 of 1

Location:	36 CROSS HILL RD	Map/Lot:	142 047	Zone:	AAOS	Date Printed:	11-15-24
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911 Address:		Exempt		Route	3	Nbhd:	128	Last Update:	05-20-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
PINTO LORENZO		2168 / 1130	05-09-24	Quit Claim	NO	0
36 CROSS HILL RD WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
PINTO VINCENZO & ANGELA L/U		PINTO LORENZO & GIOVANNA		0601 / 0596	01-18-96	NO
				/		
				/		
				/		
				/		

Permit Number	Date	Cost	Building Permit
E-19-0406	10-18-19	200	INSTALL 20-AMP, 240 VOLT GARAGE CIRCUIT WITH ONE SWITCHED RECEPTACLE
Z-17-16	06-14-17	1,650	INSTALL 7.5"x11' SHED
E-15-418	10-13-15	500	INSTALL GENERATOR XFR SWITCH. INSTALL GFI RECEPTACLE IN BASEMENT C/A 10/13/15
B-15-573	08-25-15	7,500	STRIP AND REROOF WITH OWNES CORNING ROOFING SYSTEM-DURATION QUARRY GRAY. REPLACE PLYWOOD AS NEEDED. ICE
B-15-573	08-25-15	7,500	STRIP & REROOF C/A 8/25/15
PP02213	11-15-02	500	Repl gas wtr htr

Census/Tract					State Item Codes			Appraised Value	
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	125,440
Dev Map	Dev Lot 66	11- Res Land	0.39	87,810				Total Building Value	164,113
Date	04/10/2024 03/12/2015	13- Res Bldg	1.00	114,880				Total Outbuilding Value	1,003
Inspector	GH	14- Res Outbldg	1.00	700				Total Market Value	290,556
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	0.39	0.00	128,000	0.98	0	125,440				
Total	0.39					125,440				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	87,810	87,810	87,810	87,810	87,810						
Building	114,880	115,070	115,070	115,070	115,070						
Outbuilding	700	700	700	1,650	1,650						
Total	203,390	203,580	203,580	204,530	204,530				Totals		

Comments

2024GL: TSP TO EP
 2022GL: SHED CLASS & CONDITION
 2013-SF FIN BSM/EXTERIOR FLR/INTERIOR FL
 2017GL-SHED
 BAA

Unique ID: 142047

Wethersfield

Location:	36 CROSS HILL RD	Unit
911 Address:		
Map/Block/Lot	142 047	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,614	114,707
Unit		Basement	1,510	22,650
Overall Condition	Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,614	2,421
Stories	1.00	Extra Kitchen	1	7,500
Design (Style)	Raised Ranch	Finished Lower Level	626	21,910
Construction	Wood Frame	Fireplace	1	3,000
Year Built	1969	Full Baths	2	10,000
Percent Complete	100	Half Baths	1	2,500
		Value Before Depr.	0	188,688
		Depr/Adjust Amount	0	28,303
		Final Value (After Depr)	0	160,385

Foundation	
Basement Area	1,510
Basement Finish	626
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	2
Sump Pump	YES

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Patio	1969	Good	160	1,280
Fuel	Natural Gas		Enclosed Porch	1969	Good	160	2,448
Cooling Type	Central	100 %					

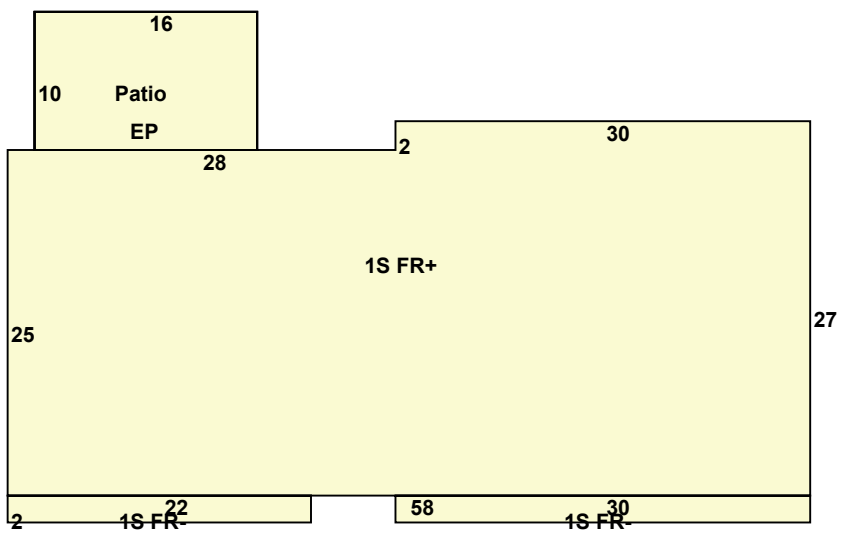
Interior		
Floors	Hardwood	Tile
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

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

Total Building Value 164,113

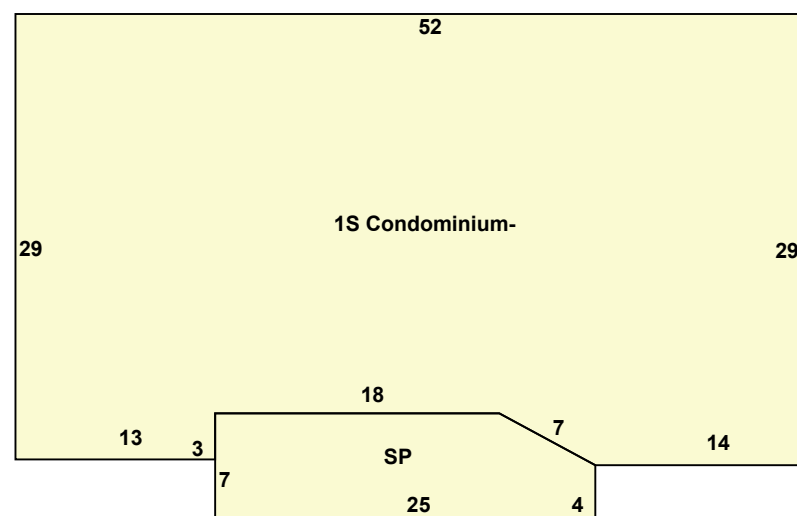
Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Kitchen	1				Frame Shed	2017	Good	77	1,003

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



Location:	33 MILL ST			Map/Lot:	239 009 004E		Zone:	SRD	Date Printed:	11-15-24		
911 Address:				Exempt			Nbhd:		Last Update:	06-20-24		
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
RUSSO LORRAINE M					2168 / 1131	05-09-24	Quit Claim		NO	0		
33 MILL ST 4E WETHERSFIELD, CT 06109												
Additional Owners:												
Prior Owner History												
RUSSO LORRAINE M & MARILYN A					1950 / 0224	08-15-16			NO	205,000		
SANDERS A HARRY EST					1950 / 0223	08-13-16			NO	0		
SANDERS A HARRY EST SANDERS DONALD & ANTHONY COEXEC					1912 / 0227	11-05-15			NO	0		
SANDERS A HARRY					1880 / 0039	04-07-15			NO	0		
SANDERS A HARRY & SABRINA B					0694 / 0219	04-04-98			YES	141,000		
Permit Number	Date	Cost	Building Permit									
E-16-369	09-23-16	1,600	WIRE KITCHEN, MOVE OUTLETS & LIGHTS, MASTER BATHROOM RELOCATE LIGHTS & SWITCHES, 2ND BATHROOM RELOCATE FIX									
P-16-207	09-21-16	2,000	REPL SHOWER VALVE. CAP OFF EXISTING PLUMBING FIXTURES. INSTALL ALL PLUMBING FIXTURES									
B-16-487	08-18-16	25,000	REMODELING/UPDATE TO MAKE ACCESSIBLE FOR WHEELCHAIR									
State Item Codes												
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 4E		15- Condominium	1.00	160,400				Total Land Value 0			
Date	06/20/2024 12/17/2008								Total Building Value 229,146			
Inspector	SB								Total Outbuilding Value 0			
Action	DM Inspection Hearing-No Chng								Total Market Value 229,146			
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	160,400	158,980	158,980	158,980	158,980							
Outbuilding	0	0	0	0	0							
Total	160,400	158,980	158,980	158,980	158,980					Totals		
Comments												
2024DM: FUEL TYPE; RESKETCH PORCH (INSPECTION)												
2019GL-ADD OMITTED FIREPLACE, PER OWNER ELECTIC FP INSTALLED, REMOVE WITH A COC FOR 2019												
2017GL- HANDICAP ACCESSIBLE												

LOCATION:		33 MILL ST 4E			
911 ADDRESS:					
MAP/BLOCK/LOT:		239 009 004E			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Millpointe	Base Rate	1,450	252,300	
Model	Seville	Central Air	1,450	2,175	
Style	Condominium	Full Baths	2	10,000	
		Half Baths	1	2,500	
		Value Before Depr.	0	266,975	
		Depr/Adjust Amount	0	40,046	
		Final Value (After Dep)	0	226,929	
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	Electric		Screened Porch	163	2,217
Cooling Type	Central	100 %			
INTERIOR					
Floors	Tile				
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
		Location			
		Floor/Unit Location	Interior		
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,450	4	2	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 091045

Wethersfield

Card No: 1 of 1

Location:	665 HIGHLAND ST	Map/Lot:	091 045	Zone:	AA	Date Printed:	11-15-24
911 Address:		Exempt		Route	2	Nbhd:	118
Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
THE KATHRYN A DELMASTRO REV TRUST		2168 / 1128	05-09-24	Quit Claim		NO	0
665 HIGHLAND ST WETHERSFIELD , CT 06109							

Additional Owners:							
Prior Owner History							
DELMASTRO PATSY B & KATHRYN A		0815 / 0162	11-07-00			YES	108,000
MCMAHON DENNIS P		0731 / 0020	12-17-98			YES	99,000
		/					
		/					
		/					

Permit Number	Date	Cost	Building Permit				
M-22-0421	01-03-23	13,000	REPL NG WARM AIR FURNACE & 3.5 TON A/C EQUIPMENT W/ MATCHING COIL				
BP02358	07-09-02	1,900	10X12 shed				
MP01127	08-16-01	8,500	Heat w/cntrl A/C				
PP01142	08-14-01	6,000	Wtrhtr-bsmnt;1sink,2bths,3clsts,1shwr,1d				
BP01144	04-27-01	150,000	S.F. w/2 car attached gar				

		State Item Codes					Appraised Value	
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	
Dev Map	Dev Lot B	11- Res Land	0.81	85,080				
Date	04/26/2024 03/17/2005	13- Res Bldg	1.00	181,210				
Inspector	W Topliff	14- Res Outbldg	1.00	1,020				
Action	DM No Change BAA Reduction							
							Total Land Value	121,540
							Total Building Value	258,868
							Total Outbuilding Value	1,462
							Total Market Value	381,870

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.81	0.00	118,000	1.03	0	121,540				
Total	0.81					121,540				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	85,080	85,080	85,080	85,080	85,080						
Building	181,210	181,210	181,210	181,210	181,210						
Outbuilding	1,020	1,020	1,020	1,020	1,020						
Total	267,310	267,310	267,310	267,310	267,310				Totals		

Comments											

Location:	665 HIGHLAND ST	Unit
911 Address:		
Map/Block/Lot	091 045	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,476	191,692
Unit		Basement	2,476	42,711
Overall Condition	Average	Central Air	2,476	4,271
Class	B-	Full Baths	2	11,500
Stories	1.00	Half Baths	1	2,875
Design (Style)	Ranch	Value Before Depr.	0	253,049
Construction	Wood Frame	Depr/Adjust Amount	0	15,183
Year Built	2001	Final Value (After Depr)	0	237,866
Percent Complete	100			

Finished Area	2,476
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	2,476
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	YES
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	6
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Frame Garage	2001	Average	552	16,604
Fuel	Natural Gas		Patio	2001	Average	330	3,036
Cooling Type	Central	100 %	Open Porch	2001	Average	126	1,362

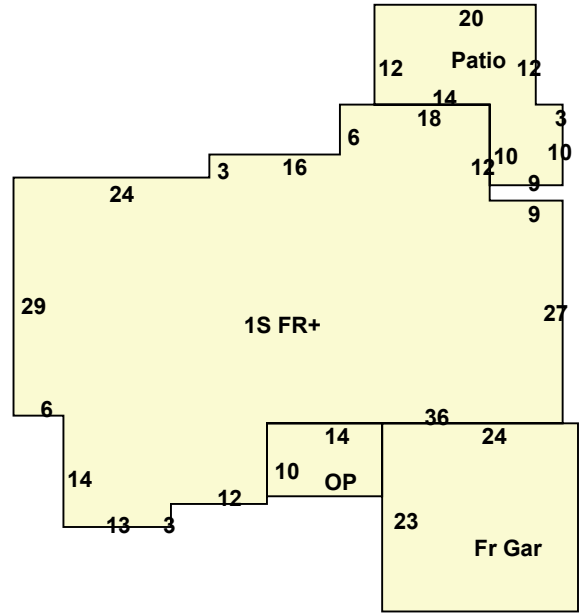
Interior		
Floors	Hardwood	Quarry Til
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	HIP	

Total Building Value 258,868

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gas FP	1				Frame Shed	2002	Good	120	1,462
Central Vac	1								

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



Unique ID: 096005

Wethersfield

Card No: 1 of 1

Location:	127 OLD COMMON				Map/Lot:	096 005		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	137	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
HARRISON MICHAEL & HEATHER					2169 /30	05-13-24	Conser Deed			NO	328,000	
127 OLD COMMON WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ESTATE OF SUSAN WILSON					2169 /28	05-13-24	Trustee Deed			NO	242,000	
WILSON SUSAN L/U & CAPORALE ANTONIO ESQ TRUSTEE					2096 /224	10-31-19	Exec Deed			NO	0	
WILSON SUSAN L/U & MCMAHON F J TRUST					2096 /222	10-31-19	Cert of Devise			NO	0	
WILSON SUSAN L/U & MCMAHON FAITH J EST					2063 /163	11-05-18	Probate			NO	0	
WILSON SUSAN L/U & MCMAHON FJ					1574 /0197	01-19-10				NO	0	
Permit Number	Date	Cost	Building Permit									
ROW-24-0387	07-23-24	0	Drainage / sidewalk / Tie Overflow outlet of drywell to Town Storm Sewer System / Hold Harmless on file.									
E-24-0050	01-30-24	300	INSTALL NEW LINE FOR SUMP PUMP WITH GFCI PLUG									
P-23-0232	10-23-23	6,153	Basement waterproofing system to sump pump with battery back-up.									
M-21-0075	03-17-21	4,899	REPLACE EXISTING OIL WATER HEATER IN BASEMENT									
B-12-30	02-07-12	17,200	STRIP & REROOF									
TM-11-188	11-10-11	3,400	SET ONE 500 GALLON UNDERGROUND PROPANE RUN UNDERGROUND LINE TO GENERATOR									
				State Item Codes					Appraised Value			
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		132,890		
Dev Map	Dev Lot 134	11- Res Land	0.35	93,030				Total Building Value		341,863		
Date	05/23/2024	13- Res Bldg	1.00	239,300				Total Outbuilding Value		0		
Inspector	SB							Total Market Value		474,753		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	137,000	0.97	0	132,890						
Total	0.35					132,890						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	93,030	93,030	93,030	93,030	93,030							
Building	239,300	239,300	239,300	239,300	239,300							
Outbuilding	0	0	0	0	0							
Total	332,330	332,330	332,330	332,330	332,330					Totals		
Comments												
2014 FBM/KIT/TILE FLRS/VINYL& BRICK 18GL-LAWN SPRINKLERS												

Unique ID: 096005

Wethersfield

Location:	127 OLD COMMON	Unit	
911 Address:			
Map/Block/Lot	096 005		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	4,008	300,119
Unit		Average Quality Basement Fi	650	9,750
Overall Condition	Good	Basement	1,070	16,050
Class	C	Central Air	4,008	6,012
Stories	2.00	Extra Fixtures	4	1,200
Design (Style)	Colonial	Fireplace	3	9,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1977	Half Baths	2	5,000
Percent Complete	100	Value Before Depr.	0	357,131
		Depr/Adjust Amount	0	42,856
		Final Value (After Depr)	0	314,275

Finished Area	4,008	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,070			
Basement Finish	650			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Garage			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

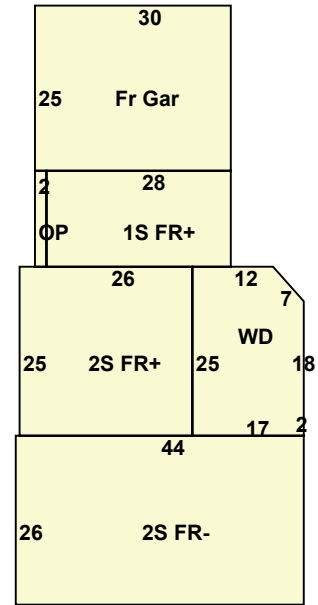
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Wood Deck	1977	Good	412	6,164
Fuel	Oil			Frame Garage	1977	Good	750	21,120
Cooling Type	Central	100 %		Open Porch	1977	Good	30	304

Interior		
Floors	Hardwood	Tile
Attic Access		
Walls	Drywall	
Fireplaces	3	
Wood Stoves	0	

Exterior			
Exterior	Vinyl Siding	Brick Veneer	
Roof Cover	Asphalt		
Roof Type	Gable		
Total Building Value			
			341,863

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1								
Extra Fixtures	4								

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



Unique ID: 096005

Wethersfield

Card No: 1 of 1

Location:	127 OLD COMMON				Map/Lot:	096 005		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	137	Last Update:	08-01-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
HARRISON MICHAEL & HEATHER					2169 /30	05-13-24	Conser Deed			NO	328,000	
127 OLD COMMON WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ESTATE OF SUSAN WILSON					2169 /28	05-13-24	Trustee Deed			NO	242,000	
WILSON SUSAN L/U & CAPORALE ANTONIO ESQ TRUSTEE					2096 /224	10-31-19	Exec Deed			NO	0	
WILSON SUSAN L/U & MCMAHON F J TRUST					2096 /222	10-31-19	Cert of Devise			NO	0	
WILSON SUSAN L/U & MCMAHON FAITH J EST					2063 /163	11-05-18	Probate			NO	0	
WILSON SUSAN L/U & MCMAHON FJ					1574 /0197	01-19-10				NO	0	
Permit Number	Date	Cost	Building Permit									
ROW-24-0387	07-23-24	0	Drainage / sidewalk / Tie Overflow outlet of drywell to Town Storm Sewer System / Hold Harmless on file.									
E-24-0050	01-30-24	300	INSTALL NEW LINE FOR SUMP PUMP WITH GFCI PLUG									
P-23-0232	10-23-23	6,153	Basement waterproofing system to sump pump with battery back-up.									
M-21-0075	03-17-21	4,899	REPLACE EXISTING OIL WATER HEATER IN BASEMENT									
B-12-30	02-07-12	17,200	STRIP & REROOF									
TM-11-188	11-10-11	3,400	SET ONE 500 GALLON UNDERGROUND PROPANE RUN UNDERGROUND LINE TO GENERATOR									
				State Item Codes					Appraised Value			
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		132,890		
Dev Map	Dev Lot 134	11- Res Land	0.35	93,030				Total Building Value		341,863		
Date	05/23/2024	13- Res Bldg	1.00	239,300				Total Outbuilding Value		0		
Inspector	SB							Total Market Value		474,753		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	137,000	0.97	0	132,890						
Total	0.35					132,890						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	93,030	93,030	93,030	93,030	93,030							
Building	239,300	239,300	239,300	239,300	239,300							
Outbuilding	0	0	0	0	0							
Total	332,330	332,330	332,330	332,330	332,330					Totals		
Comments												
2014 FBM/KIT/TILE FLRS/VINYL& BRICK 18GL-LAWN SPRINKLERS												

Unique ID: 096005

Wethersfield

Location:	127 OLD COMMON	Unit	
911 Address:			
Map/Block/Lot	096 005		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	4,008	300,119
Unit		Average Quality Basement Fi	650	9,750
Overall Condition	Good	Basement	1,070	16,050
Class	C	Central Air	4,008	6,012
Stories	2.00	Extra Fixtures	4	1,200
Design (Style)	Colonial	Fireplace	3	9,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1977	Half Baths	2	5,000
Percent Complete	100	Value Before Depr.	0	357,131
		Depr/Adjust Amount	0	42,856
		Final Value (After Depr)	0	314,275

Finished Area	4,008	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,070			
Basement Finish	650			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Garage			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Wood Deck	1977	Good	412	6,164
Fuel	Oil			Frame Garage	1977	Good	750	21,120
Cooling Type	Central	100 %		Open Porch	1977	Good	30	304

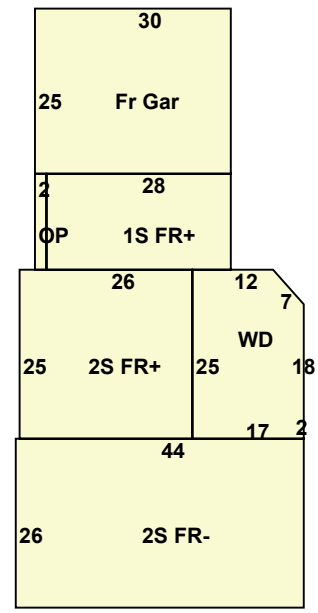
Interior		
Floors	Hardwood	Tile
Attic Access		
Walls	Drywall	
Fireplaces	3	
Wood Stoves	0	

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

Total Building Value 341,863

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1								
Extra Fixtures	4								

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



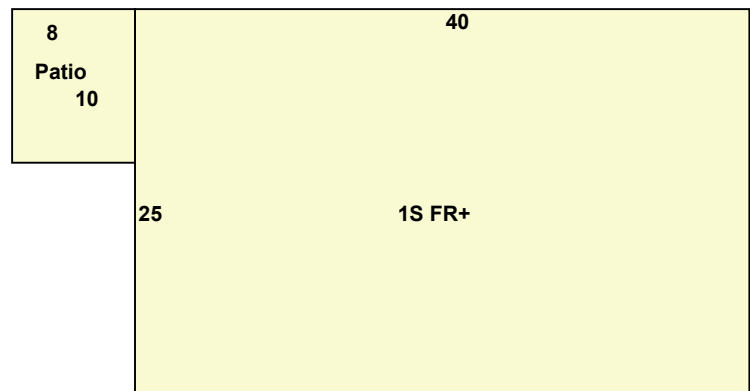
Location:	12 MOHAWK LN	Unit	
911 Address:			
Map/Block/Lot	064 054		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,000	80,920
Unit		Basement	1,000	15,000
Overall Condition	Good	Central Air	1,000	1,500
Class	C	Full Baths	1	5,000
Stories	1.00	Low Quality Basement Finish	200	1,400
Design (Style)	Ranch	Value Before Depr.	0	103,820
Construction	Wood Frame	Depr/Adjust Amount	0	25,955
Year Built	1951	Final Value (After Depr)	0	77,865
Percent Complete	100			

Finished Area	1,000	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,000			
Basement Finish	200			
Bsmt Room Style	Low			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 25
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Patio	2008	Good	80	792
Fuel	Oil						
Cooling Type	Central	100 %					
Interior							
Floors	Hardwood	Vinyl					
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						78,657	

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



Unique ID: 146017

Wethersfield

Card No: 1 of 1

Location:		85 COPPERMILL RD				Map/Lot:		146 017		Zone:		A1	Date Printed:		11-15-24			
911 Address:						Exempt				Route		3	Nbhd:		128	Last Update:		10-29-24
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price				
KRDZIC IZET & KULJANCIC EMINA						2169 /69		05-14-24		Warranty Deed			YES	330,000				
85 COPPERMILL RD WETHERSFIELD , CT 06109																		
Additional Owners:																		
Prior Owner History																		
DICORLETO TERESA A EST HUTNICK LAWRENCE S III EXECUTOR						2166 /324		01-19-24		Probate			NO	0				
DICORLETO TERESA A						1571 /0173		12-29-09					NO	0				
DICORLETO TERESA A & ANTHONY N						0939 /0223		07-23-02					NO	0				
DICORLETO TERESA A						0707 /0033		07-02-98					NO	0				
						/												
Permit Number		Date		Cost		Building Permit												
E-24-0577		08-20-24		3,600		Change overhead service from 100 to 200 amp. Install gen. outlet and interlock.												
				State Item Codes								Appraised Value						
Census/Tract		4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			128,000					
Dev Map		Dev Lot 10		11- Res Land	0.31	89,600				Total Building Value			122,788					
Date		04/24/2018 01/16/2004		13- Res Bldg	1.00	85,950				Total Outbuilding Value			0					
Inspector		EQ								Total Market Value			250,788					
Action		DM Change Hearing-No Chng																
Acres							Influence Factors											
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment					
House Lot		0.31	0.00	128,000	1.00	0	128,000											
Total		0.31					128,000											
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals											
		Current	2023	2022	2021	2020	Type		Acres	Value	Type	Acres	Value					
Land		89,600	89,600	89,600	89,600	89,600												
Building		85,950	85,950	85,950	85,950	85,950												
Outbuilding		0	0	0	0	0												
Total		175,550	175,550	175,550	175,550	175,550							Totals					
Comments																		

Location:	85 COPPERMILL RD	Unit
911 Address:		
Map/Block/Lot	146 017	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,508	107,671
Unit		Basement	1,482	22,230
Overall Condition	Avg/Good	Basement Garage Bays	2	4,000
Class	C	Central Air	1,508	2,262
Stories	1.00	Fireplace	2	6,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	152,163
Year Built	1964	Depr/Adjust Amount	0	31,954
Percent Complete	100	Final Value (After Depr)	0	120,209

Finished Area	1,508	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,482			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1964	Average/Good	192	2,579	
Fuel	Natural Gas							
Cooling Type	Central	100 %						

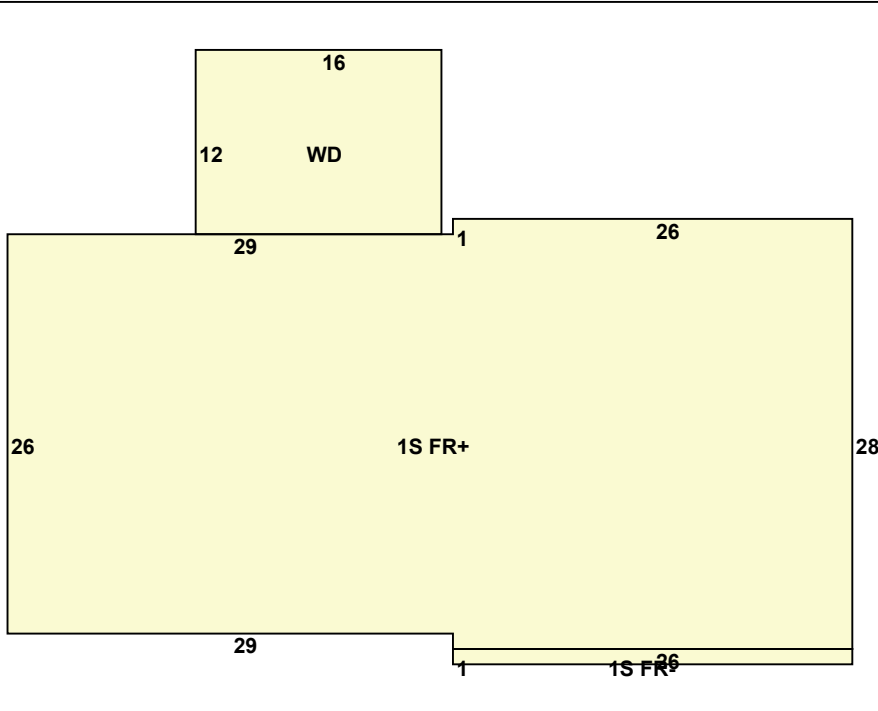
Interior		
Floors	Hardwood	
Attic Access		
Walls	Drywall	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 122,788

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
6	3	1	2	0



Unique ID: 144029

Wethersfield

Card No: 1 of 1

Location:	39 POND SIDE DR				Map/Lot:	144 029		Zone:	AA	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	137	Last Update:	11-11-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
BROOKS RUSSELL E & LIPKA CHARLES R					2169 / 105	05-15-24		Quit Claim		NO	0	
39 POND SIDE DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BROOKS RUSSELL E & LIPKA CHARLES R					0763 / 0291	07-29-99				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
E-24-0536	08-07-24	25,680	Wire 26 rooftop solar panels 10.7kW									
B-24-0904	08-07-24	6,420	Install 26 rooftop solar panels 10.7kW									
E-24-0528	08-07-24	2,200	Replace existing 200A pull-out main panel with new 200A main panel.									
P-24-0124	03-25-24	2,000	Service Feed Overhead Mounting Type:									
M-21-0354	09-15-21	8,000	60 gallon gas tank 12 year									
P-15-38	03-09-15	900	REPL LEAKING GAS WATER HEATER									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		138,370		
Dev Map	Dev Lot 51	11- Res Land	0.55	96,860				Total Building Value		170,524		
Date	04/24/2024 12/15/2008	13- Res Bldg	1.00	119,370				Total Outbuilding Value		5,760		
Inspector	W Topliff	14- Res Outbldg	1.00	4,030				Total Market Value		314,654		
Action	DM No Change Hearing-Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.55	0.00	137,000	1.01	0	138,370						
Total	0.55					138,370						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	96,860	96,860	96,860	96,860	96,860							
Building	119,370	119,370	119,370	119,370	119,370							
Outbuilding	4,030	4,030	4,030	4,030	4,030							
Total	220,260	220,260	220,260	220,260	220,260					Totals		
Comments												
2025GL: SOLAR (10.7kw) 3 X 18 ROOF OVERHANG												

Location:	39 POND SIDE DR	Unit	
911 Address:			
Map/Block/Lot	144 029		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,875	135,206
Unit		Basement	1,875	28,125
Overall Condition	Average	Central Air	1,875	2,813
Class	C	Extra Fixtures	1	300
Stories	1.00	Fireplace	2	6,000
Design (Style)	Ranch	Full Baths	3	15,000
Construction	Masonry	Good Quality Basement Finis	1,585	31,700
Year Built	1959	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	221,644
		Depr/Adjust Amount	0	64,277
		Final Value (After Depr)	0	157,367

Finished Area	1,875	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,875			
Basement Finish	1,585			
Bsmt Room Style	Good			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Frame Garage	1959	Average	506	11,496
Fuel	Natural Gas			Enclosed Porch	1959	Average	130	1,661
Cooling Type	Central	100 %						

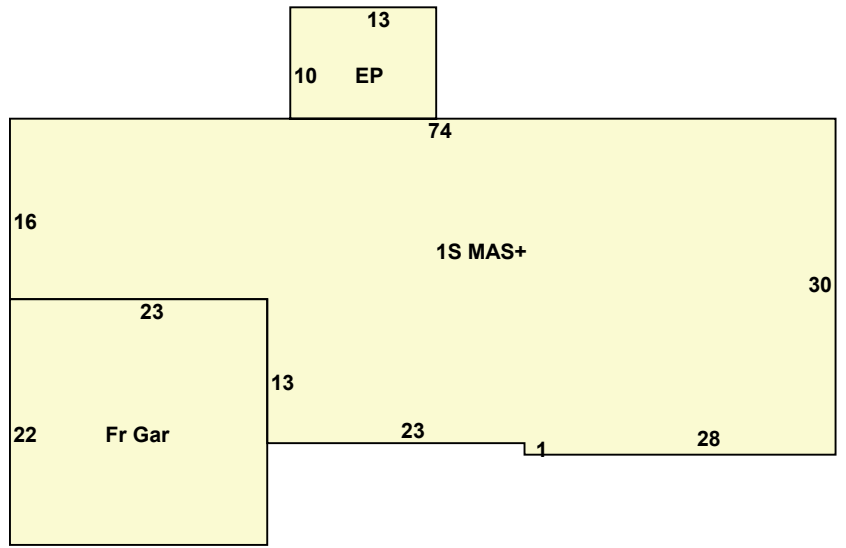
Interior			
Floors	Carpet		
Attic Access			
Walls	Plaster		
Fireplaces	2		
Wood Stoves	0		

Exterior			
Exterior	Brick/Masonr		
Roof Cover	Asphalt		
Roof Type	Gable		

Total Building Value 170,524

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	26				Det Masonry Patio	2008	Average	400	5,760
Central Vac	1								
Extra Fixtures	1								

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



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 CERTAINTTEED 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

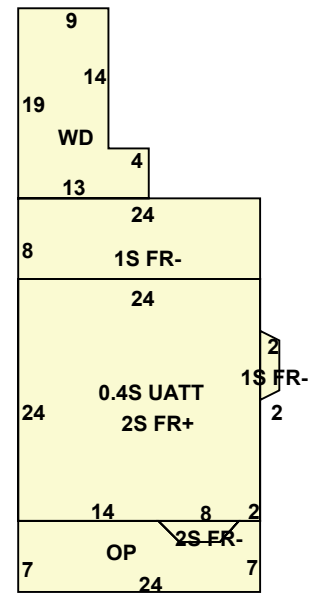
Grade Factor	0	Physical Depreciation %	36
Economic Depreciation %	0	Functional Depreciation %	0

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

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	HIP

Attached Component Computations						
Type	Yr Built	Condition	Area/Qty	Value		
Unfinished Attic	1915	Average/Good	230	5,152		
Wood Deck	1915	Average/Good	191	2,073		
Open Porch	1915	Average/Good	156	1,143		
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: 169030

Wethersfield

Card No: 1 of 1

Location:	31 CUMBERLAND AVE			Map/Lot:	169 030		Zone:	C	Date Printed:	11-15-24	
911 Address:				Exempt		Route	8	Nbhd:	92	Last Update:	08-01-24
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price	
LORELLO WHITNEY KRANER NATHAN				2169 / 180	05-16-24	Warranty Deed			YES	370,000	
31 CUMBERLAND AVE WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
VERGARAY JOSE L				2161 / 668	07-31-23	Exec Deed			NO	265,000	
BROWN MARY M EST MCCUE PETER J & ELIZABETH A CO-EXEC				2149 / 216	07-05-22	Probate			NO	0	
BROWN MARY M				1255 / 0258	06-20-05				NO	0	
KULESA MARY				0848 / 0179	05-31-01				YES	132,000	
BRESSION CHRISTY L				0560 / 0666	11-24-93				NO	0	
Building Permit											
Permit Number	Date	Cost									
ROW-24-0440	08-07-24	0	Sidewalk / Replace sidewalk slabs								
P-23-0261	10-17-23	1,500	Add some PVC to the main drain.								
B-23-0872	10-05-23	3,000	Convert existing pantry into a bathroom .								
E-23-0550	09-30-23	400	ADD GFCI OUTLET IN BATHROOM								
BP-0701	11-06-09	10,528	Remove 3 layers & reroof								
MP-0234	11-25-08	4,200	Boiler conversion from oil to gas Chimney lined or cleaned								
State Item Codes											
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 98 9	11- Res Land	0.22	64,400				Total Land Value		92,000	
Date	05/23/2024	13- Res Bldg	1.00	88,160				Total Building Value		125,944	
Inspector	SB							Total Outbuilding Value		0	
Action	LISTING REVIEW							Total Market Value		217,944	
Acres											
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.22	0.00	92,000	1.00	0	92,000					
Total	0.22					92,000					
Assessment History (Prior Years as of Oct 1)											
	Current	2023	2022	2021	2020	490 Appraised Totals					
						Type	Acres	Value	Type	Acres	Value
Land	64,400	64,400	64,400	64,400	64,400						
Building	88,160	84,730	84,730	84,730	84,730						
Outbuilding	0	0	0	0	0						
Total	152,560	149,130	149,130	149,130	149,130				Totals		
Comments											
2024GL: LISTING REVIEW - 2 FULL BATHS, PRE-FAB FP 2009 CONVERTED TO GAS HEAT 18GL-ADD 14'x22' PER PICTOMETRY 2010-EXTERIOR RENOVATIONS											

Unique ID: 169030

Wethersfield

Location:	31 CUMBERLAND AVE	Unit
911 Address:		
Map/Block/Lot	169 030	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,608	144,238
Unit		Basement	828	12,420
Overall Condition	Good	Full Baths	2	10,000
Class	C	Prefab Fireplaces	1	2,000
Stories	2.00	Value Before Depr.	0	168,658
Design (Style)	Colonial	Depr/Adjust Amount	0	50,597
Construction	Wood Frame	Final Value (After Depr)	0	118,060
Year Built	1930			
Percent Complete	100			

Finished Area	1,608
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	828
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 %	30
Functional Depreciation %	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	2012	Good	308	5,184
Fuel	Natural Gas			Enclosed Porch	1930	Good	24	302
Cooling Type	None	0 %		Enclosed Porch	1930	Good	176	2,213
				Utility Storage	1930	Good	24	180

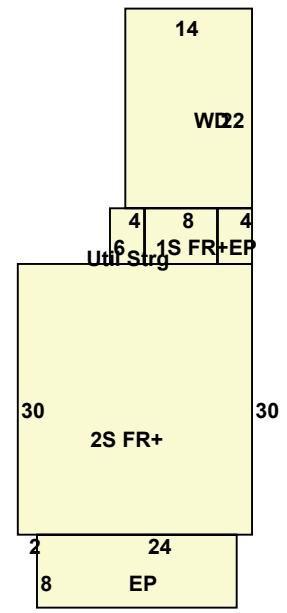
Interior		
Floors	Hardwood	
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Asbestos	Asbestos
Roof Cover	Asphalt	
Roof Type	HIP	

Total Building Value 125,944

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

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



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		

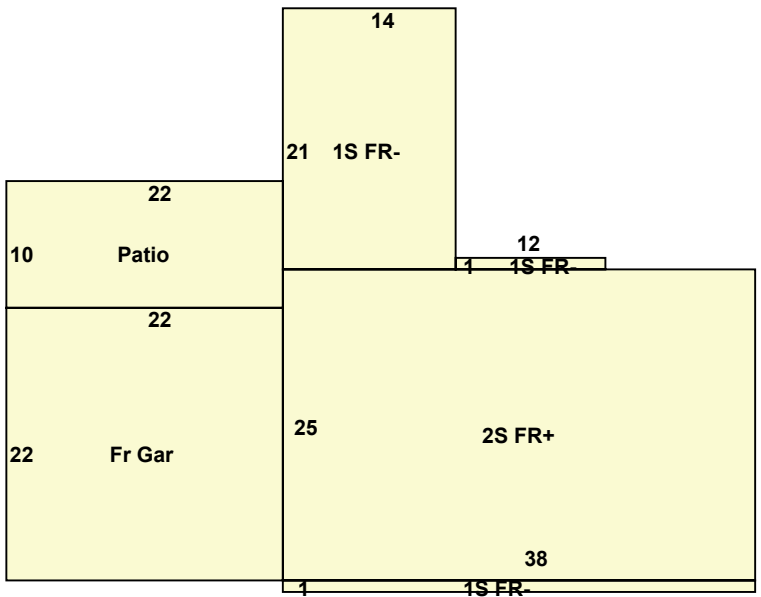
HVAC							
Type	Yr Built	Condition	Area/Qty	Value			
Heating Type	Hot Water	100 %	Frame Garage	1963	Average/Good	484	12,236
Fuel	Natural Gas		Patio	1963	Average/Good	220	1,584
Cooling Type	Central	100 %					

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				
Type	Yr Bilt	Condition	Area/Qty	Value

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



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

Unique ID: 079009

Wethersfield

Card No: 1 of 1

Location:	250 CEDAR ST	Map/Lot:	079 009	Zone:	A1	Date Printed:	11-15-24
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911 Address:		Exempt		Route	9	Nbhd:	96	Last Update:	08-20-24
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Owner Of Record				Volume/Page	Date	Sales Type	Valid	Sale Price
KENNEY THOMAS E & BRITTANY LYNN				2169 / 138	05-16-24	Trustee Deed	YES	415,000
250 CEDAR ST WETHERSFIELD , CT 06109								

Additional Owners:

Prior Owner History								
MCDONALD JAMES E TRUSTEE				2160 / 1007	07-05-23	Other	NO	0
MCDONALD MARIAN CAROLYN TRUSTEE				1914 / 0086	11-17-15		NO	0
MCDONALD CAROL				0780 / 0108	12-07-99		YES	214,500
HENEGHAN MICHAEL H ESQ ADMN LATTARULA ANDREW EST				0755 / 0223	06-13-99		NO	0
				/				

Permit Number	Date	Cost	Building Permit					
M-18-103	05-23-18	7,450	REPL GAS BOILER					
18-35	01-29-18	900	FOR BATHROOM					
18-10	01-23-18	3,100	NEW TOILET, SHOWER HOOKUPS AND VANITY					
18-11	01-23-18	3,550	HOT WATER HEATER					
18-12	01-16-18	19,500	REMODEL 2ND FLR FULL BATH, NEW SHOWER AND VANITY					
E-14-261	07-08-14	1,000	ELECTRICAL WIRING FOR A/C SYSTEM					

			State Item Codes				Appraised Value	
Census/Tract	4924		Code	Quantity	Value	Code	Quantity	Value
Dev Map		Dev Lot	11- Res Land	0.34	67,200			Total Land Value
Date	07/08/2024	04/18/2000	13- Res Bldg	1.00	99,810			Total Building Value
Inspector	SB		14- Res Outbldg	1.00	7,860			Total Outbuilding Value
Action	Interior	BAA-Assr Req						Total Market Value
								249,811

Acres						Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.34	0.00	96,000	1.00	0	96,000				
Total	0.34					96,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	67,200	67,200	67,200	67,200	67,200						
Building	99,810	98,350	98,350	98,350	98,350						
Outbuilding	7,860	7,860	7,860	7,860	7,860						
Total	174,870	173,410	173,410	173,410	173,410				Totals		

Comments

2018GL-BATHROOM REMODELED

Unique ID: 072003

Wethersfield

Card No: 1 of 1

Location:		153 RIDGE RD			Map/Lot:		072 003		Zone:		A1	Date Printed:		11-15-24	
911 Address:					Exempt			Route		6		Nbhd:		78	
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price		
SINGH SUNITA GYANMATTIE					2169 /249		05-17-24		Quit Claim			NO	0		
153 RIDGE RD WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
SINGH SUNITA GYANMATTIE					2154 /736		11-17-22		Quit Claim			NO	0		
GAJRAJ GYANMATTIE					1188 /0274		10-07-04					NO	0		
GAJRAJ TERRY V &GYANMATTIC					0564 /0097		12-30-93					YES	125,000		
					/										
					/										
Permit Number				Date		Cost		Building Permit							
B-22-0700				10-20-22		3,500		INSTALL PRESSURE TREATED ROOFING OVER EXISTING DECK (23'X14' & 11'X7')							
BP04379				06-22-04		6,500		Strip 2 layers & reroof							
				State Item Codes								Appraised Value			
Census/Tract 4923				Code	Quantity	Value	Code	Quantity	Value	Total Land Value 75,660					
Dev Map				Dev Lot NPT1	11- Res Land	0.20	52,960			Total Building Value 129,960					
Date 05/08/2018					13- Res Bldg	1.00	90,970			Total Outbuilding Value 780					
Inspector EQ					14- Res Outbldg	1.00	550			Total Market Value 206,400					
Action DM No Change															
Acres							Influence Factors								
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment		
House Lot		0.20	0.00	78,000	0.97	0	75,660								
Total		0.20					75,660								
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
	Current		2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value			
Land	52,960		52,960	52,960	52,960	52,960									
Building	90,970		90,970	88,730	88,730	88,730									
Outbuilding	550		550	550	550	550									
Total	144,480		144,480	142,240	142,240	142,240									
											Totals				
Comments															
2023GL: ROOFING OVER DECK (OPEN PORCH) 10 FT REAR DORMER 2014 SHD1/GRADE/KIT&BATH PER MLS EXT= LOCATION															

Location:	153 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	072 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,409	135,010
Unit		Basement	840	13,230
Overall Condition	Good	Fireplace	1	3,150
Class	C+	Full Baths	2	10,500
Stories	1.65	Value Before Depr.	0	161,890
Design (Style)	Colonial	Depr/Adjust Amount	0	45,329
Construction	Wood Frame	Final Value (After Depr)	0	116,561
Year Built	1938			
Percent Complete	100			

Finished Area	1,409	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	840			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 28
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

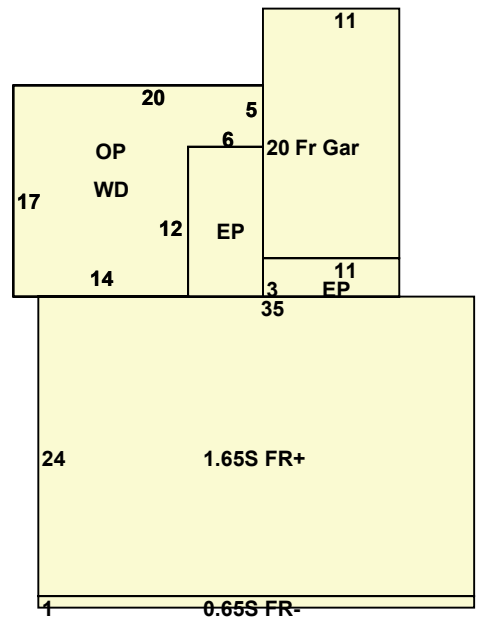
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1938	Good	268	3,444
Fuel	Natural Gas			Frame Garage	1938	Good	220	5,322
Cooling Type	None	0 %		Enclosed Porch	1938	Good	33	449
				Enclosed Porch	1938	Good	72	980
				Open Porch	2022	Good	268	3,204

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

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Saltbox	
Total Building Value		129,960

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2014	Average	64	780					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	2	0



Unique ID: 111114

Wethersfield

Card No: 1 of 1

Location:		3 CARSON AVE				Map/Lot:		111 114		Zone:		B	Date Printed:		11-15-24		
911 Address:						Exempt			Route		8	Nbhd:		88	Last Update:		08-06-24
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price			
COOPER RYKLEY ALLEN						2171 / 156		07-17-24		Warranty Deed			YES	310,000			
3 CARSON AVE WETHERSFIELD , CT 06109																	
Additional Owners:																	
Prior Owner History																	
PACE HOME BUYERS LLC						2169 / 217		05-17-24		Warranty Deed			NO	200,000			
BOREJKO WALTER & MARIA M						0659 / 0083		07-02-97					YES	119,100			
						/											
						/											
						/											
Permit Number		Date		Cost		Building Permit											
				State Item Codes							Appraised Value						
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			88,000				
Dev Map		Dev Lot 47-4		11- Res Land	0.22	61,600				Total Building Value			87,022				
Date		08/06/2024		13- Res Bldg	1.00	60,910				Total Outbuilding Value			9,053				
Inspector		SB		14- Res Outbldg	1.00	6,340				Total Market Value			184,075				
Action		LISTING REVIEW															
Acres							Influence Factors										
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment				
House Lot		0.22	0.00	88,000	1.00	0	88,000										
Total		0.22					88,000										
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals										
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value					
Land		61,600	61,600	61,600	61,600	61,600											
Building		60,910	59,380	59,380	59,380	59,380											
Outbuilding		6,340	6,340	6,340	6,340	6,340											
Total		128,850	127,320	127,320	127,320	127,320						Totals					
Comments																	
2024GL: LISTING REVIEW - ADD EXISTING FP																	

Unique ID: 111114

Wethersfield

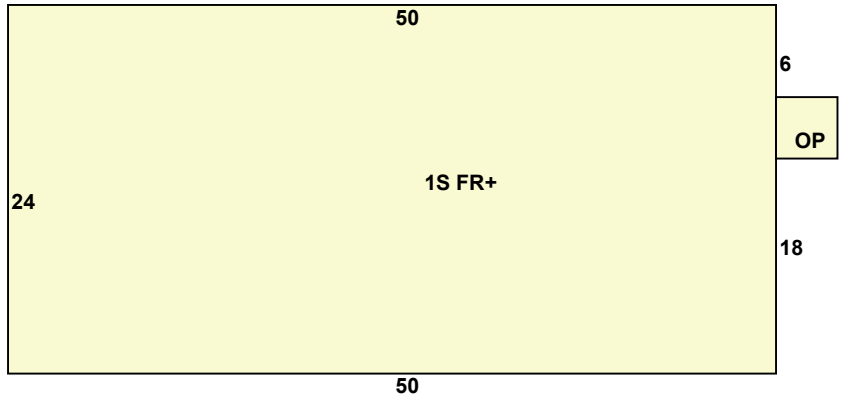
Location:	3 CARSON AVE	Unit	
911 Address:			
Map/Block/Lot	111 114		

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

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Open Porch	1965	Average	16	134
Fuel	Natural Gas						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Drywall						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value				87,022			

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



Unique ID: 222047

Wethersfield

Card No: 1 of 1

Location:	207 CHURCH ST			Map/Lot:	222 047		Zone:	TC	Date Printed:	11-15-24		
911 Address:				Exempt			Nbhd:	C20	Last Update:	10-09-24		
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
VEGH SOLOMON				2169 /206	05-17-24	Warranty Deed			YES	1,350,000		
12 CRAFTWOOD DR SPRING VALLEY , NY 10977												
Additional Owners:												
Prior Owner History												
207 CHURCH STREET LLC				2127 /833	05-27-21	Warranty Deed			NO	975,000		
TYLORD1 LLC				2015 /0042	10-13-17				YES	700,000		
LECLAIR LUCILLE K				1814 /0142	11-18-13				NO	0		
LECLAIR LUCILLE K TRUSTEE				1651 /0048	05-02-11	Affidavit			NO	0		
LECLAIR LUCILLE K & THOIMAS G CO-TRUSTEES				1651 /0045	05-02-11	Probate			NO	0		
Permit Number	Date	Cost	Building Permit									
E-24-0689	09-30-24	2,500	Cat 6 network wiring for camera system.									
B-24-0627	06-20-24	15,000	Selective interior demolition of non load bearing partition, old auction stage, drywall ceilings and removal									
B-18-0223	12-31-19	15,625	STRIP & REROOF									
B-18-0328	12-21-19	6,000	REFRAME RAFTER 16" ON CENTER 2X10 W/ MICRO LOM RIDGE PLYWOOD & SHINGLES									
E-18-0209	01-02-19	3,000	Relocate sub panel in kitchen ceiling to an area on the wall for proper access. Move four 20 amp circuits									
E-18-0209	01-01-19	3,000	RELOCATE SUBPANEL IN KITCHEN CEILING TO AN AREA ON THE WALL FOR PROPER ACCESS, MOVE FOUR 20 AMP CIRCUITS T									
			State Item Codes				Appraised Value					
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 162,000			
Dev Map		Dev Lot 3	21- Comm Land	0.88	113,400				Total Building Value 435,483			
Date	05/22/2018	12/29/2008	22-Comm Bldg	1.00	304,840				Total Outbuilding Value 52,706			
Inspector	EQ		25-Comm Outbldg	1.00	36,890				Total Market Value 650,189			
Action	Measure	Hearing-Change										
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.88	0.00	162,000	1.00	0	162,000						
Total	0.88					162,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	113,400	113,400	113,400	113,400	113,400							
Building	304,840	304,840	304,840	304,840	304,840							
Outbuilding	36,890	36,890	36,890	36,890	36,890							
Total	455,130	455,130	455,130	455,130	455,130					Totals		
Comments												
NO SPRINKLER IN 40X120 BAS + 66X71 BAS V2015P42 ALSO 222/016 MOSTLY WAREHOUSE/FUS=STORAGE 55% BLT 1880; 23% BLT 1950; 22% BLT 1947 AC-26X27 BAS+40X120 BAS,NO SPRINKLER IN 40X120BAS+66X71BAS HOT AIR + HOT WATER HEAT; 30% A/C												

Location:	15 WILCOX ST				Map/Lot:	210 062		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	7	Nbhd:	116	Last Update:	05-20-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
DAVENPORT GLORIA N & LAVIGNE MELANIE					/	05-20-24				NO	0	
15 WILCOX ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DAVENPORT GLORIA N & CANFIELD MELANIE					1720 /0251	07-02-12				NO	0	
WOOD GLORIA N & CANFIELD MELANIE					1364 /0348	09-29-06				YES	275,000	
CLARKE SANDRA B					0565 /0373	01-20-94				NO	0	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-23-1111	11-20-23	21,490	Remove existing roof shingles and replace with 18 SQ new architectural asphalt shingles , Install ice and									
B-14-679	09-10-14	600	REPAIR TREE DAMAGE TO GARAGE ROOF									
BP000870	11-09-00	15,700	Vinyl siding									
PP990268	12-16-99	500	Gas wtr htr									
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 27	11- Res Land	0.18	81,200				Total Land Value		116,000		
Date	04/22/2024 12/11/2008	13- Res Bldg	1.00	112,120				Total Building Value		160,168		
Inspector	SB							Total Outbuilding Value		0		
Action	DM No Change Hearing-Change							Total Market Value		276,168		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	116,000	1.00	0	116,000						
Total	0.18					116,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	81,200	81,200	81,200	81,200	81,200							
Building	112,120	112,120	112,120	112,120	112,120							
Outbuilding	0	0	0	0	0							
Total	193,320	193,320	193,320	193,320	193,320					Totals		
Comments												
DOWN 2/08 VP FGR = NV - LARGE HOLE IN ROOF-FALLING 1 FURNACE												

Unique ID: 210062

Wethersfield

Location:	15 WILCOX ST	Unit	
911 Address:			
Map/Block/Lot	210 062		

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	2,109	159,609
Unit		Basement	860	13,545
Overall Condition	Very Good	Full Baths	2	10,500
Class	C+	Value Before Depr.	0	183,654
Stories	2.40	Depr/Adjust Amount	0	29,385
Design (Style)	Multi Family	Final Value (After Depr)	0	154,269
Construction	Wood Frame			
Year Built	1910			
Percent Complete	100			

Finished Area 2,109
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	860
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Unfinished Attic	1910	Very Good	26	803
Fuel	Natural Gas		Enclosed Porch	1910	Very Good	65	1,032
Cooling Type	None	0 %	Enclosed Porch	1910	Very Good	128	2,032
			Enclosed Porch	1910	Very Good	128	2,032

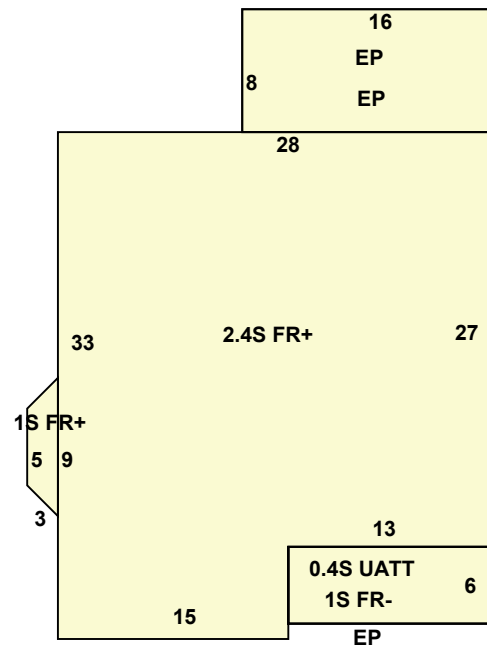
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 160,168

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

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



Unique ID: 032055

Wethersfield

Card No: 1 of 1

Location:	10 CRANSTON AVE	Map/Lot:	032 055	Zone:	B	Date Printed:	11-15-24
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911 Address:		Exempt		Route	9	Nbhd:	94	Last Update:	10-31-24
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Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
ZANIEWSKI KEVIN & RACHEL MARIE		2169 /283	05-20-24			NO	0
10 CRANSTON AVE WETHERSFIELD , CT 06109							

Additional Owners:							
Prior Owner History							
ZANIEWSKI KEVIN		1948 /0158	08-01-16			YES	225,000
DIDO DMITRY & MELNIK VITALIY		1524 /0269	05-01-09	NAKASHIMA YUKIKO		YES	212,500
TUSHE FATMIR & FATIME		1291 /0293	10-31-05			YES	200,000
JUPITER ISLE ASSOCIATES LLC		0816 /0239	11-17-00			YES	149,900
		0789 /0345	03-17-00			NO	22,000

Permit Number	Date	Cost	Building Permit				
B-24-0350	04-24-24	1,700	Remove half wall along staircase, install new handrail with balusters .				
E-23-0217	04-26-23	1,500	WIRE FOR NEW OUTSIDE A/C UNIT W/ GFI & GFI OUTLET				
M-23-0095	04-13-23	6,800	REPLACE COIL & CONDENSER FOR A/C UNIT				
EP000371	10-03-00	3,000	Complete new wiring				
MP000188	09-20-00	6,000	Propane fired forced hot air				
BP000476	06-26-00	60,000	SF w/2 car garage				

			State Item Codes				Appraised Value	
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	
Dev Map	Dev Lot B	11- Res Land	0.21	59,220				
Date	05/02/2024	13- Res Bldg	1.00	105,560				
Inspector	GH	14- Res Outbldg	1.00	440				
Action	DM No Change						Total Land Value	84,600
							Total Building Value	150,800
							Total Outbuilding Value	623
							Total Market Value	236,023

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.21	0.00	94,000	1.00	-10	84,600	House Lot	-10	Location	CI
Total	0.21					84,600				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	59,220	59,220	59,220	59,220	59,220						
Building	105,560	105,560	104,250	104,250	104,250						
Outbuilding	440	440	440	440	440						
Total	165,220	165,220	163,910	163,910	163,910	Totals					

Comments

2023GL: CENTRAL A/C
2016 HARDWOOD FLRS PER MLS

Location:	10 CRANSTON AVE	Unit	
911 Address:			
Map/Block/Lot	032 055		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,325	120,920
Unit		Basement	489	7,335
Overall Condition	Average	Central Air	1,325	1,988
Class	C	Full Baths	2	10,000
Stories	2.00	Half Baths	1	2,500
Design (Style)	Colonial	Value Before Depr.	0	142,742
Construction	Wood Frame	Depr/Adjust Amount	0	8,565
Year Built	2000	Final Value (After Depr)	0	134,177
Percent Complete	100			

Finished Area	1,325
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	489
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	2000	Average	150	2,397
Fuel	Propane Gas		Frame Garage	2000	Average	90	2,707
Cooling Type	Central	100 %	Frame Garage	2000	Average	347	10,438
			Open Porch	2000	Average	100	1,081

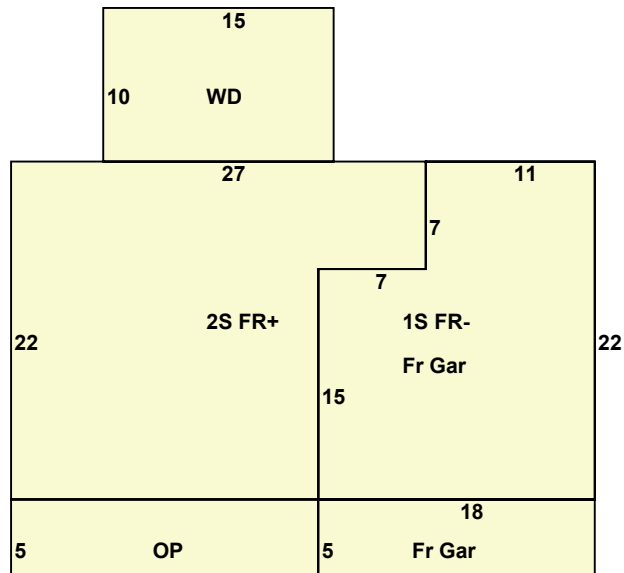
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 150,800

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	1990	Average	50	623					

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



Unique ID: 105006

Wethersfield

Card No: 1 of 1

Location:	8 HARTWELL RD	Map/Lot:	105 006	Zone:	A1	Date Printed:	11-15-24
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911 Address:		Exempt		Route	6	Nbhd:	105	Last Update:	06-06-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
PADULA ANTONIO & LEONE		2169 /343	05-21-24	Survivorship	YES	355,000
43 SOUTHWELL RD WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
IACOBUCCI LIBERATO EST & MANENTE LUCY I		2153 /940	10-21-22	Probate	NO	0
IACOBUCCI LIBERATO & MANENTE LUCY I		1832 /0296	05-01-14		NO	0
IACOBUCCI LIBERATO & NUNZIATA & MANENTE LUCY I		1810 /0147	10-21-13		NO	0
IACOBUCCI LIBERATO & NUNZIATA		0717 /0066	09-04-98		YES	140,000
/						

Permit Number	Date	Cost	Building Permit			
BP05268	06-29-05	2,602	12X36 deck			
BP02678	10-18-02	2,200	10X12 shed			

Census/Tract		State Item Codes					Appraised Value	
4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 105,000
Dev Map	Dev Lot WPT5	11- Res Land	0.36	73,500				Total Building Value 128,884
Date 05/31/2018		13- Res Bldg	1.00	90,220				Total Outbuilding Value 1,120
Inspector EQ		14- Res Outbldg	1.00	780				Total Market Value 235,004
Action DM No Change								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.36	0.00	105,000	1.00	0	105,000				
Total	0.36					105,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	73,500	73,500	73,500	73,500	73,500						
Building	90,220	90,220	90,220	90,220	90,220						
Outbuilding	780	780	780	780	780						
Total	164,500	164,500	164,500	164,500	164,500				Totals		

Comments

Unique ID: 105006

Wethersfield

Location:	8 HARTWELL RD	Unit	
911 Address:			
Map/Block/Lot	105 006		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,624	119,429
Unit		Average Quality Basement Fi	600	9,450
Overall Condition	Good	Basement	1,432	22,554
Class	C+	Basement Garage Bays	2	4,200
Stories	1.00	Central Air	1,624	2,558
Design (Style)	Ranch	Fireplace	1	3,150
Construction	Wood Frame	Full Baths	1	5,250
Year Built	1942	Half Baths	1	2,625
Percent Complete	100	Value Before Depr.	0	169,216
		Depr/Adjust Amount	0	47,380
		Final Value (After Depr)	0	121,835

Finished Area	1,624	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,432			
Basement Finish	600			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Wood Deck	1942	Good	425	5,462
Fuel	Natural Gas			Patio	1942	Good	168	1,111
Cooling Type	Central	100 %		Enclosed Porch	1942	Good	35	475

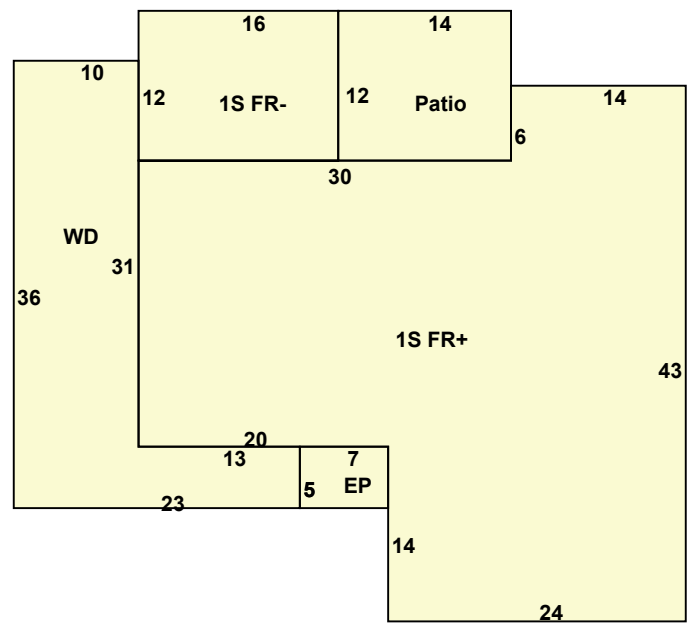
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 128,884

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Shed	1990	Average	160	1,120

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



Unique ID: 040028

Wethersfield

Card No: 1 of 1

Location:	75 APPLE HL	Map/Lot:	040 028	Zone:	AAOS	Date Printed:	11-15-24
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911 Address:		Exempt		Route	2	Nbhd:	126	Last Update:	06-07-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
MCWADE CONNOR JAMES ZHANG SANDY		2169 /301	05-21-24	Warranty Deed	YES	575,000
75 APPLE HILL WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
BYRNE ALAN T & SANDRA D		0710 /0294	07-29-98		YES	196,000
		/				
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
P-15-23	02-13-15	900	Install customer supplied 40 gal water heater.
P-15-23	02-13-15	900	INSTALL CUSTOMER SUPPLIED 40-GAL WATER HEATER
PP-123	08-27-09	2,500	Relocate kitchen sink, provide waste & water for future master bath on 2nd floor
BP-0224	07-16-09	3,300	Open walls to 3 rooms, install & remove windows/doors, widen open doorways, replace 2 windows/close 1 wind
EP-0168	07-16-09	800	Rewire kitchen, add recessed lights & new circuits
BP-0151	06-08-09	1,000	Construct pool deck/railings/gate

Census/Tract 4926		State Item Codes					Appraised Value	
Dev Map	Dev Lot 64	Code	Quantity	Value	Code	Quantity	Value	
Date 06/07/2024		11- Res Land	0.48	88,200				
Inspector SB		13- Res Bldg	1.00	135,050				
Action LISTING REVIEW								
							Total Land Value	126,000
							Total Building Value	192,928
							Total Outbuilding Value	0
							Total Market Value	318,928

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.48	0.00	126,000	1.00	0	126,000				
Total	0.48					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	135,050	133,400	133,400	133,400	133,400						
Outbuilding	0	0	0	0	0						
Total	223,250	221,600	221,600	221,600	221,600				Totals		

Comments

2024GL: LISTING REVIEW - ADD EXISTING 1/2 BATH, 1 XTRA FIXTURE, & GAS FP INSERT
2009-DECK & REMODEL

Location:	75 APPLE HL	Unit	
911 Address:			
Map/Block/Lot	040 028		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,024	161,758
Unit		Average Quality Basement Fi	768	11,520
Overall Condition	Good	Basement	936	14,040
Class	C	Extra Fixtures	1	300
Stories	1.90	Fireplace	2	6,000
Design (Style)	Dutch Colonial	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1968	Value Before Depr.	0	206,118
Percent Complete	100	Depr/Adjust Amount	0	32,979
		Final Value (After Depr)	0	173,139

Finished Area	2,024	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	936			
Basement Finish	768			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				16
				0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1968	Average	419	5,271
Fuel	Natural Gas			Wood Deck	1968	Average	115	1,447
Cooling Type	None	0 %		Frame Garage	1968	Average	552	13,071

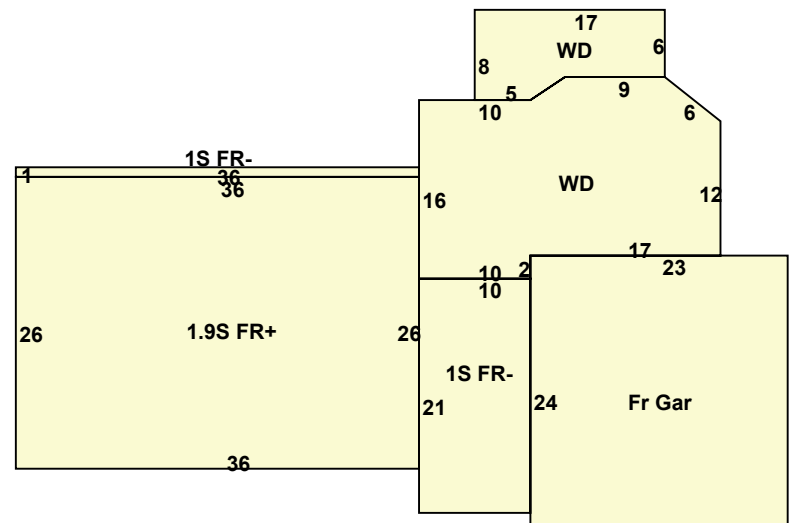
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Clapboards	
Roof Cover	Asphalt	
Roof Type	Gambrel	

Total Building Value 192,928

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

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



Location:	122 BEVERLY RD				Map/Lot:	202 020		Zone:	B	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	06-06-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
CONDON CRAIG M					2169 /349	05-22-24	Quit Claim			NO	0	
122 BEVERLY RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CONDON CRAIG M & DEBORAH M					1958 /0127	09-29-16				NO	0	
CONDON CRAIG M & DEBORAH M					1301 /0073	12-05-05				NO	0	
CONDON CRAIG M & GARDNER DEBORAH M					1026 /0332	04-24-03				YES	240,000	
MILTON RICHARD & KATHLEEN					0437 /0469	01-27-89				NO	0	
					/							
Permit Number	Date	Cost	Building Permit									
B-22-0232	04-18-22	950	REMOVE EXISTING 38'X95' NON-BEARING WALL AND BUILD NEW 38'X95' WALL TO ENLARGE SHOWER									
P-22-0060	03-23-22	1,900	CONVERT DUAL VANITY TO SINGLE VANITY. INSTALL NEW LOCATION FOR SHOWER DRAIN AND WATER. NEW MIXING VALVE.									
E-22-0107	03-15-22	1,500	RELOCATE SOME ELECTRICAL ON 2ND FLR BATHROOM. RELOCATE VANITY LIGHT AND ADD LIGHT FOR SHOWER. ADD PLUGS									
E-19-0345	08-29-19	1,000	Wire above ground pool.									
B-19-0663	08-29-19	14,946	Install an 18' round above ground pool with a 10' X 6' deck.									
B-17-175	04-24-17	3,900	STRIP & REROOF									
State Item Codes					Appraised Value							
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value 93,000				
Dev Map	Dev Lot 19	11- Res Land	0.18	65,100				Total Building Value 164,747				
Date	05/28/2024	13- Res Bldg	1.00	115,320				Total Outbuilding Value 840				
Inspector	SB	14- Res Outbldg	1.00	590				Total Market Value 258,587				
Action	DM No Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	93,000	1.00	0	93,000						
Total	0.18					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	115,320	115,320	115,320	115,320	115,320							
Outbuilding	590	590	590	590	590							
Total	181,010	181,010	181,010	181,010	181,010					Totals		
Comments												
2019GL-ABOVE GROUND POOL 2018GL-CHG SKETCH, DECK REMOVED, ADD PATIO, PICTOMETRY 2009 REROOF												

Location:	122 BEVERLY RD	Unit	
911 Address:			
Map/Block/Lot	202 020		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,044	172,800
Unit		Average Quality Basement Fi	200	3,150
Overall Condition	Good	Basement	1,092	17,199
Class	C+	Central Air	2,044	3,219
Stories	2.00	Extra Fixtures	1	315
Design (Style)	Cape	Fireplace	1	3,150
Construction	Wood Frame	Full Baths	2	10,500
Year Built	1941	Half Baths	1	2,625
Percent Complete	100	Value Before Depr.	0	212,958
		Depr/Adjust Amount	0	59,628
		Final Value (After Depr)	0	153,330

Finished Area	2,044	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,092			
Basement Finish	200			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Interior			
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 %	Wood Deck	1941	Good	200	2,570
Fuel	Natural Gas		Frame Garage	1941	Good	200	4,838
Cooling Type	Central	100 %	Patio	1941	Good	532	3,519
			Enclosed Porch	1941	Good	36	490

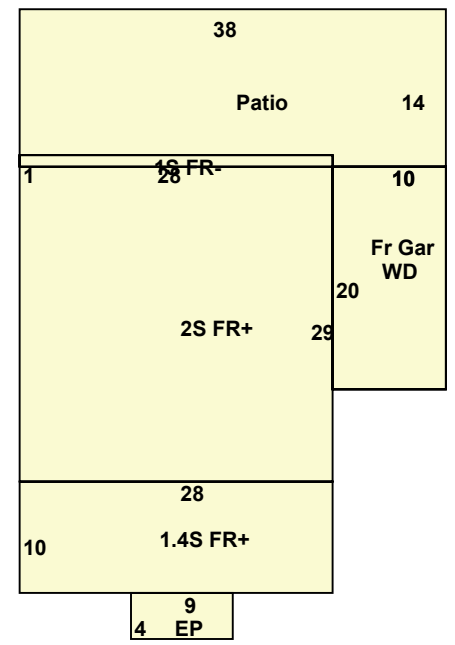
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
164,747		

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1			
Frame Shed	1980	Average	120	840

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



Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1980	Average	120	840					

Unique ID: 147022

Wethersfield

Card No: 1 of 1

Location:	101 HIGHLAND ST				Map/Lot:	147 022		Zone:	A1	Date Printed:	11-15-24	
911 Address:					Exempt		Route	2	Nbhd:	100	Last Update:	09-05-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
HABESCH FAMILY REV TRUST HABESCH NAJIB & ELIZABETH TRUSTEES					2169 /401	05-22-24		Quit Claim		NO	0	
101 HIGHLAND STREET WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HABESCH NAJIB O & ELIZABETH					0588 /0311	04-25-95				YES	160,000	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
B-23-0741	09-01-23	10,000	Install 11 x 16 deck platform.									
E-18-208	06-18-18	950	ELECTRICAL FOR KITCHEN REMODEL									
B-18-288	06-12-18	8,000	INSTALL ONE ENLARGED WINDOW AND REMOVE A CLOSET.									
B-18-288	06-12-18	8,000	INSTALL 1 ENLARGED WINDOW & REMOVE A CLOSET									
B-16-639	10-28-16	12,000	ADD A 16' X 20' DECK WITH STAIRS TO AN EXISTING 8' X 20' DECK.									
B-16-639	10-27-16	12,000	ADD 16'x20' DECK WITH STAIRS TO AN EXISTING 8'x20' DECK									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 24	11- Res Land	0.35	70,000				Total Land Value		100,000		
Date	09/05/2024	13- Res Bldg	1.00	112,860				Total Building Value		161,236		
Inspector	SB	14- Res Outbldg	3.00	12,190				Total Outbuilding Value		17,410		
Action	PICTOMETRY							Total Market Value		278,646		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	100,000	1.00	0	100,000						
Total	0.35					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	112,860	110,130	110,130	110,130	110,130							
Outbuilding	12,190	12,190	12,190	12,190	12,190							
Total	195,050	192,320	192,320	192,320	192,320					Totals		
Comments												
2024GL: ADD DECK; DECK CONSTRUCTION 2017GL-PICTOMETRY, DECK; 2018 KITCHEN REMOD												

Location:	101 HIGHLAND ST	Unit	
911 Address:			
Map/Block/Lot	147 022		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,315	188,441
Unit		Basement	1,218	19,184
Overall Condition	Good/VG	Full Baths	2	10,500
Class	C+	Value Before Depr.	0	218,125
Stories	1.65	Depr/Adjust Amount	0	65,437
Design (Style)	Conventional	Final Value (After Depr)	0	152,687
Construction	Wood Frame			
Year Built	1880			
Percent Complete	100			

Finished Area	2,315	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,218			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Canopy	1880	Good	105	1,438
Fuel	Natural Gas		Composite Deck	2024	Good/Very Good	130	2,708
Cooling Type	None	0 %	Composite Deck	1880	Good/Very Good	200	2,940
			Open Porch	1880	Good	80	589
			Open Porch	1880	Good	120	884

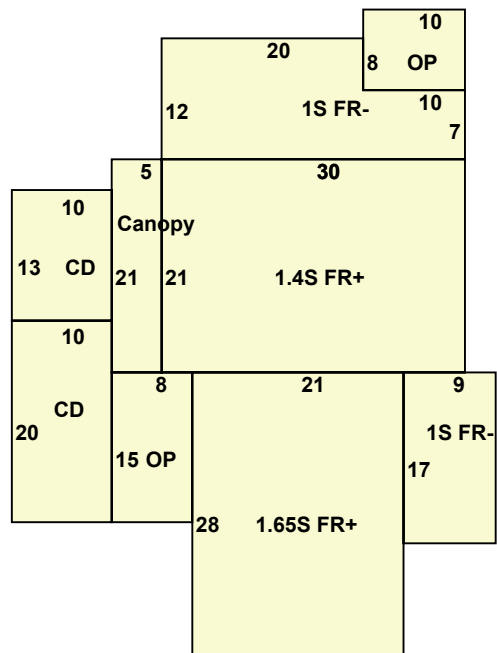
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 161,236

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1986	Average	576	15,667					
Frame Shed	1950	Fair	100	595					
Frame Shed	2008	Fair	144	1,148					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
9	5	1	2	0



Location:	23 FARMS VILLAGE RD				Map/Lot:	061 061		Zone:	A1	Date Printed:	11-15-24		
911 Address:					Exempt		Route	9	Nbhd:	113	Last Update:	08-29-24	
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price	
HUDON MICHAEL & ANN					2169 /405	05-22-24		Exec Deed			NO	206,329	
23 FARMS VILLAGE RD WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
HUDON MARJORIE W &ARTHUR H JR					0815 /0103	11-06-00					NO	0	
HUDON MARJORIE W					0250 /0069	05-09-67					NO	0	
					/								
					/								
					/								
Building Permit													
Permit Number	Date	Cost											
P-24-0007	01-05-24	2,055	Replace 50 gal. natural gas atmospheric water heater.										
B-22-0634	09-03-22	14,300	STRIP & REROOF										
P-20-0234	12-12-20	2,250	Install gas log and gas piping to fireplace .										
P-20-0224	12-05-20	2,300	Install gas line and gas log in fireplace .										
B-20-0558	08-06-20	500	Replace window										
State Item Codes													
Census/Tract	4924	Code			Quantity	Value	Code			Quantity	Value	Appraised Value	
Dev Map	Dev Lot 13	11- Res Land	0.33	79,100							Total Land Value	113,000	
Date 03/05/2008		13- Res Bldg	1.00	111,320							Total Building Value	159,032	
Inspector PH											Total Outbuilding Value	0	
Action Measured & List											Total Market Value	272,032	
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.33	0.00	113,000	1.00	0	113,000							
Total	0.33					113,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	79,100	79,100	79,100	79,100	79,100								
Building	111,320	111,320	111,320	111,320	111,320								
Outbuilding	0	0	0	0	0								
Total	190,420	190,420	190,420	190,420	190,420					Totals			
Comments													
2021GL-GAS FIREPLACE INSERT FULL REAR DORMER													

Unique ID: 061061

Wethersfield

Location:	23 FARMS VILLAGE RD	Unit
911 Address:		
Map/Block/Lot	061 061	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,759	144,537
Unit		Average Quality Basement Fi	300	4,500
Overall Condition	Good	Basement	1,028	15,420
Class	C	Fireplace	2	6,000
Stories	1.65	Full Baths	2	10,000
Design (Style)	Cape	Value Before Depr.	0	180,457
Construction	Wood Frame	Depr/Adjust Amount	0	32,482
Year Built	1963	Final Value (After Depr)	0	147,975
Percent Complete	100			

Finished Area	1,759
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,028
Basement Finish	300
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 %	18
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	Wood Deck	1963	Good	56	781
Fuel	Natural Gas	Wood Deck	1963	Good	112	1,561
Cooling Type	None	Frame Garage	1963	Good	312	8,187
	0 %	Open Porch	1963	Good	56	528

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

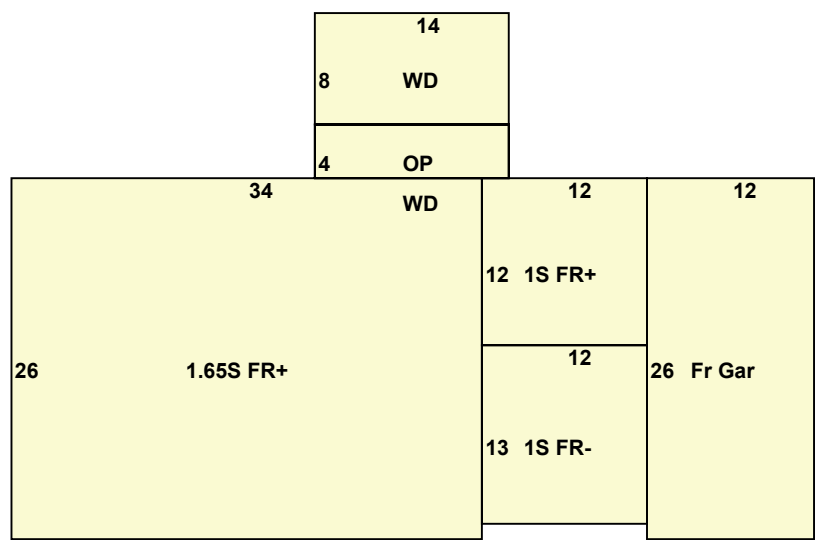
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 159,032

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value

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



Detached Component Computations

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

Unique ID: 111043

Wethersfield

Card No: 1 of 1

Location:	88 HARDING ST	Map/Lot:	111 043	Zone:	B	Date Printed:	11-15-24
911 Address:		Exempt		Route	8	Nbhd:	103
Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
PORTONOVA FRANCIS III		2169 /371	05-22-24	Warranty Deed		NO	322,000
88 HARDING ST WETHERSFIELD , CT 06109							

Additional Owners:							
Prior Owner History							
PORTONOVA FRANCIS		1323 /0044	03-30-06			NO	0
PORTONOVA FRANCIS J JR & LORI A		0927 /0219	05-29-02			YES	155,000
GERMANO MARILYN T		0720 /0001	09-29-98			YES	115,000
		/					
		/					

Permit Number	Date	Cost	Building Permit
B-19-0768	09-30-19	9,785	Install a 31 module PV roof mounted solar system 10.395 kw.
B-19-0768	09-30-19	9,785	Install a 31 module PV roof mounted solar system 10.395 kw.
E-19-0376	09-24-19	22,830	WIRE 31 ROOF MOUNTED SOLAR PANELS
MP04062	04-13-04	5,000	Repl boiler

		State Item Codes					Appraised Value	
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	
Dev Map	Dev Lot 23	11- Res Land	0.18	72,100				
Date 05/19/2018		13- Res Bldg	1.00	68,610				
Inspector EQ		14- Res Outbldg	1.00	100				
Action DM No Change								
							Total Land Value	103,000
							Total Building Value	98,010
							Total Outbuilding Value	142
							Total Market Value	201,152

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.18	0.00	103,000	1.00	0	103,000				
Total	0.18					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	68,610	68,610	68,610	68,610	68,610						
Outbuilding	100	100	100	100	100						
Total	140,810	140,810	140,810	140,810	140,810						
Totals											

Comments

20GL-SOLAR

Location:	88 HARDING ST	Unit	
911 Address:			
Map/Block/Lot	111 043		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,024	82,862
Unit		Average Quality Basement Fi	350	5,250
Overall Condition	Good	Basement	978	14,670
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Value Before Depr.	0	115,782
Construction	Wood Frame	Depr/Adjust Amount	0	26,630
Year Built	1955	Final Value (After Depr)	0	89,152
Percent Complete	100			

Finished Area	1,024	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	978			
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 %
				23
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1955	Good	432	5,655
Fuel	Oil			Frame Garage	1955	Good	130	3,205
Cooling Type	None	0 %						

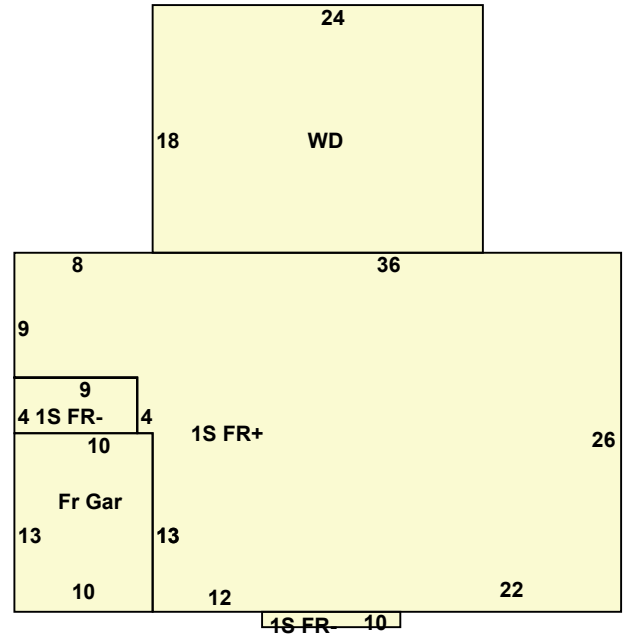
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 98,010

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Solar Panels	31								
					Metal Shed	2008	Fair	100	142

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
5	3	1	2	0



Unique ID: 094017

Wethersfield

Card No: 1 of 1

Location:	71 DUSTY LN				Map/Lot:	094 017		Zone:	AAOS	Date Printed:	11-15-24	
911 Address:					Exempt		Route	3	Nbhd:	128	Last Update:	06-06-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
HIGHAN JOHN K					2169 /416	05-23-24	Quit Claim			NO	0	
71 DUSTY LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HIGHAM JOHN K & CRISTINA A					1874 /0025	03-02-15				NO	0	
HIGHAM JOHN K					1851 /0042	09-03-14				YES	365,000	
CANTIN JOSEPH L					1567 /0262	12-04-09				NO	0	
CANTIN JOSEPH L & SARAH R					0540 /0201	02-01-93				YES	207,500	
					/							
Permit Number	Date	Cost	Building Permit									
ROW-24-0180	04-30-24	0	Sidewalk / Town / Replace specified slabs for the Town.									
B-22-0677	09-14-22	6,689	INSTALL 1 NEW CI 2700 WOOD INSERT AND 1 6'X25' STAINLESS STEEL CHIMNEY LINER									
B-18-320	06-28-18	1,400	NEW CHIMNEY LINER									
E-12-425	11-15-12	850	INSTALL LOW VOLTAGE SECURITY SYSTEM									
BP-0232	05-18-10	1,800	Erect a roof aboev existing 18' x 12' deck									
EP-0080	04-27-10	400	Install plugs and fan on porch									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 218	11- Res Land	0.36	86,910				Total Land Value 124,160				
Date	05/08/2018	13- Res Bldg	1.00	119,920				Total Building Value 171,317				
Inspector	EQ	14- Res Outbldg	2.00	5,860				Total Outbuilding Value 8,372				
Action	DM Change							Total Market Value 303,849				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	128,000	0.97	0	124,160						
Total	0.36					124,160						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	86,910	86,910	86,910	86,910	86,910							
Building	119,920	119,920	119,920	119,920	119,920							
Outbuilding	5,860	5,860	5,860	5,860	5,860							
Total	212,690	212,690	212,690	212,690	212,690					Totals		
Comments												
2010-FOP												

Unique ID: 094017

Wethersfield

Location:	71 DUSTY LN	Unit	
911 Address:			
Map/Block/Lot	094 017		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,886	166,232
Unit		Average Quality Basement Fi	350	5,250
Overall Condition	Average	Basement	936	14,040
Class	C	Central Air	1,886	2,829
Stories	2.00	Fireplace	1	3,000
Design (Style)	Colonial	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1974	Value Before Depr.	0	203,851
Percent Complete	100	Depr/Adjust Amount	0	46,886
		Final Value (After Depr)	0	156,965

Finished Area	1,886	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	936			
Basement Finish	350			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
				23
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1974	Average	484	11,926
Fuel	Natural Gas			Open Porch	1974	Average	274	2,425
Cooling Type	Central	100 %						

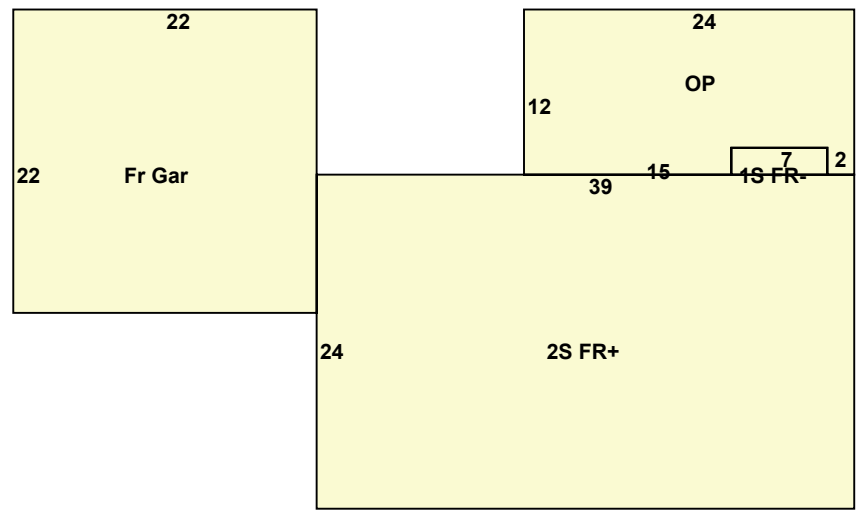
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 171,317

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Vinyl Pool	1981	Average	512	7,700					
Frame Shed	1981	Average	96	672					

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



Unique ID: 247048

Wethersfield

Card No: 1 of 1

Location:	184 MAIN ST			Map/Lot:	247 048		Zone:	VB	Date Printed:	11-15-24		
911 Address:				Exempt			Nbhd:	C15	Last Update:	06-26-24		
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
3E MAIN LLC				2169 /547	05-24-24	Warranty Deed			YES	665,000		
184 MAIN ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
AUFIERO THOMAS A				0805 /0166	08-02-00				NO	400,000		
BOTTARO FRANK A & SOPHIE M				0436 /0192	01-03-89				NO	275,000		
				/								
				/								
				/								
Permit Number	Date	Cost	Building Permit									
M-23-0212	07-18-23	10,000	REPLACE GAS BOILER									
B-21-0851	12-17-21	23,240	STRIP & REROOF (CHESTER BULKLEY HOUSE BED & BREAKFAST)									
B-16-676	11-16-16	4,200	REBUILD FRONTS STEPS AS IS WITH BRICK. SAME HAND RAIL & SAME DIMENSIONS									
BP000732	09-20-00	8,900	Reroof residence									
PP000156	07-07-00	582	Gas water heater									
P3192	01-07-99	634										
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 28		21- Comm Land	0.26	94,500				Total Land Value 135,000			
Date	06/01/2018	12/22/2008	22-Comm Bldg	1.00	173,250				Total Building Value 247,507			
Inspector	EQ								Total Outbuilding Value 0			
Action	Measure	Hearing-Change							Total Market Value 382,507			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.26	0.00	135,000	1.00	0	135,000						
Total	0.26					135,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	94,500	94,500	94,500	94,500	94,500							
Building	173,250	173,250	173,250	173,250	173,250							
Outbuilding	0	0	0	0	0							
Total	267,750	267,750	267,750	267,750	267,750					Totals		
Comments												
2019 (1)SINGLE,(2)DOUBLE(2)KING & (1)SUITE FUNC = DIRT BASEMENT "CHESTER BULKELEY HOUSE" B&B												

Unique ID: 063016

Wethersfield

Card No: 1 of 1

Location:	29 LACONIA RD	Map/Lot:	063 016	Zone:	A	Date Printed:	11-15-24
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911 Address:		Exempt		Route	9	Nbhd:	94	Last Update:	06-06-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
LOGSDON JEAN A & DIANA JUNE		2169 /627	05-28-24		NO	0
29 LACONIA RD WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
LOGSDON JEAN ANN		0291 /0807	04-08-74		NO	0
		/				
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
M-22-0213	06-30-22	22,877	REPL EXISTING GAS FURNACE & A/C SYSTEM

		State Item Codes					Appraised Value	
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	
Dev Map	Dev Lot 223R	11- Res Land	0.23	65,800				Total Land Value 94,000
Date 04/29/2024		13- Res Bldg	1.00	56,170				Total Building Value 80,248
Inspector GH								Total Outbuilding Value 0
Action DM No Change								Total Market Value 174,248

Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.23	0.00	94,000	1.00	0	94,000					
Total	0.23					94,000					

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	65,800	65,800	65,800	65,800	65,800						
Building	56,170	56,170	56,170	56,170	56,170						
Outbuilding	0	0	0	0	0						
Total	121,970	121,970	121,970	121,970	121,970				Totals		

Comments

Unique ID: 063016

Wethersfield

Location:	29 LACONIA RD	Unit	
911 Address:			
Map/Block/Lot	063 016		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,162	92,449
Unit		Basement	912	13,680
Overall Condition	Fair	Central Air	1,162	1,743
Class	C	Extra Fixtures	1	300
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	1	5,000
Construction	Wood Frame	Value Before Depr.	0	116,172
Year Built	1955	Depr/Adjust Amount	0	41,822
Percent Complete	100	Final Value (After Depr)	0	74,350

Finished Area	1,162	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	912			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

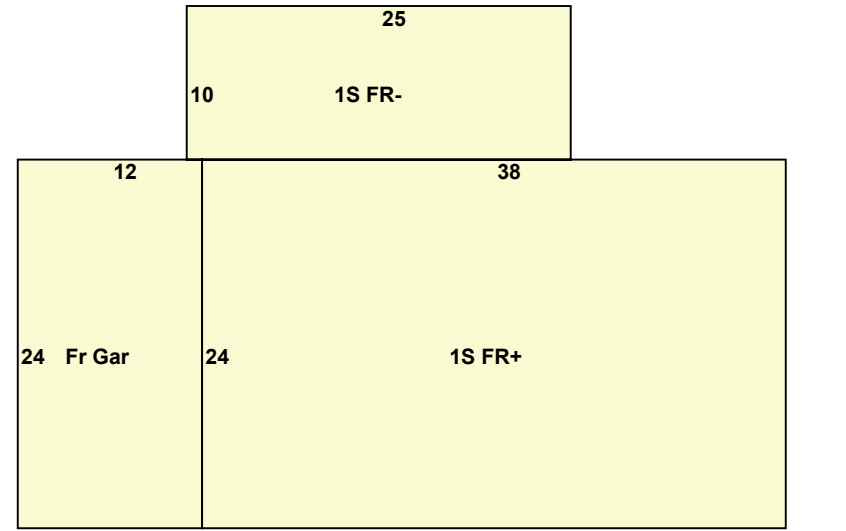
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Frame Garage	1955	Fair	288	5,898
Fuel	Natural Gas							
Cooling Type	Central	100 %						

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				80,248

Special Features				
Gas FP	1			
Extra Fixtures	1			

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



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

Unique ID: 163014

Wethersfield

Card No: 1 of 1

Location:	68 GOODRICH DR				Map/Lot:	163 014		Zone:	B	Date Printed:	11-15-24		
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	08-14-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
PERIS IRIN BAIDYA MICHAEL					2169 /611	05-28-24	Warranty Deed			YES	365,000		
68 GOODRICH DR WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
HOLLAND ANNSLEY					2156 /1045	02-10-23	Warranty Deed			YES	305,000		
HORAN MARK E					0705 /0035	06-24-98				NO	0		
					/								
					/								
					/								
Permit Number	Date	Cost	Building Permit										
M-24-0234	07-25-24	17,681	Removing the oil boiler and gas water heater and installation of new gas combi boiler										
B-17-246	05-17-17	11,481	REPL 8 WINDOWS										
B-12-208	06-19-12	9,000	REMOVE 2 LAYERS & REROOF										
State Item Codes													
Census/Tract	4923	Code			Quantity	Value	Code			Quantity	Value	Appraised Value	
Dev Map	Dev Lot	70	11- Res Land	0.22	58,100							Total Land Value	83,000
Date	06/07/2024		13- Res Bldg	1.00	97,670							Total Building Value	139,535
Inspector	SB		14- Res Outbldg	1.00	2,060							Total Outbuilding Value	2,938
Action	LISTING REVIEW											Total Market Value	225,473
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.22	0.00	83,000	1.00	0	83,000							
Total	0.22					83,000							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	58,100	58,100	58,100	58,100	58,100								
Building	97,670	97,670	97,670	97,670	97,670								
Outbuilding	2,060	2,060	2,060	2,060	2,060								
Total	157,830	157,830	157,830	157,830	157,830					Totals			
Comments													
2024GL: LISTING REVIEW - BDRM COUNT REAR DORMER 24 FT 2012 DEP CODE													

Unique ID: 163014

Wethersfield

Location:	68 GOODRICH DR	Unit
911 Address:		
Map/Block/Lot	163 014	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,060	165,851
Unit		Basement	1,064	15,960
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	1.65	Value Before Depr.	0	194,811
Design (Style)	Cape	Depr/Adjust Amount	0	58,443
Construction	Wood Frame	Final Value (After Depr)	0	136,367
Year Built	1930			
Percent Complete	100			

Finished Area	2,060
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,064
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

Grade Factor	0	Physical Depreciation %	30
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value	
Heating Type	Hot Water	100 %	Wood Deck	1930	Good	250	2,975
Fuel	Oil		Open Porch	1930	Good	24	193
Cooling Type	None	0 %					

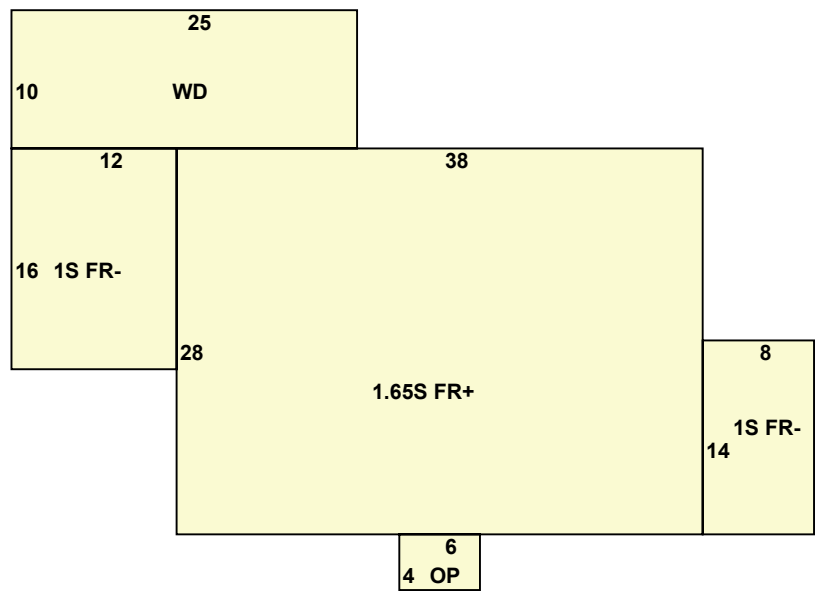
Interior	
Floors	Hardwood Carpet
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 139,535

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1930	Fair	216	2,938					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
9	4	1	2	0



Unique ID: 129036

Wethersfield

Card No: 1 of 1

Location:	288 DALE RD			Map/Lot:	129 036		Zone:	A1	Date Printed:	11-15-24		
911 Address:				Exempt		Route	6	Nbhd:	105	Last Update:	06-06-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
CAROLE L CHRISTENSEN LIVING TRUST CHRISTENSEN CAROLE L TRUSTEE				2169 /634	05-29-24	Quit Claim			NO	0		
288 DALE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CHRISTENSEN CAROLE L				1984 /0001	03-16-17				YES	218,000		
ARCATA MARIO M				1609 /0239	09-14-10				NO	226,000		
HORTON JOHN C EST				1609 /0237	09-14-10				NO	0		
HORTON JOHN C EST				C/O SMITH VIRGINIA B	1581 /0072	03-08-10				NO	0	
HORTON JOHN C				C/O VIRGINIA SMITH	0898 /0044	01-08-02				NO	0	
Permit Number	Date	Cost	Building Permit									
P-21-0111	06-04-21	3,780	Cap back water valve and sump pump.									
E-21-0245	05-24-21	450	Install and supply wiring for sump pump.									
B-21-0180	03-30-21	9,000	Strip and re roof including ice and water shield , synthetic underlayment , seam tape and ridge vent sys									
E-10-126	10-19-10	300	Wiring of boiler & controls for home heating system									
M-10-83	10-15-10	7,800	Convert existing oil fired bolter to gas & replace boiler									
			State Item Codes					Appraised Value				
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 105,000			
Dev Map		Dev Lot 26A	11- Res Land	0.33	73,500				Total Building Value 105,297			
Date	04/15/2024	03/12/2019	13- Res Bldg	1.00	73,710				Total Outbuilding Value 5,139			
Inspector	SB		14- Res Outbldg	1.00	3,600				Total Market Value 215,436			
Action	PICTOMETRY	BAA Reduction										
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.33	0.00	105,000	1.00	0	105,000						
Total	0.33					105,000						
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals						
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value	
Land	73,500	73,500	73,500	73,500	73,500							
Building	73,710	72,900	72,900	72,900	72,900							
Outbuilding	3,600	3,600	3,600	3,600	3,600							
Total	150,810	150,000	150,000	150,000	150,000				Totals			
Comments												
2024GL: DATA MAILER - KEEP EP & ADD PATIO (PICTOMETRY)												
2018GL-BAA REDUCED												
2017GL-LISTING REVIEW												
2011 CHG HEAT TYPE TO GAS												

Unique ID: 129036

Wethersfield

Location:	288 DALE RD	Unit	
911 Address:			
Map/Block/Lot	129 036		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,272	98,605
Unit		Basement	1,272	19,080
Overall Condition	Avg/Good	Central Air	1,272	1,908
Class	C	Fireplace	2	6,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	130,593
Construction	Wood Frame	Depr/Adjust Amount	0	35,384
Year Built	1958	Final Value (After Depr)	0	95,209
Percent Complete	100			

Finished Area	1,272	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,272			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Interior			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 24
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1958	Average/Good	294	7,150
Fuel	Natural Gas		Patio	1958	Average/Good	169	1,149
Cooling Type	Central	100 %	Enclosed Porch	1958	Average/Good	32	438
			Open Porch	1958	Average/Good	126	1,101
			Utility Storage	1958	Average/Good	32	250

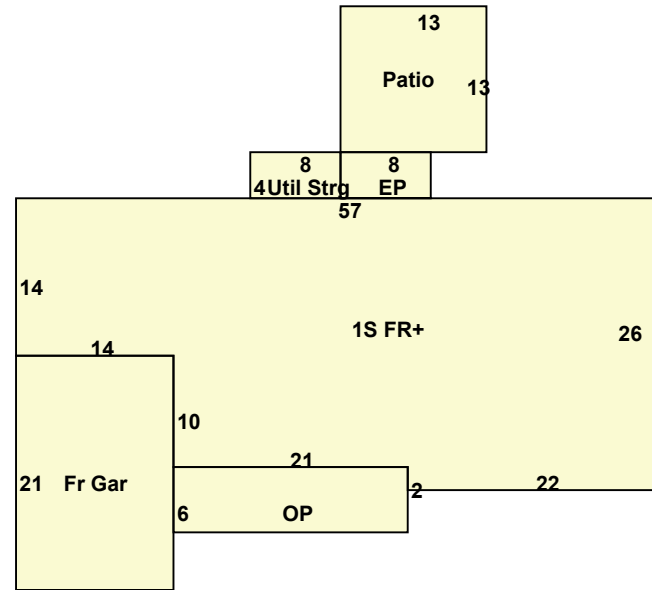
Interior		
Floors	Hardwood	
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Aluminum	Pre-Fab Wood
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 105,297

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1964	Average	220	5,139

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



Location:	519 RIDGE RD				Map/Lot:	077 025		Zone:	A	Date Printed:	11-15-24	
911 Address:					Exempt		Route	6	Nbhd:	92	Last Update:	06-26-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
DERAMO LORENA TENORE					2170 / 125	06-13-24	Quit Claim		NO	0		
519 RIDGE RD WETHERSFIELD, CT 06109												
Additional Owners: DERAMO LORENA TENORE TENORE GINO TENORE GINO TENORE ALPHONSO												
Prior Owner History												
CALDARELLA JOANNA					2169 / 647	05-29-24	Quit Claim		NO	0		
TENORE CIRO & AGNES L/U					1982 / 0015	03-01-17			NO	0		
TENORE CIRO & AGNES L/U AND TENORE LORENA					1272 / 0233	08-16-05			NO	75,000		
TENORE CIRO & AGNES L/U & DILISA FRANK, ET AL					0688 / 0009	02-26-98			NO	0		
					/							
Permit Number	Date	Cost	Building Permit									
M-14-335	12-17-14	9,000	Remove existing oil furnace and tank. Install new gas service to new gas furnace 80k btu 97% efficient a									
M-14-335	12-17-14	9,000	REMOVE EXISTING OIL FURNACE & TANK. INSTALL NEW GAS SERVICE TO NEW GAS FURNACE AND WATER HEATER. INSTALL									
State Item Codes												
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 19	11- Res Land	0.31	64,410				Total Land Value		92,000		
Date	05/19/2018	13- Res Bldg	1.00	126,650				Total Building Value		180,935		
Inspector	EQ	14- Res Outbldg	1.00	350				Total Outbuilding Value		502		
Action	DM Change							Total Market Value		273,437		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.31	0.00	92,000	1.00	0	92,000						
Total	0.31					92,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	64,410	64,410	64,410	64,410	64,410							
Building	126,650	126,650	126,650	126,650	126,650							
Outbuilding	350	350	350	350	350							
Total	191,410	191,410	191,410	191,410	191,410					Totals		
Comments												
2013 REMOVE FBM/1 FPL INOPERABLE 20 FT REAR DORMER 2015 OIL TO GAS HEAT												

Location:	519 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	077 025		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,081	175,928
Unit		Basement	1,095	16,425
Overall Condition	Good/VG	Fireplace	1	3,000
Class	C	Full Baths	2	10,000
Stories	1.65	Half Baths	1	2,500
Design (Style)	Cape	Value Before Depr.	0	207,853
Construction	Masonry	Depr/Adjust Amount	0	37,413
Year Built	1950	Final Value (After Depr)	0	170,439
Percent Complete	100			

Finished Area	2,081
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,095
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Frame Garage	1950	Good/Very Good	400	10,496
Fuel	Natural Gas						
Cooling Type	None	0 %					

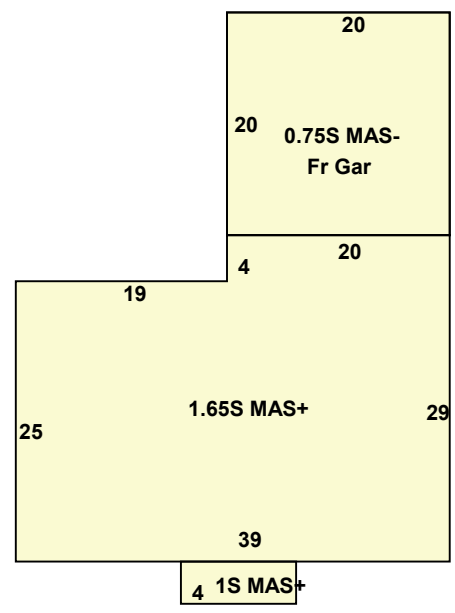
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Stone/Masonr
Roof Cover	Slate
Roof Type	Gable

Total Building Value 180,935

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	2008	Fair	36	502					

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



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

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

Building Use	Residential
Condition	Average
Class	C
Stories	1.00
Construction	
Year Built	1960
Percent Complete	100

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

GRADE FACTOR	0
ECONOMIC DEPR %	0
PHYSICAL DEPR %	29
FUNCTIONAL DEPR %	0

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

ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	

INTERIOR		
Floors	Laminate	Carpet
Fireplaces	0	
Wood Stoves	0	

EXTERIOR

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

Unit Features

SPECIAL FEATURES

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



Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
845	4	2	1	1	0

Description	Year Blt	Area/Qty	Value

Location:	171 CARRIAGE HILL DR			Map/Lot:	186 001		Zone:	AA	Date Printed:	11-15-24		
911 Address:				Exempt		Route	3	Nbhd:	125	Last Update:	06-06-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
LAYAU EULIZIER SR REV TRUST				2169 /632	05-29-24	Quit Claim			NO	0		
171 CARRIAGE HILL DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
EULIZIER JOB				2153 /954	10-24-22	Quit Claim			NO	0		
EULIZIER JOB				2122 /356	03-08-21	Quit Claim			NO	0		
EULIZIER JOB ET ALS				2101 /611	03-24-20	Quit Claim			NO	0		
EULIZIER JOB,FRANCINE & LAYAU JR				2076 /194	03-15-19	Quit Claim			NO	0		
EULIZIER LAYAU & FRANCIMENE				1379 /0089	12-01-06				YES	348,000		
Permit Number	Date	Cost	Building Permit									
P-23-0301	11-22-23	1,553	The customer is supplying a hybrid water heater and a 2-gallon expansion tank.									
E-23-0649	11-03-23	875	Wet Pipe Plumbing will be done. New 100' Rumpex from garage to mechanical room in preparation for water heater install. (30 Amp breaker)									
E-20-0514	10-26-20	2,000	Install a 200 amp service upgrade. New panel, meter, riser and update grounding. Add dedicated circuits									
M-16-204	10-06-16	6,400	BOILER REPLACEMENT									
EP06306	10-06-06	30	100 amp service									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.47	87,500				Total Land Value 125,000			
Date	06/24/2020		13- Res Bldg	1.00	130,710				Total Building Value 186,729			
Inspector			14- Res Outbldg	1.00	1,260				Total Outbuilding Value 1,801			
Action	PICTOMETRY								Total Market Value 313,530			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.47	0.00	125,000	1.00	0	125,000						
Total	0.47					125,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	87,500	87,500	87,500	87,500	87,500							
Building	130,710	130,710	130,710	130,710	130,710							
Outbuilding	1,260	1,260	1,260	1,260	1,260							
Total	219,470	219,470	219,470	219,470	219,470					Totals		
Comments												
ET ALS EULIZIER LAYAU SR & FRANCIMENE 12 FT REAR DORMER												

Unique ID: 186001

Wethersfield

Location:	171 CARRIAGE HILL DR	Unit
911 Address:		
Map/Block/Lot	186 001	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,337	186,212
Unit		Average Quality Basement Fi	766	11,490
Overall Condition	Average	Basement	1,532	22,980
Class	C	Fireplace	2	6,000
Stories	1.40	Full Baths	3	15,000
Design (Style)	Cape	Value Before Depr.	0	241,682
Construction	Wood Frame	Depr/Adjust Amount	0	67,671
Year Built	1963	Final Value (After Depr)	0	174,011
Percent Complete	100			

Finished Area	2,337
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,532
Basement Finish	766
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1963	Average	128	1,567
Fuel	Natural Gas		Frame Garage	1963	Average	484	11,151
Cooling Type	None	0 %					

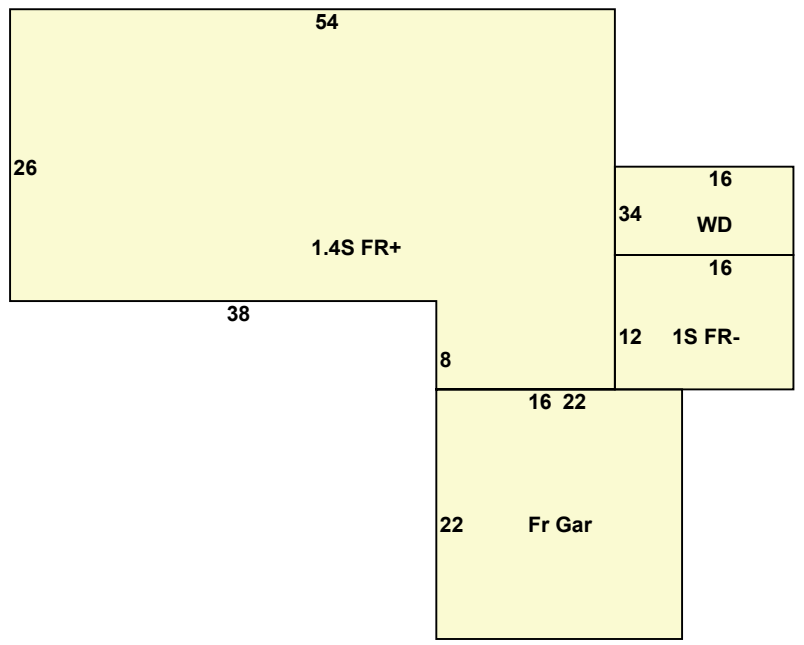
Interior	
Floors	Carpet
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

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

Total Building Value 186,729

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2003	Average	192	1,801					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
10	5	1	3	0



Unique ID: 160039

Wethersfield

Card No: 1 of 1

Location:		57 GREENFIELD ST				Map/Lot:		160 039		Zone:	B	Date Printed:		11-15-24									
911 Address:						Exempt			Route		8	Nbhd:	88	Last Update:		06-06-24							
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price									
AMATO ELAINE						2169 /652		05-29-24		Trustees Deed			NO	271,000									
57 GREENFIELD ST WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
CZAJA MARY F TRUSTEE						1689 /0059		01-04-12					NO	0									
MCCARTHY DONALD J & MADELINE F						0179 /0578		10-01-57					NO	0									
						/																	
						/																	
						/																	
Building Permit																							
Permit Number		Date		Cost																			
M-22-0156		05-26-22		15,000		REMOVE & REPL EXISTING A/C EQUIPMENT WITH NEW																	
BP-0589		11-18-08		5,648		Strip & reroof																	
State Item Codes																							
Census/Tract				Code				Quantity				Value				Appraised Value							
4923																Total Land Value 88,000							
Dev Map				11- Res Land				0.21				61,600				Total Building Value 80,103							
Date				13- Res Bldg				1.00				56,070				Total Outbuilding Value 672							
Inspector				14- Res Outbldg				1.00				470				Total Market Value 168,775							
Action																							
DM Change																							
Acres																							
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence Reason		Comment					
House Lot		0.21		0.00		88,000		1.00		0		88,000											
Total		0.21										88,000											
Assessment History (Prior Years as of Oct 1)																							
490 Appraised Totals																							
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value	
Land		61,600		61,600		61,600		61,600		61,600													
Building		56,070		56,070		56,070		56,070		56,070													
Outbuilding		470		470		470		470		470													
Total		118,140		118,140		118,140		118,140		118,140													
Totals																							
Comments																							
2024DM: BDRM COUNT EXT = COMM. INFL. 2009 REROOF																							

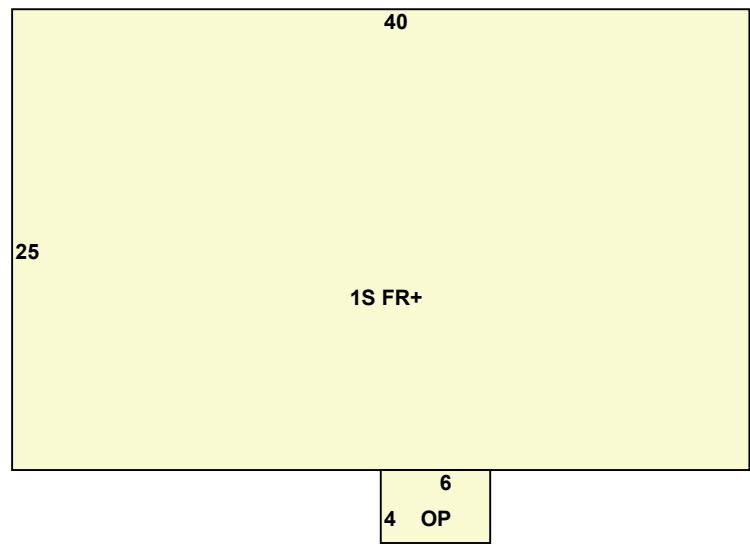
Location:	57 GREENFIELD ST	Unit	
911 Address:			
Map/Block/Lot	160 039		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,000	80,920
Unit		Basement	1,000	15,000
Overall Condition	Good	Central Air	1,000	1,500
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	102,420
Design (Style)	Ranch	Depr/Adjust Amount	0	22,532
Construction	Wood Frame	Final Value (After Depr)	0	79,888
Year Built	1957			
Percent Complete	100			

Finished Area	1,000	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,000			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Interior			
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation %
		Economic Depreciation %	0	Functional Depreciation %
				22
				0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Open Porch	1957	Good	24	215
Fuel	Oil						
Cooling Type	Central	100 %					
Interior							
Floors	Carpet	Hardwood					
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						80,103	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1986	Average	96	672					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	3	1	1	0					



Unique ID: 032014

Wethersfield

Card No: 1 of 1

Location:	45 PAWTUCKET AVE	Map/Lot:	032 014	Zone:	B	Date Printed:	11-15-24
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911 Address:		Exempt		Route	9	Nbhd:	106	Last Update:	06-10-24
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Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
KHAN MUDASSAR AHMAD & DURREAJUM		2169 /682	05-31-24	Warranty Surviv		YES	450,000
45 PAWTUCKET AVE WETHERSFIELD , CT 06109							

Additional Owners:

Prior Owner History							
MALIK MOEIZZA		2048 /344	07-05-18	Warranty Deed		YES	285,000
PARENTE NICHOLAS A & MELISSA L		1145 /0109	03-17-04			YES	237,000
EASTERN DEVELOPMENT LLC		1145 /0107	03-17-04			NO	0
CHIULLI ROBERT		1048 /0332	06-17-03			NO	39,000
OSZALZA ROSE ESTATE C/O OSZALZA LOUIS W EXEC		1002 /0198	02-18-03			NO	0

Permit Number	Date	Cost	Building Permit				
E-18-211	06-25-18	2,500	REMODEL BASEMENT ROUGH & FINISH ELECTRICAL				
P-18-122	06-15-18	3,500	Plumbing for a basement bathroom.				
P-18-122	06-15-18	3,500	PLUMBING FOR A BASEMENT BATHROOM (WORK ALREADY DONE)				
B-18-296	06-13-18	8,000	BASEMENT REMODEL & BATHROOM ADDITION (WORK ALREADY DONE)				
EP030413	12-02-03	4,000	WIRE NEW HOUSE				
MP03203	11-07-03	6,500	HVAC for new house				

			State Item Codes				Appraised Value		
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	106,000
Dev Map	Dev Lot 95-6	11- Res Land	0.18	74,200				Total Building Value	178,732
Date	06/10/2024 03/15/2014	13- Res Bldg	1.00	125,110				Total Outbuilding Value	0
Inspector	SB							Total Market Value	284,732
Action	LISTING REVIEW BAA Reduction								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.18	0.00	106,000	1.00	0	106,000				
Total	0.18					106,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	74,200	74,200	74,200						
Building	125,110	125,110	125,110	125,110	125,110						
Outbuilding	0	0	0	0	0						
Total	199,310	199,310	199,310	199,310	199,310				Totals		

Comments

2024GL: LISTING REVIEW - GAS FP INSERT
2018GL-FBA. LISTING
BAA#41

