

Unique ID: 210037

2024 REVAL

Card No: 1 of 1

Location:	18 AVALON PL	Map/Lot:	210 037	Zone:	B	Date Printed:	02-04-25
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911 Address:		Exempt		Route	7	Nbhd:	07	Last Update:	11-13-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
OLANDER JOSEPHINE V		2174 / 124	10-07-24	Quit Claim	NO	0
18 AVALON PL WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
OLANDER JOSEPHINE V & THOMAS G		0487 / 0076	12-27-90		NO	0
		/				
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
B-11-162	05-10-11	7,771	STRIP 2 LAYERS EXISTING ROOFING MATERIAL TO WOOD DECKING SURFACE AND DISPOSE. INSTALL GAF TIMBERLINE H.D.
TB-11-162	05-04-11	7,771	STRIP 2 LAYERS EXISTING ROOFING MATERIAL TO WOOD DECKING SURFACE AND DISPOSE. INSTALL GAF TIMBERLINE H.D.
BP-0407	06-22-10	4,500	Replace cedar shingle siding

Census/Tract		State Item Codes					Appraised Value		
4921		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	171,000
Dev Map	Dev Lot 11 R	11- Res Land	0.12	119,700				Total Building Value	275,664
Date	05/07/2024	13- Res Bldg	1.00	192,960				Total Outbuilding Value	4,420
Inspector	W Topliff	14- Res Outbldg	1.00	3,090				Total Market Value	451,084
Action	DM No Change								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.12	0.00	180,000	0.95	0	171,000				
Total	0.12					171,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	119,700	77,520	77,520	77,520	77,520						
Building	192,960	107,540	107,540	107,540	107,540						
Outbuilding	3,090	2,910	2,910	2,910	2,910						
Total	315,750	187,970	187,970	187,970	187,970				Totals		

Comments
WALK-UP ATTIC STAIRS

Location:	18 AVALON PL	Unit	
911 Address:			
Map/Block/Lot	210 037		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,236	341,616
Unit		Basement	754	11,876
Overall Condition	Good/VG	Extra Fixtures	1	945
Class	C+	Fireplace	1	5,250
Stories	2.00	Full Baths	2	10,500
Design (Style)	Colonial	Value Before Depr.	0	370,187
Construction	Wood Frame	Depr/Adjust Amount	0	99,950
Year Built	1932	Final Value (After Depr)	0	270,236
Percent Complete	100			

Finished Area 2,236
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	754
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	YES

Grade Factor	0	Physical Depreciation %	27
Economic Depreciation %	0	Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1932	Good/Very Good	302 3,307
Fuel	Oil		Wood Deck	1932	Good/Very Good	100 1,241
Cooling Type	None	0 %	Enclosed Porch	1932	Good/Very Good	35 460
			Open Porch	1932	Good/Very Good	50 420

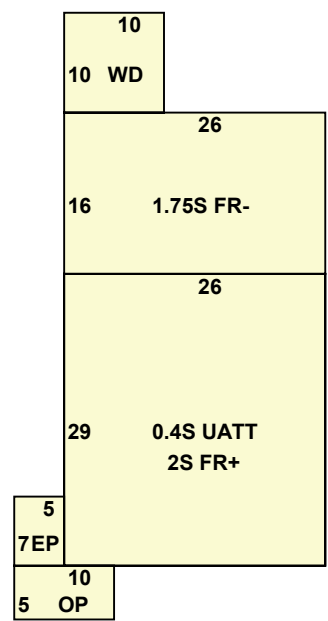
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 275,664

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1								
					Frame Garage	1932	Good	200	4,420

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



Location:	1884 BERLIN TPK				Map/Lot:	033 012		Zone:	RC	Date Printed:	02-04-25		
911 Address:					Exempt			Nbhd:	C25	Last Update:	11-14-24		
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
CHEEP CHEEP STORAGE LLC					2174 /492	10-18-24	Quit Claim			NO	0		
51 CLARKRIDGE RD WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
HARVEY JOHN F JR					2172 /328	08-20-24	Quit Claim			NO	0		
HARVEY NANCY N					1455 /0116	02-04-08				NO	0		
HARVEY JOHN F JR					0580 /0201	10-11-94				NO	0		
					/								
					/								
Permit Number	Date	Cost	Building Permit										
E-24-0512	08-01-24	950	REPAIR DAMAGED WIRING FROM TRUCK THAT DROVE THROUGH BUILDING. WIRING CONSISTS OF 1 OUTLET, RE WIRING TO 1 S										
B-24-0822	07-23-24	30,000	REPAIR DAMAGE TO STRUCTURE CAUSED BY A TRUCK THAT CAME THROUGH THE BUILDING.										
E-24-0480	07-18-24	900	DISCONNECT EXISTING CIRCUITS IN PANEL. INSTALL 2 20AMP GFCI OUTLETS FOR CONSTRUCTION										
M-21-0463	12-16-21	7,000	REPL EXISTING HOT WATER BOILER W/ NEW BOILER WITH 2 HEAT ZONES & HOT WATER COIL										
B-20-0493	07-23-20	41,000	Remove all gravel and AC units from existing roof . 1/2 in insulation goes over existing roof . install new										
B-19-0248	05-13-19	700	Replace existing sign. (Cheep Cheep Storage)										
					State Item Codes					Appraised Value			
Census/Tract	4924				Code	Quantity	Value	Code	Quantity	Value	Total Land Value		299,645
Dev Map	Dev Lot 2A				21- Comm Land	0.92	209,750				Total Building Value		376,848
Date	09/25/2024		03/04/2009		22-Comm Bldg	2.00	263,790				Total Outbuilding Value		15,561
Inspector	SB				25-Comm Outbldg	1.00	10,890				Total Market Value		692,054
Action	Exterior Only		BAA Reduction										
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
Primary Site	0.69	0.00	220,000	1.00	35	297,000	Primary Site	35	Intensive Use				
Comm Excess	0.23	0.00	11,500	1.00	0	2,645							
Total	0.92					299,645							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	209,750	180,220	180,220	180,220	180,220								
Building	263,790	195,580	195,580	195,580	195,580								
Outbuilding	10,890	9,200	9,200	9,200	9,200								
Total	484,430	385,000	385,000	385,000	385,000					Totals			
Comments													
2018GL-STIPULATED AGREEMENT THRU BAA,PAWN SHOP 2018 2018-PER I&E 27 REGULAR, 16 SMALL. PLUS RETAIL SELF STORAGE 20 - 02 GARAGE UNITS PAWN QUEEN & U STORE IT MINI WHSE													

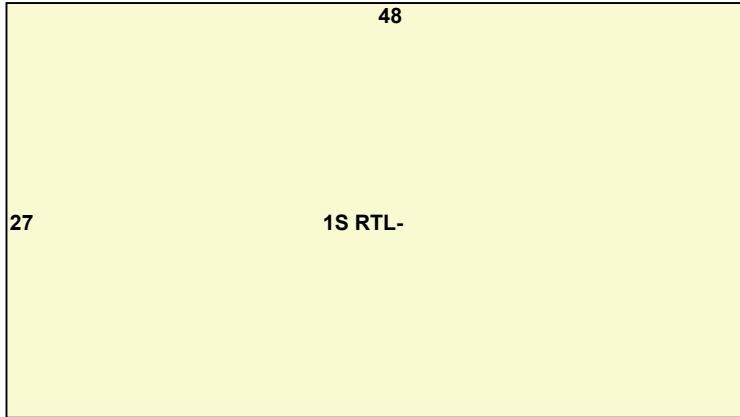
Unique ID: 033012

2024 REVAL

Location: 1884 BERLIN TPK

Unit

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



Commercial Building Description		Description	Area/Qty	Value
Building Use	Retail Store	Base Value	1,296	107,827
Class	Masonry	Central Air	107,827	1,617
Overall Condition	Average	Value Before Depr.	0	109,445
Construction Quality	C	Depr/Adjust Amount	0	21,889
Stories	1.00	Final Value (After Depr)	0	87,556
Year Built	1977			
Remodel				
Percent Complete	100			
GLA	1,296			
Basement				
Basement Area				
Basement Unfinished Area		Grade Factor	0	Physical Depreciation % 20
HVAC		Functional Depreciation %	0	Economical Depreciation % 0
Heating Type	Hot Water	Attached Component Computations		
Fuel Type	Oil	Type	Yr BIt	Condition
Cooling Type	Central 100 %	Area/Qty	Value	
Interior				
Floors	Carpet			
Walls	Plywood Panel			
Wall Height	12			
Exterior				
Exterior Walls	Stone/Masonry			
Roof Cover	Tar and Gravel			
Special Features				



Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Paving	1999	Average	9,100	15,561					

Total Building Value			
Building	1	Value	87,556
Valuation Method	I		

Location:	1884 BERLIN TPK			Map/Lot:	033 012		Zone:	RC	Date Printed:	02-04-25		
911 Address:				Exempt			Nbhd:	C25	Last Update:	11-14-24		
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
CHEEP CHEEP STORAGE LLC				2174 /492	10-18-24	Quit Claim			NO	0		
51 CLARKRIDGE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HARVEY JOHN F JR				2172 /328	08-20-24	Quit Claim			NO	0		
HARVEY NANCY N				1455 /0116	02-04-08				NO	0		
HARVEY JOHN F JR				0580 /0201	10-11-94				NO	0		
				/								
				/								
Permit Number			Date	Cost	Building Permit							
E-24-0512			08-01-24	950	REPAIR DAMAGED WIRING FROM TRUCK THAT DROVE THROUGH BUILDING. WIRING CONSISTS OF 1 OUTLET, RE WIRING TO 1 S							
B-24-0822			07-23-24	30,000	REPAIR DAMAGE TO STRUCTURE CAUSED BY A TRUCK THAT CAME THROUGH THE BUILDING.							
E-24-0480			07-18-24	900	DISCONNECT EXISTING CIRCUITS IN PANEL. INSTALL 2 20AMP GFCL OUTLETS FOR CONSTRUCTION							
M-21-0463			12-16-21	7,000	REPL EXISTING HOT WATER BOILER W/ NEW BOILER WITH 2 HEAT ZONES & HOT WATER COIL							
B-20-0493			07-23-20	41,000	Remove all gravel and AC units from existing roof . 1/2 in insulation goes over existing roof . install new							
B-19-0248			05-13-19	700	Replace existing sign. (Cheep Cheep Storage)							
				State Item Codes				Appraised Value				
Census/Tract	4924			Code	Quantity	Value	Code	Quantity	Value			
Dev Map	Dev Lot 2A			21- Comm Land	0.92	209,750				Total Land Value 299,645		
Date	09/25/2024 03/04/2009			22-Comm Bldg	2.00	263,790				Total Building Value 376,848		
Inspector	SB			25-Comm Outbldg	1.00	10,890				Total Outbuilding Value 15,561		
Action	Exterior Only BAA Reduction									Total Market Value 692,054		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.69	0.00	220,000	1.00	35	297,000	Primary Site	35	Intensive Use			
Comm Excess	0.23	0.00	11,500	1.00	0	2,645						
Total	0.92					299,645						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	209,750	180,220	180,220	180,220	180,220							
Building	263,790	195,580	195,580	195,580	195,580							
Outbuilding	10,890	9,200	9,200	9,200	9,200							
Total	484,430	385,000	385,000	385,000	385,000					Totals		
Comments												
2018GL-STIPULATED AGREEMENT THRU BAA,PAWN SHOP 2018 2018-PER I&E 27 REGULAR, 16 SMALL. PLUS RETAIL SELF STORAGE 20 - 02 GARAGE UNITS PAWN QUEEN & U STORE IT MINI WHSE												

Unique ID: 033012

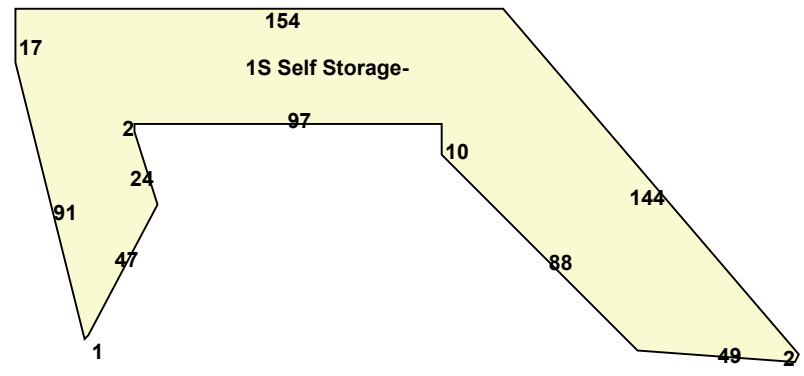
2024 REVAL

Location: 1884 BERLIN TPK

Unit

Use	Class	Quality	Stry	WH	Area	BG	Units
Self Storage	Masonry	C	1	10	11,782	NO	

Commercial Building Description		Description	Area/Qty	Value
Building Use	Self Storage	Base Value	11,782	412,370
Class	Masonry	Wet Sprinklers	11,782	17,673
Overall Condition	Good	Value Before Depr.	0	430,043
Construction Quality	C	Depr/Adjust Amount	0	73,107
Stories	1.00	Final Value (After Depr)	0	356,936
Year Built	1977			
Remodel				
Percent Complete	100			
GLA	11,782			
Basement				
Basement Area				
Basement Unfinished Area		Grade Factor	0	Physical Depreciation % 17
HVAC		Functional Depreciation %	0	Economical Depreciation % 0
Heating Type	None	Attached Component Computations		
Fuel Type	Wood	Type	Yr Bilt	Condition
Cooling Type	None 0 %	Area/Qty	Value	
Interior				
Floors	Concrete			
Walls	Other			
Wall Height	10			
Exterior				
Exterior Walls	Concr/Cinder			
Roof Cover	Tar and Gravel			
Special Features				
Wet Sprinkler	11,782			



Detached Component Computations									
Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Total Building Value									
Building	2	Value	356,936						
Valuation Method	I								

Location:	165 BEVERLY RD				Map/Lot:	227 013		Zone:	B	Date Printed:	02-04-25	
911 Address:					Exempt		Route	6	Nbhd:	06	Last Update:	11-14-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
SCARCELLA STEPHANIE					2174 /409	10-15-24	Warranty Deed		YES	356,000		
165 BEVERLY RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BLANCQ SHELLY R & BARGER BRUCE G					2113 /550	10-19-20	Warranty Surviv		YES	225,000		
BRODEUR DYLAN P & TIA Y					1943 /0262	07-01-16			YES	220,000		
MROCZKA CRAIG & ELIZABETH					1715 /0253	06-01-12			YES	212,000		
MCWILLIAMS SCOTT C & DENA S					0807 /0265	08-25-00			YES	165,000		
DELEO ALYSSA					0712 /0083	08-03-98			YES	133,500		
Permit Number	Date	Cost	Building Permit									
E-24-0602	09-11-24	695	ADD POWER TO SUMP PUMP .									
P-24-0285	08-26-24	3,600	CUT AND CAP BWV. INSTALL SUMP PUMP AS CLOSE TO THE FOUNDATION WALL AS POSSIBLE. INSTALL NEW SINGLE BAY SLO									
BP-0416	09-10-09	6,567	Remove 1 layer & replace roof									
PP04118	08-17-04	500	Repl wtr htr									
State Item Codes												
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 7	11- Res Land	0.19	91,920				Total Land Value		131,320		
Date	05/13/2024	13- Res Bldg	1.00	136,960				Total Building Value		195,660		
Inspector	W Topliff							Total Outbuilding Value		0		
Action	DM No Change							Total Market Value		326,980		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.19	0.00	134,000	0.98	0	131,320						
Total	0.19					131,320						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	91,920	65,100	65,100	65,100	65,100							
Building	136,960	73,690	73,690	73,690	73,690							
Outbuilding	0	0	0	0	0							
Total	228,880	138,790	138,790	138,790	138,790					Totals		
Comments												
2009 REROOF 2012 BEDRM CNT/DEP/KIT/BATH 22' REAR DORMER												

Location:	165 BEVERLY RD	Unit	
911 Address:			
Map/Block/Lot	227 013		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,316	236,788
Unit		Basement	800	12,600
Overall Condition	Good	Central Air	1,316	5,527
Class	C+	Fireplace	1	5,250
Stories	1.65	Full Baths	1	5,250
Design (Style)	Cape	Half Baths	1	3,675
Construction	Wood Frame	Value Before Depr.	0	269,090
Year Built	1942	Depr/Adjust Amount	0	80,727
Percent Complete	100	Final Value (After Depr)	0	188,363

Finished Area 1,316
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	800
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES

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

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	1942	Good	156	1,856
Fuel	Natural Gas		1942	Good	200	4,550
Cooling Type	Central	100 %	1942	Good	65	819
			1942	Good	9	72

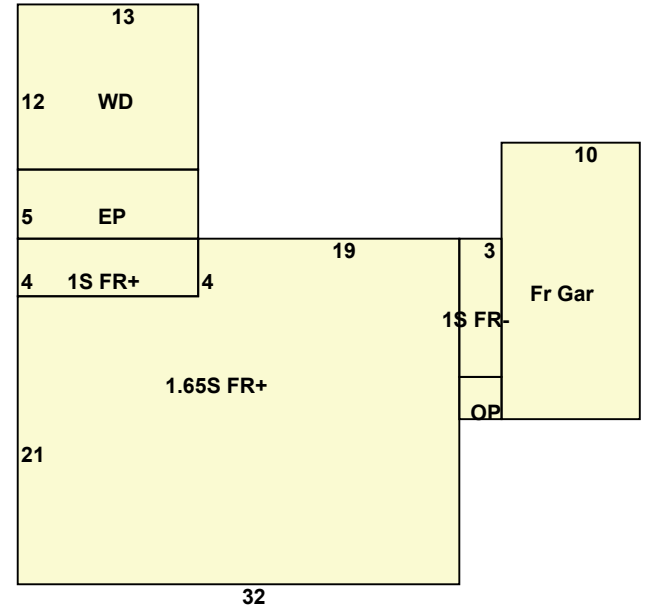
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 195,660

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

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



Location:	121 BOULTER RD				Map/Lot:	196 008		Zone:	A1	Date Printed:	02-04-25	
911 Address:					Exempt		Route	3	Nbhd:	03	Last Update:	12-24-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
GREENWOOD JUSTIN R & OLIVEIRA ALEXANDRA					2173 / 1118	10-01-24	Warranty Deed		YES	625,000		
121 BOULTER RD WETHERSFIELD, CT 06109												
Additional Owners:												
Prior Owner History												
GLYNN PATRICK M & DEBRA J					1874 / 0251	03-04-15			YES	325,000		
PRICE LOIS-ANN Y					0624 / 0068	08-16-96			NO	0		
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
M-15-38	05-18-15	13,900	REPLACE EXISTING A/C AND INSTALL A DUCTLESS HEAT PUMP IN THE SUN PORCH.									
M-15-38	05-18-15	13,900	REPL EXISTING A/C & INSTALL DUCTLESS HEAT PUMP IN THE SUN PORCH									
P-15-50	03-16-15	6,000	INSTALL (1) SHOWER and (1) TUB. REPLACE FIXTURES IN KITCHEN. INSTALL NEW WASHER ROOM 1ST FL.									
P-15-50	03-16-15	6,000	INSTALL 1 SHOWER & 1 TUB. REPL FIXTURES IN KITCHEN. INSTALL NEW WASHER ROOM 1ST FLOOR									
E-15-78	03-16-15	2,800	WIRE BASEMENT & KITCHEN TO CODE. INSTALL 20 AMP CIRCUIT TO 2ND FLOOR BATHROOMS									
B-15-63	03-09-15	25,000	BUILD 12' X 22' FINISHED BASEMENT, REMODEL BATHROOM, OPEN WALL FROM KITCHEN TO DINING ROOM AND MOVE WASHER									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			149,350
Dev Map		Dev Lot	11- Res Land	0.35	104,540				Total Building Value			319,190
Date	10/08/2024		13- Res Bldg	1.00	223,430				Total Outbuilding Value			1,152
Inspector	SB		14- Res Outbldg	1.00	810				Total Market Value			469,692
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	145,000	1.03	0	149,350						
Total	0.35					149,350						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	104,540	82,600	82,600	82,600	82,600							
Building	223,430	142,480	142,480	142,480	142,480							
Outbuilding	810	1,170	1,170	1,170	1,170							
Total	328,780	226,250	226,250	226,250	226,250					Totals		
Comments												
2011 VINYL SDG/DEP CODE TO G 2015 FBM 2014 FPL PER MLS												

Location:	121 BOULTER RD	Unit	
911 Address:			
Map/Block/Lot	196 008		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,328	325,105
Unit		Basement	1,146	18,050
Overall Condition	Good	Central Air	2,328	9,778
Class	C+	Fireplace	4	21,000
Stories	1.90	Full Baths	2	10,500
Design (Style)	Dutch Colonial	Good Quality Basement Finis	264	15,246
Construction	Wood Frame	Half Baths	1	3,675
Year Built	1964	Value Before Depr.	0	403,353
Percent Complete	100	Depr/Adjust Amount	0	100,838
		Final Value (After Depr)	0	302,515

Finished Area	2,328	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,146			
Basement Finish	264			
Bsmt Room Style	Good			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				25
				0
Attached Component Computations				

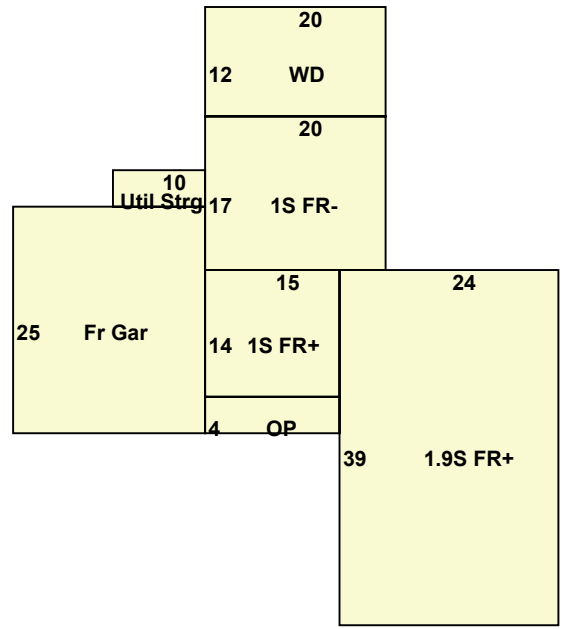
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1964	Good	240	3,060
Fuel	Natural Gas			Frame Garage	1964	Good	525	12,797
Cooling Type	Central	100 %		Open Porch	1964	Good	60	513
				Utility Storage	1964	Good	40	300

Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	4
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gambrel
Total Building Value	
319,190	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gas FP	2				Det Masonry Patio	2008	Fair	120	1,152

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



Unique ID: 263004002N

2024 REVAL

Card No: 1 of 1

Location:	226 BROAD ST 2N	Map/Lot:	263 004 002N	Zone:	A	Date Printed:	02-04-25
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911 Address:		Exempt		Nbhd:	90	Last Update:	01-03-25
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
MURPHY NANCY E		2174 /125	11-05-24	Exec Deed	NO	250,000
324 BRIMFIELD RD WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History		Volume/Page	Date	Sales Type	Valid	Sale Price
ZASADA MARGARET EST		2174 /60	10-04-24	Probate	NO	0
ZASADA MARGARET		1855 /0071	10-03-14		YES	108,000
RYBCZYNSKI ELYSE L		1372 /0086	11-06-06		YES	165,000
JLM PROPERTIES LLC		1095 /0090	09-16-03		NO	0

Permit Number	Date	Cost	Building Permit

Census/Tract		State Item Codes					Appraised Value	
Code	Quantity	Value	Code	Quantity	Value	Total Land Value		
4921						0		
15- Condominium	1.00	141,820				202,601		
Dev Map	Dev Lot					0		
Date 01/03/2025	01/29/2019					202,601		
Inspector SB						0		
Action LISTING REVIEW Hearing-Change						202,601		

Acres						Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
Total	0.00					0					

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value	
Land	0	0	0	0							
Building	141,820	89,930	89,930	89,930							
Outbuilding	0	0	0	0							
Total	141,820	89,930	89,930	89,930							

Comments

LOCATION:	226 BROAD ST 2N
911 ADDRESS:	
MAP/BLOCK/LOT:	263 004 002N

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Broad St Condo Model Second FI No Style Condominium	Base Rate	1,020	290,700
	Full Baths	1	6,000
	Value Before Depr.	0	296,700
	Depr/Adjust Amount	0	94,944
	Final Value (After Dep)	0	201,756

Building Use	Residential
Condition	Avg/Good
Class	B
Stories	1.00
Construction	
Year Built	1759
Percent Complete	100

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

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

INTERIOR	
Floors	Hardwood
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls	
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SPECIAL FEATURES

ATTACHED OUTBUILDING/COMPONENTS		
Description	Area/Qty	Value
Open Porch	90	845

Unit Features

Location	
Floor/Unit Location	Corner 2 Floor
Amenities	
Parking Type	
Parking Spaces	0
Parking Distance	0

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,020	5	2	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 2630040003

2024 REVAL

Card No: 1 of 1

Location:	226 BROAD ST 3				Map/Lot:	263 004 0003		Zone:	A	Date Printed:	02-04-25	
911 Address:					Exempt			Nbhd:	103	Last Update:	11-14-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
THIESS WILLIAM A & ROCKEFELLER HALL					2174 / 1063	10-31-24	Warranty Surviv			YES	259,000	
226 BROAD ST #3 WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MCMULLEN DAVID P & HAMMER HILLARY					2078 / 86	04-01-19	Warranty Deed			YES	125,000	
LARA JESSICA N					2047 / 40	06-21-18	Warranty Deed			NO	140,000	
LARA JOSE R & GLENDA K					1499 / 0154	10-31-08				YES	169,900	
BILLEB ANDREW					1413 / 0205	06-04-07				YES	192,500	
GLANTZ TANNER D					1339 / 0001	06-07-06				NO	0	
Permit Number	Date	Cost	Building Permit									
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot		15- Condominium	1.00	162,450				Total Land Value			0
Date	06/04/2008	01/29/2019							Total Building Value			232,068
Inspector	KM								Total Outbuilding Value			0
Action	Measured & List	Hearing Change							Total Market Value			232,068
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	162,450	84,280	84,280	84,280	84,280							
Outbuilding	0	0	0	0	0							
Total	162,450	84,280	84,280	84,280	84,280							
										Totals		
Comments												

LOCATION:	226 BROAD ST 3
911 ADDRESS:	
MAP/BLOCK/LOT:	263 004 0003

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Broad St Condo Model Third Floor Style Condominium	Base Rate	1,520	319,200
	Full Baths	1	6,000
	Value Before Depr.	0	325,200
	Depr/Adjust Amount	0	94,308
	Final Value (After Dep)	0	230,892

Building Use	Residential
Condition	Good
Class	B
Stories	1.00
Construction	
Year Built	1759
Percent Complete	100

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

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

INTERIOR	
Floors	Hardwood
Fireplaces	0
Wood Stoves	0

EXTERIOR

Exterior Walls	
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SPECIAL FEATURES

FP WB Stacks	1
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ATTACHED OUTBUILDING/COMPONENTS			
Description	Area/Qty	Value	
Open Porch	120	1,176	

Unit Features

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,520	5	3	1	1	0



Description	Year Blt	Area/Qty	Value

Location:	30 BUCKLAND RD			Map/Lot:	168 085		Zone:	C	Date Printed:	02-04-25		
911 Address:				Exempt		Route	8	Nbhd:	08	Last Update:	11-13-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
LIERAS DOS SANTOS ANDERSON RICARDO				2174 / 104	10-07-24	Warranty Deed			YES	270,000		
30 BUCKLAND RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BOTTOMLEY ARLINE				2105 / 899	06-23-20	Quit Claim			NO	0		
BOTTOMLEY ARLINE & JENNIFER				2105 / 897	06-23-20	Trustee Deed			NO	0		
BOTTOMLEY ARLINE TRUSTEE				2105 / 218	06-11-20	Probate			NO	0		
BOTTOMLEY MARK				1934 / 0020	04-29-16				NO	0		
BOTTOMELY MARK & SUSAN L/U				1536 / 0099	06-22-09				NO	0		
Permit Number	Date	Cost	Building Permit									
M-18-166	07-26-18	6,000	Install Replacement Air Conditioning System with New Bryant Condenser and Air Handling unit. All necess									
M-18-166	07-26-18	6,000	REPL A/C SYSTEM									
B-15-669	09-28-15	20,000	SIDING GARAGE AND REPLACE EXISTING DECKING ON REAR.									
B-15-669	09-28-15	20,000	SIDING GARAGE & REPL EXISTING DECKING ON REAR									
B-15-574	08-25-15	10,000	INSTALL SAND TONE SIDING ON WHOLE HOUSE.									
B-15-574	08-25-15	10,000	INSTALL SAND STONE SIDING IN WHOLE HOUSE									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.17	69,260				Total Land Value 98,940			
Date	05/19/2018		13- Res Bldg	1.00	145,710				Total Building Value 208,153			
Inspector	EQ		14- Res Outbldg	3.00	5,420				Total Outbuilding Value 7,738			
Action	DM Change								Total Market Value 314,831			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.17	0.00	102,000	0.97	0	98,940						
Total	0.17					98,940						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	69,260	64,400	64,400	64,400	64,400							
Building	145,710	80,490	80,490	80,490	80,490							
Outbuilding	5,420	6,930	6,930	6,930	6,930							
Total	220,390	151,820	151,820	151,820	151,820					Totals		
Comments												
V1536P99 ARLINE BOTTOMLEY TRUSTEE OF BOTTOMLEY CHILDREN TRUST EXT = COMM. INFL. 2016GL-PATIO 2015-EXT REMODELED DEP CODE G												

Location:	30 BUCKLAND RD	Unit
911 Address:		
Map/Block/Lot	168 085	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,561	260,328
Unit		Basement	798	11,970
Overall Condition	Good	Central Air	1,561	6,244
Class	C	Fireplace	1	5,000
Stories	1.65	Full Baths	1	5,000
Design (Style)	Cape	Half Baths	1	3,500
Construction	Wood Frame	Value Before Depr.	0	292,042
Year Built	1941	Depr/Adjust Amount	0	87,613
Percent Complete	100	Final Value (After Depr)	0	204,429

Finished Area	1,561
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	798
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
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	1941	Good	294	3,499
Fuel	Natural Gas		Open Porch	1941	Good	28	225
Cooling Type	Central	100 %					

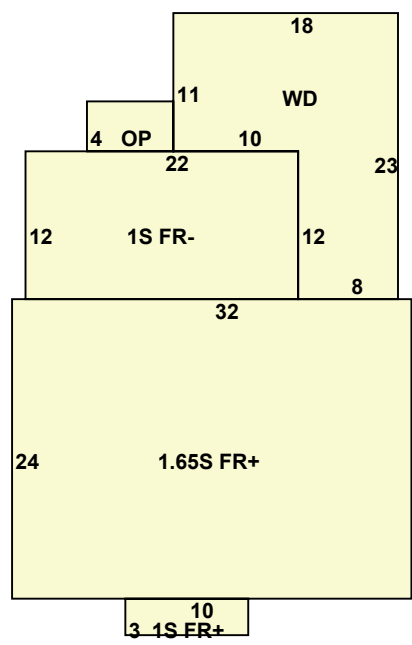
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 208,153

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1941	Fair	200	2,194					
Det Masonry Patio	2011	Good	225	4,586					
Frame Shed	1990	Average	144	1,008					

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



Unique ID: 062072

2024 REVAL

Card No: 1 of 1

Location:	107 CEDAR ST	Map/Lot:	062 072	Zone:	A	Date Printed:	02-04-25
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911 Address:		Exempt		Route	9	Nbhd:	09	Last Update:	11-14-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
AMBROGIO DANIELLE M		2174 /545	10-21-24	Warranty Deed	YES	292,000
107 CEDAR ST WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
CASEY CAROLYN	1587 /0167	04-26-10			YES	170,000
BURNS RICHARD G & BARBARA TRUSTEES	1587 /0157	04-26-10			NO	0
BURNS LOUISE E EST	1587 /0156	04-26-10			NO	0
BURNS LOUISE E TRUSTEE	1485 /0270	07-15-08			NO	0
BURNS LOUISE E	1328 /0132	04-26-06			NO	0

Permit Number	Date	Cost	Building Permit
B-11-644	12-14-11	5,000	STRIP AND REPLACE ROOF (15SQ).
B-11-644	12-14-11	5,000	STRIP & REPL ROOF
EP04135	05-06-04	1,600	Wire cntrl A/C
MP04071	04-30-04	5,857	Cntrl A/C
BP03636	10-23-03	5,000	Rem deck:add 12X20 screened porch

Census/Tract			State Item Codes					Appraised Value	
Census/Tract	4924		Code	Quantity	Value	Code	Quantity	Value	
Dev Map		Dev Lot 180	11- Res Land	0.26	98,000				Total Land Value 140,000
Date	04/24/2024		13- Res Bldg	1.00	106,870				Total Building Value 152,677
Inspector	W Topliff		14- Res Outbldg	1.00	390				Total Outbuilding Value 560
Action	DM No Change								Total Market Value 293,237

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.26	0.00	140,000	1.00	0	140,000				
Total	0.26					140,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	98,000	67,210	67,210	67,210	67,210						
Building	106,870	60,840	60,840	60,840	60,840						
Outbuilding	390	680	680	680	680						
Total	205,260	128,730	128,730	128,730	128,730				Totals		

Comments
 2018GL-ADD DECK, SP LOOKS LIKE EP, FRONT OP, SHED, PICTOMETRY

Location:	107 CEDAR ST	Unit	
911 Address:			
Map/Block/Lot	062 072		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	912	178,752
Unit		Basement	912	13,680
Overall Condition	Avg/Good	Central Air	912	3,648
Class	C	Fireplace	1	5,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	206,080
Construction	Wood Frame	Depr/Adjust Amount	0	68,006
Year Built	1951	Final Value (After Depr)	0	138,074
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

Grade Factor	0	Physical Depreciation %	33
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	2011	Good	240	3,958
Fuel	Oil		Frame Garage	1951	Average/Good	288	6,271
Cooling Type	Central	100 %	Enclosed Porch	2003	Good	240	4,104
			Open Porch	2012	Good	24	270

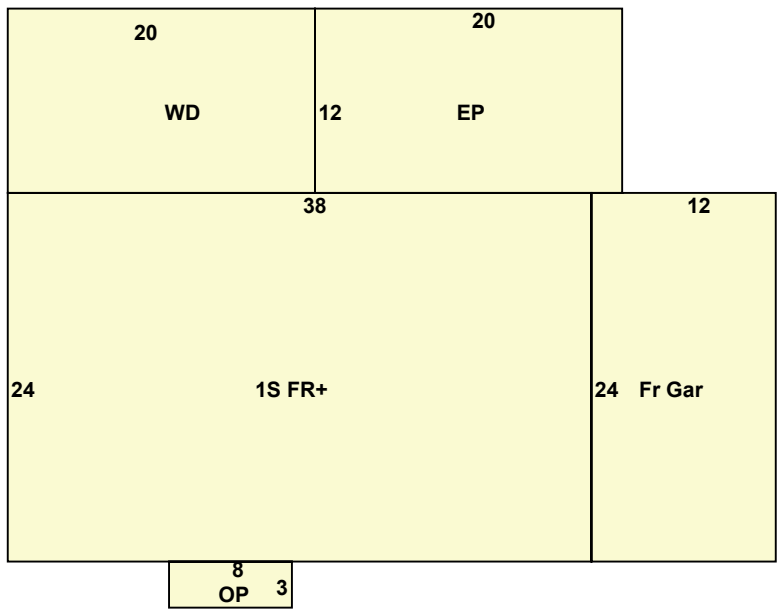
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Asbestos Asbestos
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 152,677

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2013	Average	80	560					

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



Unique ID: 078013

2024 REVAL

Card No: 1 of 1

Location:	180 CEDAR ST	Map/Lot:	078 013	Zone:	A	Date Printed:	02-04-25
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911 Address:		Exempt		Route	9	Nbhd:	09	Last Update:	11-14-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
METELISTA YEVGENLYA JANE		2174 /392	10-15-24	Probate	NO	0
180 CEDAR ST WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
PFEIFFER HAROLD R	0363	/0019	12-31-85		NO	0
	/					
	/					
	/					
	/					

Permit Number	Date	Cost	Building Permit

Census/Tract		State Item Codes					Appraised Value		
4924		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	140,000
Dev Map	Dev Lot 135	11- Res Land	0.26	98,000				Total Building Value	157,331
Date 05/21/2018		13- Res Bldg	1.00	110,130				Total Outbuilding Value	1,377
Inspector EQ		14- Res Outbldg	1.00	960				Total Market Value	298,708
Action DM Change									

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.26	0.00	140,000	1.00	0	140,000				
Total	0.26					140,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	98,000	67,200	67,200	67,200	67,200						
Building	110,130	67,070	67,070	67,070	67,070						
Outbuilding	960	2,300	2,300	2,300	2,300						
Total	209,090	136,570	136,570	136,570	136,570				Totals		

Comments

2024GL: DETACHED OP IS ATTACHED

Location:	180 CEDAR ST	Unit	
911 Address:			
Map/Block/Lot	078 013		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,188	204,574
Unit		Basement	1,188	17,820
Overall Condition	Average	Fireplace	1	5,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	232,394
Design (Style)	Ranch	Depr/Adjust Amount	0	85,986
Construction	Wood Frame	Final Value (After Depr)	0	146,408
Year Built	1960			
Percent Complete	100			

Finished Area	1,188
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,188
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1960	Average	264	5,405
Fuel	Natural Gas		Enclosed Porch	1960	Average	216	2,449
Cooling Type	None	0 %	Open Porch	1960	Average	200	1,449
			Utility Storage	1960	Average	216	1,620

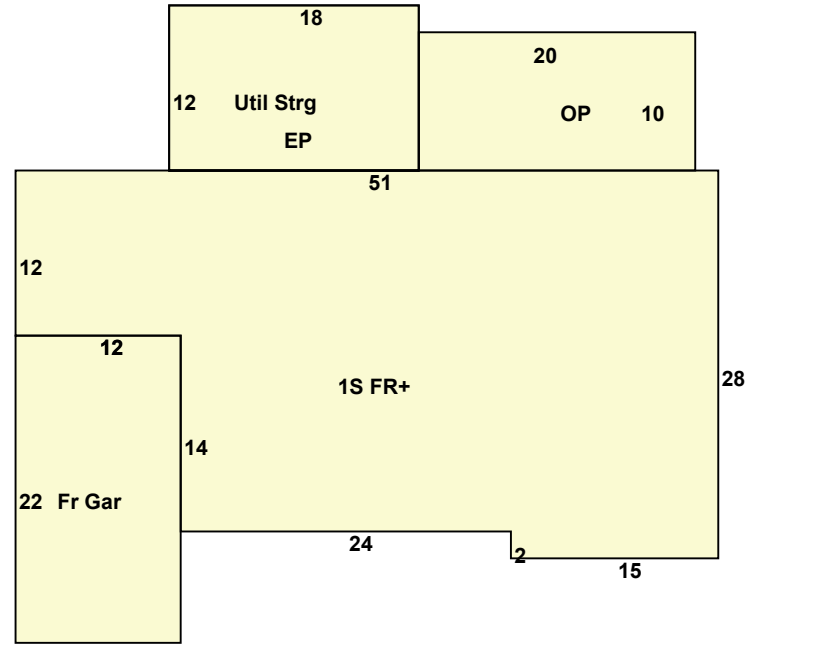
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 157,331

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	1960	Average	180	1,377					

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



Location:	41 CHARTER RD				Map/Lot:	232 027		Zone:	A	Date Printed:	02-04-25	
911 Address:					Exempt		Route	4	Nbhd:	04	Last Update:	11-14-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BISI ROSANNE					2174 /970	10-30-24	Name Change			NO	0	
41 CHARTER RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CIPOLLA ROSANNE					1864 /0186	12-12-14				YES	255,000	
COLEMAN DONNA MARIE DEFEMIA					1844 /0046	07-21-14				NO	0	
DEFEMIA ROBERT J EST					1844 /0045	07-21-14				NO	0	
DEFEMIA ROBERT J EST DEFEMIA-COLEMAN DONNA MARIE EXEC					1820 /0275	01-13-14				NO	0	
DEFEMIA ROBERT J					1531 /0221	06-01-09				NO	0	
Permit Number	Date	Cost	Building Permit									
BP07437	08-16-07	4,600	Reroof over 1 layer									
MP07134	08-15-07	10,800	Repl gas boiler & wtr htr									
BP06269	06-21-06	2,278	Repl lving rm window									
BP05603	11-02-05	6,482	Repl 7 windows									
State Item Codes												
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 4	11- Res Land	0.64	97,020				Total Land Value		138,600		
Date	07/09/2020 03/03/2016	13- Res Bldg	1.00	227,960				Total Building Value		325,652		
Inspector		14- Res Outbldg	3.00	20,960				Total Outbuilding Value		29,936		
Action	LISTING REVIEW BAA Reduction							Total Market Value		494,188		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.64	0.00	126,000	1.10	0	138,600						
Total	0.64					138,600						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	97,020	69,220	69,220	69,220	69,220							
Building	227,960	122,610	122,610	122,610	122,610							
Outbuilding	20,960	13,740	13,740	13,740	13,740							
Total	345,940	205,570	205,570	205,570	205,570					Totals		
Comments												
2020GL-RENOVATED IN 2015, SHED, PATIO 2014 FBM PER MLS BACKYARD HAS WATER PROBLEM FROM NEIGHBORS PROPERTY PER OWNER 2015GL-BAA REDUCED LAND												

Location:	41 CHARTER RD	Unit	
911 Address:			
Map/Block/Lot	232 027		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,814	296,734
Unit		Average Quality Basement Fi	1,500	78,750
Overall Condition	Good	Basement	1,554	24,476
Class	C+	Central Air	1,814	7,619
Stories	1.00	Fireplace	2	10,500
Design (Style)	Ranch	Full Baths	2	10,500
Construction	Masonry	Half Baths	1	3,675
Year Built	1954	Value Before Depr.	0	432,253
Percent Complete	100	Depr/Adjust Amount	0	121,031
		Final Value (After Depr)	0	311,222

Finished Area	1,814	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,554			
Basement Finish	1,500			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1954	Good	576	14,152
Fuel	Natural Gas		Open Porch	1954	Good	32	273
Cooling Type	Central	100 %					

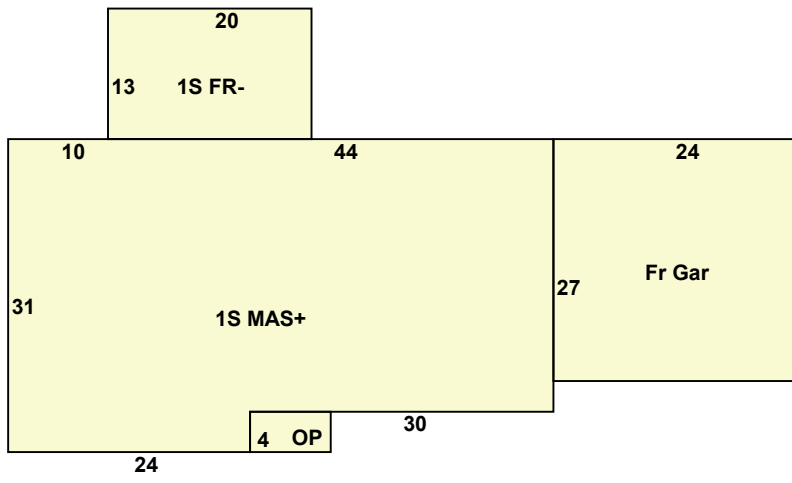
Interior		
Floors	Hardwood	
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

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

Total Building Value 325,652

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Patio	1954	Average	725	3,806					
Vinyl Pool	1967	Good	800	24,948					
Frame Shed	2017	Average	120	1,182					

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



Unique ID: 158020

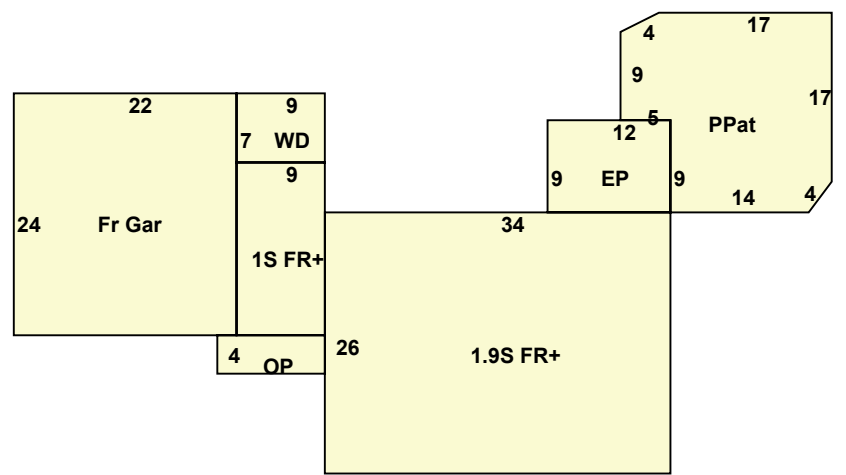
2024 REVAL

Card No: 1 of 1

Location:	456 CHURCH ST				Map/Lot:	158 020		Zone:	A	Date Printed:	02-04-25	
911 Address:					Exempt		Route	6	Nbhd:	06	Last Update:	12-24-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
COLLETTI JOSEPH & KATHLEEN					2173 / 1135	10-01-24		Warranty Surviv		YES	520,000	
456 CHURCH ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BOTTARO JEFFREY & ANGELA					1869 / 0304	01-26-15				YES	298,500	
HINKS PETER P					1848 / 0291	08-18-14				YES	325,000	
SKARZYNSKI JOHN D & CAROL J					0327 / 0450	11-10-81				NO	108,000	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
P-12-116	05-18-12	600	INSTALL GAS LINE FROM NEW METER TO BOILER									
M-12-81	05-18-12	1,100	REPL OIL BURNER W/ NATURAL GAS BURNER									
M-12-81	05-17-12	1,100	REPLACE OIL BURNER WITH NATURAL GAS BURNER									
BP-0425	09-11-09	8,000	Remove aluminum siding & replace with vinyl siding									
MP07065	05-09-07	7,469	Cntrl A/C									
BP06719	12-01-06	6,000	5X5 addn to bthrm									
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		143,380		
Dev Map	Dev Lot 13-1	11- Res Land	0.52	100,370				Total Building Value		279,123		
Date	10/08/2024 12/20/2013	13- Res Bldg	1.00	195,390				Total Outbuilding Value		672		
Inspector	SB	14- Res Outbldg	1.00	470				Total Market Value		423,175		
Action	LISTING REVIEW Hearing-Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.52	0.00	134,000	1.07	0	143,380						
Total	0.52					143,380						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	100,370	74,970	74,970	74,970	74,970							
Building	195,390	119,230	119,230	119,230	119,230							
Outbuilding	470	470	470	470	470							
Total	296,230	194,670	194,670	194,670	194,670					Totals		
Comments												
2024GL: LISTING REVIEW - REMOVE DECK & ADD PATIO 2012 HEAT TYPE FULL REAR DORMER												

Location:	456 CHURCH ST	Unit	
911 Address:			
Map/Block/Lot	158 020		

General Description		Description	Area/Qty	Value		
Building Use	Single Family	Base Rate	1,833	288,313		
Unit		Average Quality Basement Fi	663	34,808		
Overall Condition	Good	Basement	1,037	16,333		
Class	C+	Central Air	1,833	7,699		
Stories	1.90	Fireplace	1	5,250		
Design (Style)	Dutch Colonial	Full Baths	2	10,500		
Construction	Wood Frame	Value Before Depr.	0	362,901		
Year Built	1954	Depr/Adjust Amount	0	101,612		
Percent Complete	100	Final Value (After Depr)	0	261,289		
Finished Area	1,833	Finished Area Does Not Include Finished Basement Area				
Foundation						
Basement Area	1,037					
Basement Finish	663					
Bsmt Room Style	Average					
Basement Walls						
Outside Entry						
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %		
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %		
				28		
				0		
Attached Component Computations						
HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1954	Good	63	771
Fuel	Natural Gas		1954	Good	528	12,355
Cooling Type	Central	100 %	2019	Good	368	2,944
			1954	Good	108	1,400
			1954	Good	44	364
Interior						
Floors	Hardwood					
Attic Access						
Walls	Plaster					
Fireplaces	1					
Wood Stoves	0					
Exterior						
Exterior	Vinyl Siding					
Roof Cover	Asphalt					
Roof Type	Gambrel					
			Total Building Value		279,123	



Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1993	Average	96	672					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
7	4	1	2	0					

Unique ID: 130037

2024 REVAL

Card No: 1 of 1

Location:	70 CHURCHILL RD	Map/Lot:	130 037	Zone:	A	Date Printed:	02-04-25
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911 Address:		Exempt		Route	6	Nbhd:	06	Last Update:	11-13-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
ODONNELL JOSEPH		2174 / 164	10-07-24	Probate	NO	0
8 SQUADRON LINE RD SIMSBURY , CT 06070						

Additional Owners:

Prior Owner History						
ODONNELL ARTHUR P		1797 / 0102	07-29-13		NO	220,000
HORTON ARLINE R EST		1797 / 0098	07-29-13		NO	0
HORTON ARLINE R EST		HORTON PAULA R COEXEC		1770 / 0052	03-01-13	0
HORTON ARLINE R		0378 / 0073	11-14-86		NO	0

Permit Number	Date	Cost	Building Permit
B-14-70	03-18-14	8,400	STRIP AND REROOF WITH CERTAINTED HD LANDMARK PRO SHINGLES WITH UNDERLAYMENT AND ICE and WATER. 28 SQ.
B-14-70	03-18-14	8,400	STRIP & REROOF
B-14-69	03-18-14	11,500	INSTALL VINUYL SIDING, 23 WINDOWS & 2 DOORS
M-12-277	12-28-12	800	INSTALL A 120 GALLON PROPANE TANK AND GAS LINE TO SUPPLY GENERATOR.
M-12-277	12-28-12	800	INSTALL 120-GAL PROPANE TANK AND GAS LINE TO SUPPLY GENERATOR
F-12-468	12-17-12	3,000	INSTALL 7KW GENERATOR

Census/Tract			State Item Codes					Appraised Value		
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	135,340
Dev Map		Dev Lot 241P	11- Res Land	0.27	94,740				Total Building Value	215,968
Date	04/22/2024	01/20/2004	13- Res Bldg	1.00	151,180				Total Outbuilding Value	0
Inspector	GH								Total Market Value	351,308
Action	DM No Change Hearing-No Chng									

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.27	0.00	134,000	1.01	0	135,340				
Total	0.27					135,340				

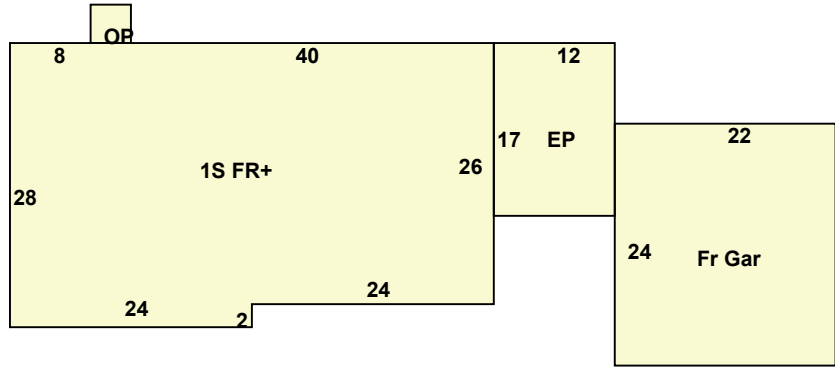
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	94,740	73,500	73,500	73,500	73,500						
Building	151,180	91,070	91,070	91,070	91,070						
Outbuilding	0	0	0	0	0						
Total	245,920	164,570	164,570	164,570	164,570				Totals		

Comments

2014 VINYL SDG/EXTERIOR IMPRV/MNTS
 PULL DOWN ATTIC ACCESS
 2013 DEP CODE

Location:	70 CHURCHILL RD	Unit	
911 Address:			
Map/Block/Lot	130 037		

General Description		Description	Area/Qty	Value			
Building Use	Single Family	Base Rate	1,296	210,470			
Unit		Average Quality Basement Fi	300	15,000			
Overall Condition	Good/VG	Basement	1,296	19,440			
Class	C	Fireplace	1	5,000			
Stories	1.00	Full Baths	1	5,000			
Design (Style)	Ranch	Half Baths	1	3,500			
Construction	Wood Frame	Value Before Depr.	0	258,410			
Year Built	1954	Depr/Adjust Amount	0	59,434			
Percent Complete	100	Final Value (After Depr)	0	198,976			
Finished Area	1,296	Finished Area Does Not Include Finished Basement Area					
Foundation							
Basement Area	1,296						
Basement Finish	300						
Bsmt Room Style	Average						
Basement Walls							
Outside Entry							
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %			
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %			
Attached Component Computations							
HVAC		Type	Yr Built	Condition	Area/Qty	Value	
Heating Type	Hot Water	100 %	Frame Garage	1954	Good/Very Good	528	13,874
Fuel	Natural Gas		Enclosed Porch	1954	Good/Very Good	204	2,969
Cooling Type	None	0 %	Open Porch	1954	Good/Very Good	16	149
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			215,968				



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

Unique ID: 189012

2024 REVAL

Card No: 1 of 1

Location:	160 CLOVERDALE CIR				Map/Lot:	189 012		Zone:	A1	Date Printed:	02-04-25	
911 Address:					Exempt		Route	4	Nbhd:	04	Last Update:	12-26-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
RUGGIERI JOSEPH A & SABRINA M					2174 /644	10-23-24		Warranty Surviv		YES	500,000	
160 CLOVERDALE CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SANTANGELO CARMELA					0626 /0118	09-04-96				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
TE-16-73	03-07-16	1,800	200 AMP METER REPLACEMENT; C/A 3/7/16									
B-15-831	10-29-15	6,965	Installation of (38) roof mounted solar panels and requires structural upgrade .									
B-15-831	10-29-15	6,965	INSTALLATION OF 38 ROOF MOUNTED SOLAR PANELS; C/A 10/29/15									
E-15-459	10-28-15	16,253	INSTALLATION & WIRING OF 38 ROOF MOUNTED SOLAR PANELS; C/A 10/28/15									
M-13-315	11-04-13	2,600	Replacement of oil burner with new Carlin gas conversion burner. Manufacturer to specify exact replacement									
TM13315	11-04-13	2,600	OIL TO GAS CONVERSION BURNER									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		136,080		
Dev Map	Dev Lot 19	11- Res Land	0.55	95,260				Total Building Value		307,465		
Date	07/05/2018 03/03/2016	13- Res Bldg	1.00	215,230				Total Outbuilding Value		924		
Inspector	EQ	14- Res Outbldg	1.00	650				Total Market Value		444,469		
Action	DM Change BAA Hearing-NC											
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	1.08	0	136,080						
Total	0.55					136,080						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	95,260	89,960	89,960	89,960	89,960							
Building	215,230	182,720	182,720	182,720	182,720							
Outbuilding	650	680	680	680	680							
Total	311,140	273,360	273,360	273,360	273,360					Totals		
Comments												
2024GL: TSP TO EP 2018GL-CHG SIZE OF THREE SEASON PORCH 2016-SOLAR PANELS 2015-BAA NO CHANGE EXT-OVERBUILT 2015 REMOVE EAF												

Location:	160 CLOVERDALE CIR	Unit
911 Address:		
Map/Block/Lot	189 012	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,676	321,896
Unit		Basement	1,876	30,954
Overall Condition	Good	Central Air	2,676	11,774
Class	B-	Extra Fixtures	1	990
Stories	1.00	Fireplace	1	5,500
Design (Style)	Ranch	Full Baths	3	16,500
Construction	Masonry	Value Before Depr.	0	387,614
Year Built	1955	Depr/Adjust Amount	0	108,532
Percent Complete	100	Final Value (After Depr)	0	279,082

Finished Area	2,676
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,876
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	28
Functional Depreciation %	0

Attached Component Computations			
Type	Yr Built	Condition	Area/Qty Value
Wood Deck	1984	Good	480 7,719
Frame Garage	1984	Average	621 16,878
Enclosed Porch	1955	Good	234 3,336
Open Porch	1955	Good	50 455

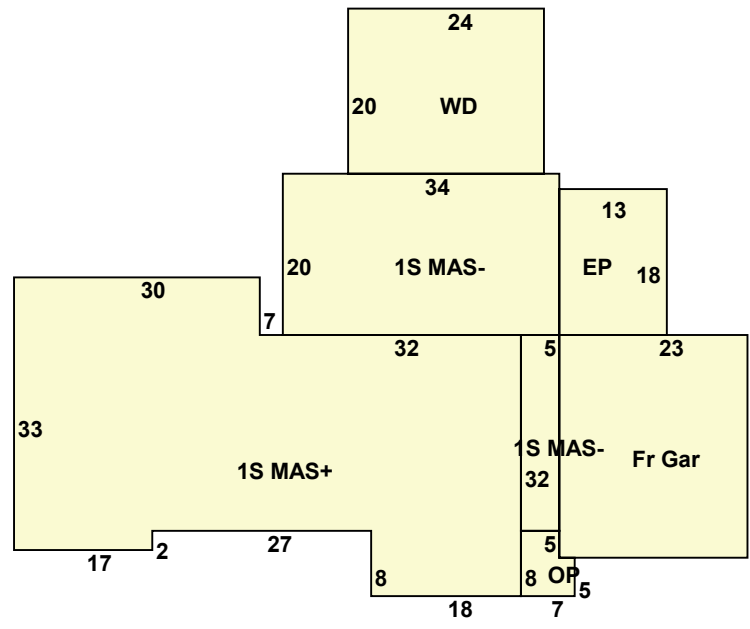
Interior			
Floors	Carpet		
Attic Access			
Walls	Plaster		
Fireplaces	1		
Wood Stoves	0		

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

Total Building Value 307,465

Special Features			
Solar Panels	38		
Extra Fixtures	1		

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



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1984	Fair	120	924					

Location:	126 COLEMAN RD			Map/Lot:	226 036		Zone:	B	Date Printed:	02-04-25		
911 Address:				Exempt		Route	6	Nbhd:	06	Last Update:	11-13-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
TORRES JACQUELINE & EDWIN				2174 /28	10-03-24	Warranty Surviv			YES	250,000		
126 COLEMAN RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BURTON DEBORAH A				1074 /0063	08-04-03				YES	169,900		
ALVARENGA M ELENA				0835 /0085	03-30-01				NO	0		
ALVARENGA ELENA				0834 /0259	03-28-01				NO	0		
ALVARENGA ELENA & KACZOR DINA				0681 /0240	12-31-97				YES	97,500		
				/								
Permit Number	Date	Cost	Building Permit									
P-23-0340	12-11-23	1,440	Replace 30 gal natural atmospheric water heater.									
M-21-0330	09-02-21	11,900	Remove and replace the existing gas boiler with new Peerless 63-03 boiler. flue pipe and controls.									
B-17-456	08-18-17	4,000	REPAIR WATER DAMAGE IN BASEMENT LEVEL.									
B-17-456	08-18-17	4,000	REPAIR WATER DAMAGE IN BASEMENT LEVEL.									
E-17-290	08-16-17	800	REMOVE 9 LOWER OUTLETS & INSTALL NEW									
BP-0576	11-18-08	5,200	Strip & replace roof									
				State Item Codes				Appraised Value				
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.19	91,920				Total Land Value 131,320			
Date	05/22/2024		13- Res Bldg	1.00	118,270				Total Building Value 168,954			
Inspector	GH		14- Res Outbldg	1.00	2,680				Total Outbuilding Value 3,835			
Action	DM Change								Total Market Value 304,109			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.19	0.00	134,000	0.98	0	131,320						
Total	0.19					131,320						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	91,920	65,100	65,100	65,100	65,100							
Building	118,270	61,480	61,480	61,480	61,480							
Outbuilding	2,680	3,000	3,000	3,000	3,000							
Total	212,870	129,580	129,580	129,580	129,580					Totals		
Comments												
DM2024 TOTAL BEDS 3 TO 2 2009 REROOF FBM = BDRM, FR, + FULL BATH IN COUNT												

Location:	126 COLEMAN RD	Unit	
911 Address:			
Map/Block/Lot	226 036		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	808	179,255
Unit		Average Quality Basement Fi	645	32,250
Overall Condition	Good	Basement	808	12,120
Class	C	Fireplace	1	5,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Cape	Value Before Depr.	0	238,625
Construction	Wood Frame	Depr/Adjust Amount	0	73,974
Year Built	1938	Final Value (After Depr)	0	164,651
Percent Complete	100			

Finished Area	808	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	808			
Basement Finish	645			
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 %
				31
				0

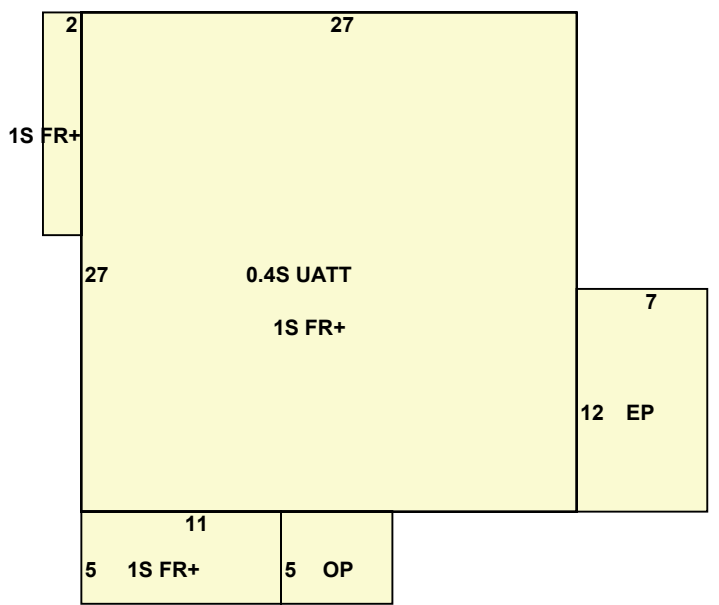
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1938	Good	292	3,022
Fuel	Natural Gas		Enclosed Porch	1938	Good	84	1,048
Cooling Type	None	0 %	Open Porch	1938	Good	30	238

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

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Special Features			Attached Component Computations				
			Type	Yr Built	Condition	Area/Qty	Value
			Frame Garage	1938	Average	200	3,835

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



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1938	Average	200	3,835					

Unique ID: 085033

2024 REVAL

Card No: 1 of 1

Location:	55 COLLIER RD				Map/Lot:	085 033		Zone:	A1	Date Printed:	02-04-25	
911 Address:					Exempt		Route	3	Nbhd:	03	Last Update:	12-26-24
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
STOCK ROBERT & LUANNE					2174 /542	10-21-24		Warranty Deed		YES	335,000	
55 COLLIER RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PARKER THOMAS J & JUDY T					0308 /0804	11-16-77				NO	57,500	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
P-16-276	12-22-16	3,000	INSTALL 30 GALLON HOT WATER HEATER.									
M-13-262	10-05-13	500	INSTALL ONE 120 LP TANK AND RUN GAS LINE TO GENERATOR.									
TM13262	10-05-13	500	120 LP TANK & GAS LINE TO GENERATOR									
E-13-431	09-30-13	6,000	SUPPLY & INSTALL 11 KW STANDBY GENERATOR									
TE13431	09-30-13	6,000	11KW GENERATOR									
M-13-43	03-25-13	8,000	INSTALL NEW WARM AIR FURNACE AND NEW 275 GAL OIL TANK.									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.51	108,600				Total Land Value 155,150			
Date	04/25/2014		13- Res Bldg	1.00	153,450				Total Building Value 219,217			
Inspector	CR		14- Res Outbldg	2.00	2,770				Total Outbuilding Value 3,959			
Action	49								Total Market Value 378,326			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.51	0.00	145,000	1.07	0	155,150						
Total	0.51					155,150						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	108,600	83,420	83,420	83,420	83,420							
Building	153,450	85,260	85,260	85,260	85,260							
Outbuilding	2,770	3,130	3,130	3,130	3,130							
Total	264,820	171,810	171,810	171,810	171,810					Totals		
Comments												
2018GL-CHG SKETCH, PICTOMETRY												

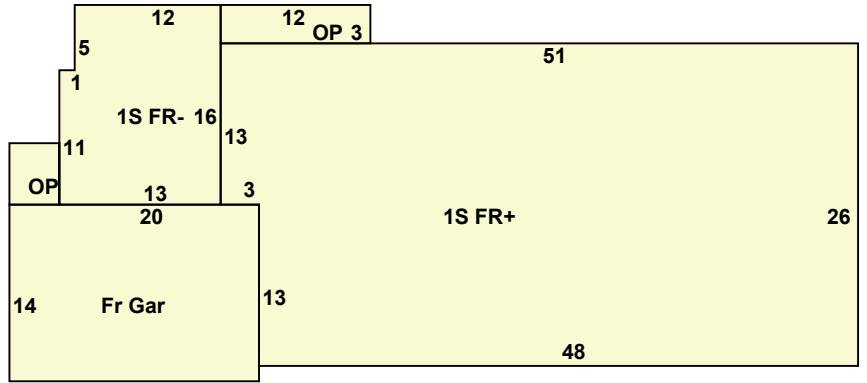
Location:	55 COLLIER RD	Unit	
911 Address:			
Map/Block/Lot	085 033		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,490	240,933
Unit		Basement	1,287	20,270
Overall Condition	Good	Central Air	1,490	6,258
Class	C+	Fireplace	1	5,250
Stories	1.00	Full Baths	2	10,500
Design (Style)	Ranch	Low Quality Basement Finish	300	11,025
Construction	Wood Frame	Value Before Depr.	0	294,236
Year Built	1950	Depr/Adjust Amount	0	82,386
Percent Complete	100	Final Value (After Depr)	0	211,850
Finished Area	1,490	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,287			
Basement Finish	300			
Bsmt Room Style	Low			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 28
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Frame Garage	1950	Good	280	6,880
Fuel	Oil			Open Porch	1950	Good	36	313
Cooling Type	Central	100 %		Open Porch	1950	Good	20	174
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								219,217

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1								
Det Masonry Patio	2008	Average	264	3,287					
Frame Shed	1989	Average	96	672					

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



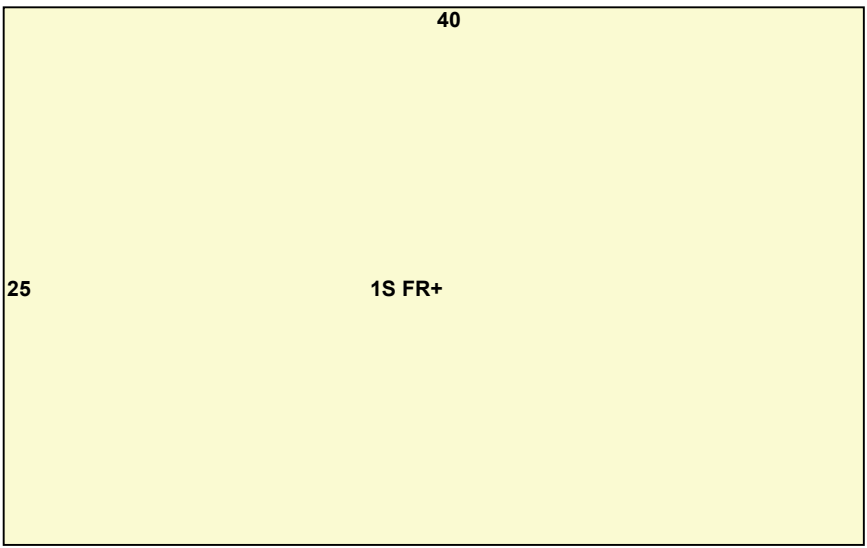
Location:		91 CONCORD CIR			Map/Lot:		064 012		Zone:		A	Date Printed:		02-04-25									
911 Address:					Exempt				Route		9	Nbhd:		09	Last Update:		12-12-24						
Owner Of Record					Volume/Page		Date		Sales Type			Valid		Sale Price									
WTBY 5 DEVELOPMENT LLC & MILLER STREET PROPERTIES LLC					2174 / 186		10-08-24		Warranty Deed			YES		185,000									
2714 EAST MAIN ST WATERBURY , CT 06705																							
Additional Owners:																							
Prior Owner History																							
AGUAYZA PROPERTIES LLC					2173 / 376		09-16-24		Warranty Deed			NO		125,000									
HOMEOWNERS FINANCE COMPANY					2022 / 0039		12-07-17					NO		129,000									
FRANCIS WAYNE					1808 / 0303		10-09-13					YES		101,800									
SHANNON KAREN					1796 / 0090		07-23-13					NO		0									
SHANNON DOUGLAS & KAREN					1285 / 0048		09-30-05					NO		130,000									
Permit Number			Date		Cost		Building Permit																
P-24-0360			11-04-24		1,750		SWAPPING FIXTURES IN (1) BATHROOM AND FIXTURES IN KITCHEN																
B-24-1249			10-31-24		5,000		BATHROOM REMODEL - SWAPPING OUT FIXTURES AND REPLACING LIKE FOR LIKE BACK TO THE SAME LAYOUT. (WILL PULL																
B-24-1248			10-29-24		10,000		REPLACE 12 SQ SIDING. ABC SIDING WHITE.																
EP05396			12-15-05		1,000		Upgrade service																
State Item Codes																							
Census/Tract				Code				Quantity				Value				Appraised Value							
4923				11- Res Land				0.43				92,610				Total Land Value							
Dev Map				13- Res Bldg				1.00				66,460				Total Building Value							
10/07/2024												0				Total Outbuilding Value							
SB												227,240				Total Market Value							
LISTING REVIEW																							
Acres																							
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.43		0.00		140,000		1.05		-10		132,300		House Lot		-10		Location		RT 5/15			
Total		0.43										132,300											
Assessment History (Prior Years as of Oct 1)																							
490 Appraised Totals																							
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value	
Land		92,610		59,810		59,810		59,810		59,810													
Building		66,460		43,800		43,800		43,800		43,800													
Outbuilding		0		0		0		0		0													
Total		159,070		103,610		103,610		103,610		103,610													
Totals																							
Comments																							
EXT = HIGHWAY																							

Location:	91 CONCORD CIR	Unit	
911 Address:			
Map/Block/Lot	064 012		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,000	182,000
Unit		Basement	1,000	15,000
Overall Condition	Fair	Full Baths	1	5,000
Class	C	Value Before Depr.	0	202,000
Stories	1.00	Depr/Adjust Amount	0	107,060
Design (Style)	Ranch	Final Value (After Depr)	0	94,940
Construction	Wood Frame			
Year Built	1951			
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				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor	0	Physical Depreciation % 53
		Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %					
Fuel	Natural Gas						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Asbestos	Asbestos					
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						94,940	



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

Location:	180 COPPERMILL RD				Map/Lot:	145 050		Zone:	AA	Date Printed:	02-04-25	
911 Address:					Exempt		Route	3	Nbhd:	03	Last Update:	11-13-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
SGARELLINO DEBRA JOY					2174 /461	10-17-24	Name Change		NO	0		
180 COPPERMILL RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PLATOSZ DEBRA J					2160 /1088	07-06-23	Warranty Deed		YES	490,000		
WATERHOUSE KEITH B & APRIL M					1983 /0238	03-15-17			NO	249,900		
LIBERA NANCY E EST					1983 /0237	03-15-17			NO	0		
LIBERA NANCY E EST LIBERA RICHARD W EXEC					1983 /0236	03-15-17			NO	0		
LIBERA NANCY					1979 /0056	02-03-17			NO	0		
Permit Number	Date	Cost	Building Permit									
ROW-24-0042	03-25-24	0	Road / Permanent Restoration of road patch for CNG.									
B-23-0881	10-04-23	6,800	Install new gas log insert by DVL - ember glo at first floor family room fireplace.									
P-23-0203	09-13-23	3,400	Gas line to stove and fireplace . New laundry in basement . Kitchen remodel .									
B-23-0806	09-11-23	1,900	Install a new casement window in existing opening at area of kitchen sink. Patch back sheetrock removed f									
E-23-0475	09-08-23	5,000	install recessed lighting in the bedrooms, living room, kitchen, office and hallway. Rework wiring where									
B-20-0260	05-12-20	10,915	Remove aluminum siding and install vinyl siding . Color - charcoal . Certainteed . 18.5 sq									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		153,700		
Dev Map	Dev Lot 63	11- Res Land	0.47	107,590				Total Building Value		277,217		
Date	08/20/2024	13- Res Bldg	1.00	194,050				Total Outbuilding Value		2,554		
Inspector	SB	14- Res Outbldg	1.00	1,790				Total Market Value		433,471		
Action	Letter Sent											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.47	0.00	145,000	1.06	0	153,700						
Total	0.47					153,700						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	107,590	89,600	89,600	89,600	89,600							
Building	194,050	106,000	104,110	104,110	104,110							
Outbuilding	1,790	2,060	2,050	2,050	2,050							
Total	303,430	197,660	195,760	195,760	195,760					Totals		
Comments												
2023GL: PAVER PATIO & COMPOSITE DECK PER LISTING												
2020GL-VINYL SIDING												
2017GL-SHED												
2016 HARDWOOD FLRS PER MLS												

Location:	180 COPPERMILL RD	Unit	
911 Address:			
Map/Block/Lot	145 050		

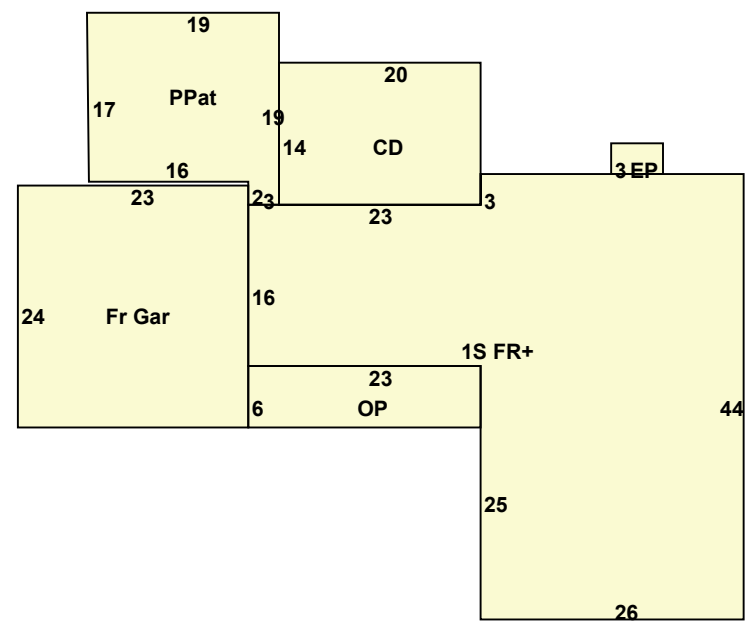
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,512	242,268
Unit		Average Quality Basement Fi	400	21,000
Overall Condition	Good/VG	Basement	1,512	23,814
Class	C+	Central Air	1,512	6,350
Stories	1.00	Fireplace	2	10,500
Design (Style)	Ranch	Full Baths	2	10,500
Construction	Wood Frame	Value Before Depr.	0	314,432
Year Built	1965	Depr/Adjust Amount	0	59,742
Percent Complete	100	Final Value (After Depr)	0	254,690

Finished Area	1,512	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,512			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Composite Deck	1965	Good/Very Good	280	4,536
Fuel	Natural Gas			Frame Garage	1965	Good/Very Good	552	14,531
Cooling Type	Central	100 %		Paver Patio	1965	Good/Very Good	326	1,956
				Enclosed Porch	1965	Good/Very Good	15	219
				Open Porch	1965	Good/Very Good	138	1,285
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								277,217

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gas FP	1				Frame Shed	2017	Excellent	96	2,554

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



Unique ID: 088033

2024 REVAL

Card No: 1 of 1

Location: 43 CRICKET KNL		Map/Lot: 088 033		Zone: AA		Date Printed: 02-04-25																	
911 Address:		Exempt		Route 2		Nbhd: 02		Last Update: 12-24-24															
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price												
DHEYAB AYAD				2174 /373		10-15-24		Warranty Deed		YES	535,000												
43 CRICKET KNOLL WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
LAPORTE DAVID M & PAMELA T				0702 /0315		06-08-98				YES	190,000												
				/																			
				/																			
				/																			
				/																			
Permit Number			Date			Cost			Building Permit														
ROW-23-0416			07-31-23			0			Remove and replace driveway.														
B-19-0896			11-04-19			7,294			INSTALL 4 DOUBLE HUNG WINDOWS. REPL WINDOW TRIM. INSTALL BACK ENTRY STORM & REGULAR DOOR														
E-14-370			09-16-14			1,500			SVC CHG														
State Item Codes																							
Census/Tract 4926		Code		Quantity		Value		Code		Quantity		Value		Appraised Value									
Dev Map		Dev Lot 56		11- Res Land		0.50		116,100						Total Land Value 165,850									
Date 04/02/2024				13- Res Bldg		1.00		245,080						Total Building Value 350,121									
Inspector SB				14- Res Outbldg		1.00		1,200						Total Outbuilding Value 1,717									
Action DM No Change														Total Market Value 517,688									
Acres							Influence Factors																
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.50		0.00		155,000		1.07		0		165,850											
Total		0.50										165,850											
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals																
		Current		2023		2022		2021		2020		Type		Acres		Value		Type		Acres		Value	
Land		116,100		89,600		89,600		89,600		89,600													
Building		245,080		114,550		114,550		114,550		114,550													
Outbuilding		1,200		1,910		1,910		1,910		1,910													
Total		362,380		206,060		206,060		206,060		206,060													
Comments																							

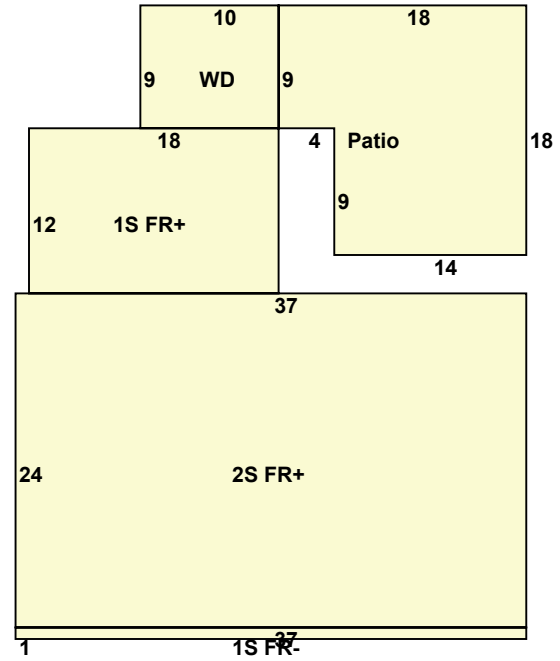
Location:	43 CRICKET KNL	Unit	
911 Address:			
Map/Block/Lot	088 033		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,029	334,785
Unit		Basement	1,104	18,216
Overall Condition	Very Good	Basement Garage Bays	2	6,600
Class	B-	Fireplace	1	5,500
Stories	2.00	Full Baths	2	11,000
Design (Style)	Colonial	Half Baths	1	3,850
Construction	Wood Frame	Value Before Depr.	0	379,951
Year Built	1973	Depr/Adjust Amount	0	34,196
Percent Complete	100	Final Value (After Depr)	0	345,755

Finished Area	2,029	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,104			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	2004	Very Good	90	1,515
Fuel	Natural Gas			Patio	2011	Very Good	288	2,851
Cooling Type	None	0 %						
Interior								
Floors	Carpet							
Attic Access								
Walls	Drywall							
Fireplaces	1							
Wood Stoves	0							
Exterior								
Exterior	Vinyl Siding							
Roof Cover	Asphalt							
Roof Type	Gable							
				Total Building Value		350,121		

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2006	Good	120	1,717					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
8	4	1	2	1					



Unique ID: 062030

2024 REVAL

Card No: 1 of 1

Location:	295 FOREST DR				Map/Lot:	062 030		Zone:	A	Date Printed:	02-04-25	
911 Address:					Exempt		Route	9	Nbhd:	09	Last Update:	10-03-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MITCHELL MEGAN T					2173 / 1170	10-02-24	Warranty Deed		YES	325,000		
295 FOREST DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CICHOWICZ CAROL C					2008 / 0168	08-24-17			YES	186,000		
NALDI JEFFREY B & REBECCA A					0652 / 0217	05-19-97			YES	86,000		
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
Z-17-14	05-31-17	3,900	ZONING PERMIT FOR A 10' X 20' FREE STANDING DECK 22" HIGH.									
Z-17-14	05-31-17	3,900	Deck on front of land on side of property									
BP06284	06-21-06	2,000	Prefab shed									
BP000196	03-27-00	4,000	Strip & reroof									
State Item Codes												
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot	NPT1	11- Res Land	0.24	98,000			Total Land Value		140,000		
Date	10/08/2024		13- Res Bldg	1.00	113,340			Total Building Value		161,919		
Inspector	SB		14- Res Outbldg	1.00	470			Total Outbuilding Value		672		
Action	LISTING REVIEW							Total Market Value		302,591		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.24	0.00	140,000	1.00	0	140,000						
Total	0.24					140,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	98,000	74,210	74,210	74,210	74,210							
Building	113,340	58,490	58,490	58,490	58,490							
Outbuilding	470	560	560	560	560							
Total	211,810	133,260	133,260	133,260	133,260					Totals		
Comments												
2018GL-DECK, REMOD KITCHEN & BATHS, GAS HEAT, SALES REVIEW												

Location:	295 FOREST DR	Unit	
911 Address:			
Map/Block/Lot	062 030		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	912	178,752
Unit		Average Quality Basement Fi	400	20,000
Overall Condition	Avg/Good	Basement	912	13,680
Class	C	Central Air	912	3,648
Stories	1.00	Extra Fixtures	1	900
Design (Style)	Ranch	Fireplace	1	5,000
Construction	Wood Frame	Full Baths	1	5,000
Year Built	1956	Value Before Depr.	0	226,980
Percent Complete	100	Depr/Adjust Amount	0	74,903
		Final Value (After Depr)	0	152,077

Finished Area	912	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	912			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 33
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	2017	Good	240	4,039
Fuel	Natural Gas		Frame Garage	1956	Average	288	5,808
Cooling Type	Central	100 %					

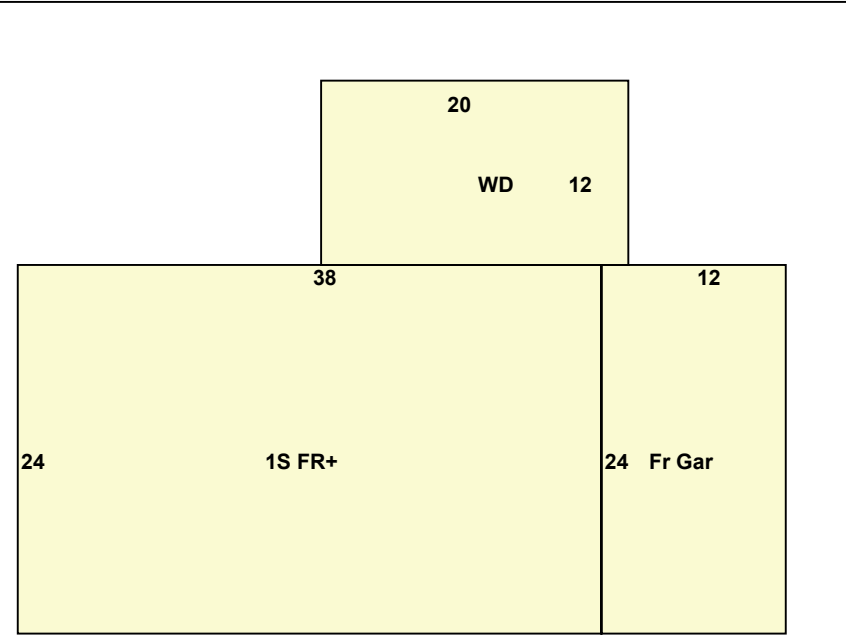
Interior		
Floors	Hardwood	
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
161,919		

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1			
Frame Shed	2000	Average	96	672

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



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2000	Average	96	672					

Unique ID: 118003

2024 REVAL

Card No: 1 of 1

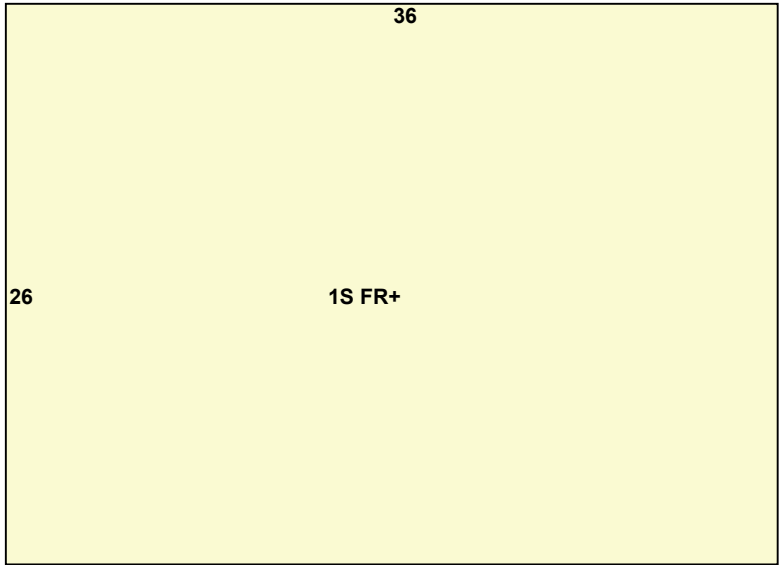
Location:	90 GOODWIN PARK RD				Map/Lot:	118 003		Zone:	B	Date Printed:	02-04-25	
911 Address:					Exempt		Route	10	Nbhd:	10	Last Update:	12-16-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
FOURNIER CHRISTOPHER					2174 /1758	10-25-24	Warranty Deed		YES	260,000		
90 GOODWIN PARK RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
US BANK NA TRUSTEE LSF9					2003 /0080	07-21-17			NO	0		
FEDERAL NATIONAL MORTGAGE ASSOCIATI C/O SETERUS INC					1966 /0058	11-14-16			NO	0		
KURMASKIE STEVEN					0871 /0290	09-24-01			YES	128,000		
FRADIANNI RICHARD J					0409 /0192	03-01-88			NO	141,000		
					/							
Permit Number	Date	Cost	Building Permit									
M-24-0342	10-18-24	6,000	OIL BOILER REPLACEMENT - WE WILL INSTALL ONE (1) NEW PENNCO 100K BTU OIL BOILER WITH DOMESTIC HOT WATER CO									
			State Item Codes					Appraised Value				
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.27	66,460				Total Land Value 94,940			
Date	02/23/2008		13- Res Bldg	1.00	94,970				Total Building Value 135,672			
Inspector	BD		14- Res Outbldg	1.00	5,770				Total Outbuilding Value 8,237			
Action	3rd Att to list								Total Market Value 238,849			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.27	0.00	94,000	1.01	0	94,940						
Total	0.27					94,940						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	66,460	58,680	58,680	58,680	58,680							
Building	94,970	46,390	46,390	46,390	46,390							
Outbuilding	5,770	5,520	5,520	5,520	5,520							
Total	167,200	110,590	110,590	110,590	110,590							
											Totals	
Comments												

Location:	90 GOODWIN PARK RD	Unit	
911 Address:			
Map/Block/Lot	118 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	936	183,456
Unit		Basement	936	14,040
Overall Condition	Avg/Good	Full Baths	1	5,000
Class	C	Value Before Depr.	0	202,496
Stories	1.00	Depr/Adjust Amount	0	66,824
Design (Style)	Ranch	Final Value (After Depr)	0	135,672
Construction	Wood Frame			
Year Built	1952			
Percent Complete	100			

Finished Area	936	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	936			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 33
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 %					
Fuel	Oil						
Cooling Type	None	0 %					
Interior							
Floors	Hardwood	Carpet					
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						135,672	



Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1956	Good	352	8,237					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	2	1	1	0					

Location:	100 GRISWOLD RD				Map/Lot:	181 014		Zone:	A1	Date Printed:	02-04-25	
911 Address:					Exempt		Route	6	Nbhd:	06	Last Update:	11-14-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
FERRAGUTO TERESA A & PHILIP A					2174 /1736	10-24-24	Quit Claim		NO	0		
100 GRISWOLD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FERRAGUTO TERESA A					2102 /371	04-14-20	Name Change		NO	0		
PIETRANDREA TERESA A					1823 /0289	02-14-14			YES	312,500		
FEHRATOVIC ISO & VRANIC SABINA					1634 /0341	01-18-11			YES	200,000		
LASHER GENE P					0285 /0736	12-08-72			NO	0		
					/							
Permit Number	Date	Cost	Building Permit									
B-19-0093	03-11-19	8,100	REPLACEMENT OF 10 WINDOWS & FRONT DOOR									
B-14-812	10-29-14	8,000	CONSTRUCT A 12' X 24' DECK ON REAR OF HOUSE.									
B-14-812	10-29-14	8,000	CONSTRUCT 12'x24' DECK ON REAR OF HOUSE									
B-11-200	05-27-11	1,000	REPLACING SHEET ROCK AND INSTALLING NEW CLOSETS.									
M-11-69	05-19-11	10,000	CONVERTING OIL TO GAS HOT AIR FURNACE AND REPLACE A/C SYSTEM WITH NEW DUCTS TO SECOND FLOOR AREA.									
P-11-99	05-18-11	2,500	NEW PLUMBING FIXTURES, TUB AND TILE									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			139,360
Dev Map		Dev Lot	11- Res Land	0.39	97,550				Total Building Value			293,554
Date	05/17/2024		13- Res Bldg	1.00	205,490				Total Outbuilding Value			922
Inspector	GH		14- Res Outbldg	1.00	650				Total Market Value			433,836
Action	DM Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.39	0.00	134,000	1.04	0	139,360						
Total	0.39					139,360						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	97,550	69,990	69,990	69,990	69,990							
Building	205,490	136,180	136,180	136,180	136,180							
Outbuilding	650	1,060	1,060	1,060	1,060							
Total	303,690	207,230	207,230	207,230	207,230					Totals		
Comments												
DM2024 ADD 1 FIREPLACE; CHANGE 3 TO 4 BEDROOMS; ENCL PORCH TO OPEN PORCH												
2019GL-REMOD IN 2011, ALL UPDATES, PICTOMETRY, 2 FULL BATHS AND 2 HALF BATHS PER LISTING AND DATA MAILER												
2015 WDK												
2011-INTERIOR RENOVATIONS												
2013 KIT MOD PER MLS												
REAR DORMER-38'												

Location:	100 GRISWOLD RD	Unit	
911 Address:			
Map/Block/Lot	181 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,271	295,344
Unit		Average Quality Basement Fi	600	30,000
Overall Condition	Good/VG	Basement	1,008	15,120
Class	C	Basement Garage Bays	1	3,000
Stories	1.65	Central Air	2,271	9,084
Design (Style)	Cape	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	2	7,000
Year Built	1951	Value Before Depr.	0	369,548
Percent Complete	100	Depr/Adjust Amount	0	84,996
		Final Value (After Depr)	0	284,552

Finished Area	2,271
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,008
Basement Finish	600
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	1
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1951	Good/Very Good	51	589
Fuel	Natural Gas		Carport	1951	Good/Very Good	480	3,696
Cooling Type	Central	100 %	Wood Deck	2014	Average	288	4,504
			Open Porch	1951	Good/Very Good	24	213

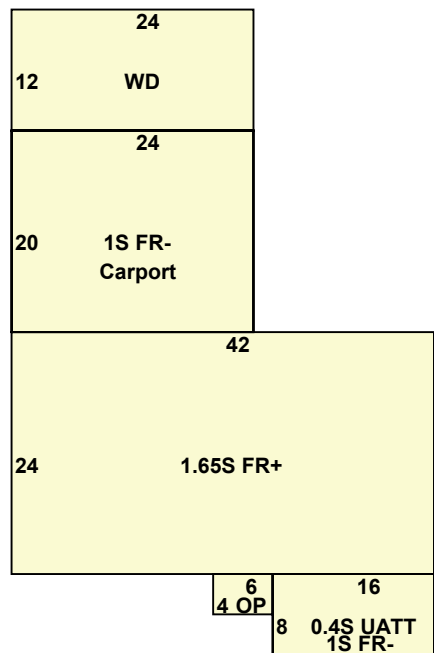
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	0	
Wood Stoves	0	

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

Total Building Value 293,554

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gas FP	1								
Det Masonry Patio	2008	Fair	128	922					

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



Unique ID: 111030

2024 REVAL

Card No: 1 of 1

Location:	101 HARDING ST				Map/Lot:	111 030		Zone:	B	Date Printed:	02-04-25	
911 Address:					Exempt		Route	8	Nbhd:	08	Last Update:	01-07-25
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
OAKMONT PROPERTIES LLC					2176 /239	12-05-24	Admin Deed			NO	225,000	
157 KNOB HILL GLASTONBURY , CT 06033												
Additional Owners:												
Prior Owner History												
KWISEK BERNICE T					2176 /238	12-05-24	Probate			NO	0	
KWISEK BERNICE EST CLARK SEAN P ESQ ADMINISTRATOR					2174 /487	10-18-24	Probate			NO	0	
KWISEK BERNICE					1439 /0285	10-22-07				NO	0	
CALVO FRANK R & KWISEK BERNICE T					1330 /0012	05-01-06				NO	0	
CALVO FRANK R					0330 /0635	08-27-82				NO	0	
Permit Number	Date	Cost	Building Permit									
B-15-296	06-05-15	6,200	STRIP EXISTING SHINGLES AND INSTALL NEW WITH DRIP and RAKE, ICE and WATER, FLASHING, RIDGE VENTS.									
B-15-296	06-05-15	6,200	STRIP & REROOF									
BP-0450	09-12-08	5,000	Replacement windows/ext.doors & screens									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 28	11- Res Land	0.18	69,260				Total Land Value		98,940		
Date	05/07/2024	13- Res Bldg	1.00	122,080				Total Building Value		174,402		
Inspector	W Topliff							Total Outbuilding Value		0		
Action	DM No Change							Total Market Value		273,342		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	102,000	0.97	0	98,940						
Total	0.18					98,940						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	69,260	72,100	72,100	72,100	72,100							
Building	122,080	69,260	69,260	69,260	69,260							
Outbuilding	0	0	0	0	0							
Total	191,340	141,360	141,360	141,360	141,360					Totals		
Comments												

Location:	101 HARDING ST	Unit	
911 Address:			
Map/Block/Lot	111 030		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	987	193,452
Unit		Average Quality Basement Fi	500	25,000
Overall Condition	Avg/Good	Basement	978	14,670
Class	C	Fireplace	1	5,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Value Before Depr.	0	248,122
Construction	Wood Frame	Depr/Adjust Amount	0	81,880
Year Built	1955	Final Value (After Depr)	0	166,242
Percent Complete	100			

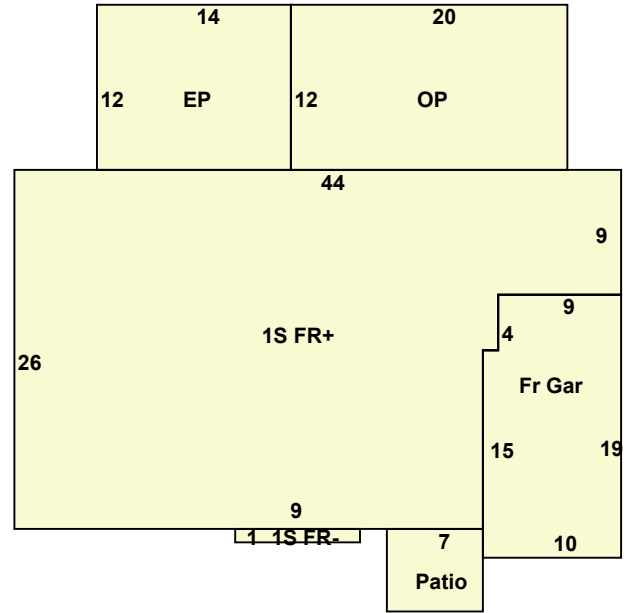
Finished Area	987	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	978			
Basement Finish	500			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 33
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1955	Average/Good	186	4,050
Fuel	Natural Gas		Patio	1955	Average/Good	42	235
Cooling Type	None	0 %	Enclosed Porch	1955	Average/Good	168	2,025
			Open Porch	1955	Average/Good	240	1,840

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 174,402



Special Features **Detached Component Computations**

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

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

Location:	194 HARTFORD AVE				Map/Lot:	219 036		Zone:	B	Date Printed:	02-04-25	
911 Address:					Exempt		Route	7	Nbhd:	07	Last Update:	11-14-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MORRISSETTE BERNARD & JANINE					2174 /301	10-11-24	Warranty Deed		YES	600,000		
194 HARTFORD AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
WILMER ANN H SNELGROVE POLLY WILMER					0685 /0335	02-09-98			NO	0		
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
ROW-24-0051	03-25-24	0	Road / Permanent Restoration of road patch for CNG.									
ROW-23-0369	07-26-23	0	Replace damaged concrete sidewalk for Town Sidewalk Program.									
ROW-23-0094	03-27-23	0	To seal gas joints									
P-15-152	08-04-15	1,230	Replace 50 gallon natural gas water heater.									
P-15-152	08-04-15	1,230	REPL WATER HEATER									
B-10-163	08-23-10	2,800	REMOVE ROOFING OVER GARAGE AND REPLACE WITH ICE and WATER SHIELD, FELT PAPER AND 30 YR TAMKO WEATHERWOOD									
				State Item Codes				Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		177,840		
Dev Map	Dev Lot 24	11- Res Land	0.39	124,490				Total Building Value		444,791		
Date	03/12/2013 04/21/2004	13- Res Bldg	1.00	311,350				Total Outbuilding Value		0		
Inspector	MF							Total Market Value		622,631		
Action	Data Mailer Rec 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	180,000	1.04	-5	177,840	House Lot	-5	Location			
Total	0.39					177,840						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	124,490	74,940	74,940	74,940	74,940							
Building	311,350	232,450	232,450	232,450	232,450							
Outbuilding	0	0	0	0	0							
Total	435,840	307,390	307,390	307,390	307,390					Totals		
Comments												
EXT = LOCATION												

Location:	194 HARTFORD AVE	Unit	
911 Address:			
Map/Block/Lot	219 036		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	3,793	541,185
Unit		Basement	2,117	40,329
Overall Condition	Good/VG	Better Quality Basement Fin	729	55,550
Class	B+	Fireplace	7	44,450
Stories	2.00	Full Baths	4	25,400
Design (Style)	Colonial	Half Baths	1	4,445
Construction	Masonry	Value Before Depr.	0	711,359
Year Built	1720	Depr/Adjust Amount	0	284,544
Percent Complete	100	Final Value (After Depr)	0	426,815

Finished Area	3,793	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	2,117			
Basement Finish	729			
Bsmt Room Style	Better			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Unfinished Attic	1720	Good/Very Good	486	5,555
Fuel	Natural Gas			Carport	1720	Good/Very Good	148	1,128
Cooling Type	Partial	50 %		Frame Garage	1720	Good/Very Good	456	11,298

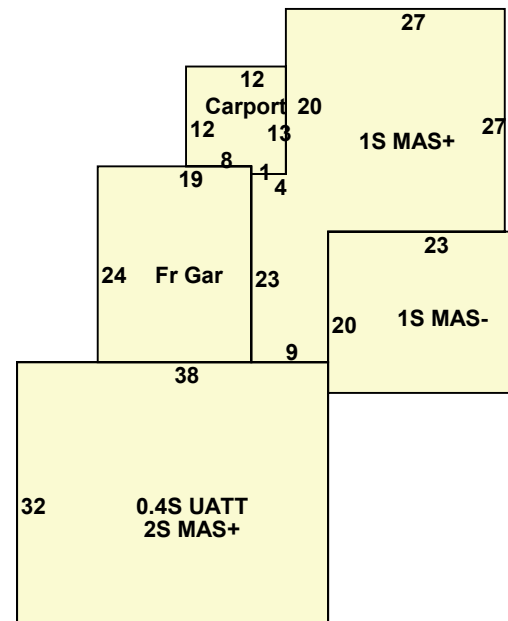
Interior		
Floors	Softwood	Tile
Attic Access		
Walls	Plaster	
Fireplaces	7	
Wood Stoves	0	

Exterior		
Exterior	Brick/Masonr	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 444,791

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

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



Unique ID: 219002

2024 REVAL

Card No: 1 of 1

Location:	273-275 HARTFORD AVE				Map/Lot:	219 002		Zone:	B	Date Printed:	02-04-25	
911 Address:					Exempt		Route	7	Nbhd:	07	Last Update:	11-14-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
LEDWITH CHRISTOPHER & STARKOWSKI RENEE					2174 /523	10-21-24	Warranty Deed			YES	425,000	
273 HARTFORD AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
REYNGOUDT EDWARD & GISELE					2103 /94	05-04-20	Quit Claim			NO	0	
REYNGOUDT EDWARD					1030 /0195	05-02-03				YES	200,000	
LORD PATRICIA A & HILLARY MARCIA A					0999 /0029	02-07-03				NO	0	
WIRSUL GENEVIEVE S TRUSTEE					0358 /0310	08-22-85				NO	0	
					/							
Permit Number	Date	Cost	Building Permit									
B-21-0314	05-10-21	10,570	Remove existing shingles . Install new Certainteed roofing system . Landmark Series color - Colonial Slate									
MP-0206	10-24-08	10,000	INSTALL TWO NEW GAS DIRECT VENT BOILERS									
BP010796	12-07-01	9,897	Strip & reroof									
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 2	11- Res Land	0.16	120,960				Total Land Value		172,800		
Date	04/24/2024	13- Res Bldg	1.00	179,280				Total Building Value		256,115		
Inspector	GH	14- Res Outbldg	2.00	4,840				Total Outbuilding Value		6,914		
Action	DM No Change							Total Market Value		435,829		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.16	0.00	180,000	0.96	0	172,800						
Total	0.16					172,800						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	120,960	74,200	74,200	74,200	74,200							
Building	179,280	101,110	101,110	101,110	101,110							
Outbuilding	4,840	4,770	4,770	4,770	4,770							
Total	305,080	180,080	180,080	180,080	180,080					Totals		
Comments												

Location:	273-275 HARTFORD AVE	Unit	
911 Address:			
Map/Block/Lot	219 002		

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	2,312	366,799
Unit		Basement	1,156	17,340
Overall Condition	Avg/Good	Full Baths	2	10,000
Class	C	Value Before Depr.	0	394,139
Stories	2.00	Depr/Adjust Amount	0	145,831
Design (Style)	Multi Family	Final Value (After Depr)	0	248,307
Construction	Wood Frame			
Year Built	1925			
Percent Complete	100			

Finished Area	2,312	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,156			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 37
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

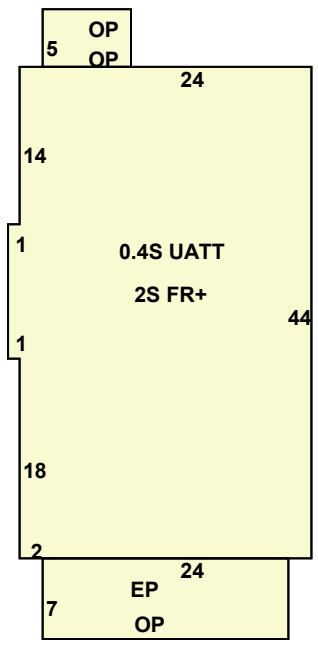
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Unfinished Attic	1925	Average/Good	462	4,366
Fuel	Natural Gas		Enclosed Porch	1925	Average/Good	154	1,746
Cooling Type	None	0 %	Open Porch	1925	Average/Good	40	290
			Open Porch	1925	Average/Good	154	1,116
			Open Porch	1925	Average/Good	40	290

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

Exterior		
Exterior	Wood Shingle	Clapboards
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value 256,115		

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
Frame Garage	1925	Average/Good	324	6,634							
Frame Shed	1900	Average	40	280							

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



Location:	531 HIGHLAND ST				Map/Lot:	089 001		Zone:	AA	Date Printed:	02-04-25	
911 Address:					Exempt		Route	3	Nbhd:	03	Last Update:	12-26-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
MATERAZZO BERUBE LIVING TRUST BERUBE MARC TRUSTEE					2174 / 154	10-07-24	Quit Claim			NO	0	
531 HIGHLAND ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BERUBE MARC & MATERAZZO PAUL					2148 / 293	06-16-22	Warranty Surviv			YES	485,000	
COMMODORE HOMES LLC					2134 / 487	09-13-21	Exec Deed			NO	270,000	
JUTRAS ERNEST J					2134 / 486	09-13-21	Probate			NO	0	
JUTRAS JULETTE M EST					2125 / 574	04-27-21	Probate			NO	0	
JUTRAS JULIETTE M					0377 / 0664	11-07-86				NO	0	
Permit Number	Date	Cost	Building Permit									
M-22-0337	09-29-22	12,000	INSTALL HEAT PUMP W/ 18,000 BTU EVAPORATOR, 9,000 BTU EVAPORATOR, & 12,000 BTU EVAPORATOR									
P-22-0025	02-28-22	7,800	RELOCATE WASHER. NEW BATHTUB. ADDING A SHOWER. CONNECT 2 TOILETS. 2 LAVS. AND 1 KITCHEN SINK									
E-22-0020	01-28-22	9,500	WIRE BONUS ROOM. REWIRE KITCHEN & 2 BATHROOMS. WIRE LAUNDRY ROOM									
B-22-0022	01-20-22	30,000	REMODEL 2 BATHS & 1 KITCHEN. FIXTURES IN SAME LOCATION. ADD LAUNDRY TO HALL BATH & SHOWER TO MASTER BATH									
E-21-0497	10-13-21	2,800	Upgrade service to 200 amps.									
B-21-0753	09-29-21	2,000	Replace 8 broken windows.									
Census/Tract					State Item Codes					Appraised Value		
4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		232,725			
Dev Map	Dev Lot	PT20	11- Res Land	0.51	162,910			Total Building Value		286,393		
Date	05/16/2024	03/27/2006	13- Res Bldg	1.00	200,480			Total Outbuilding Value		0		
Inspector	GH							Total Market Value		519,118		
Action	DM Change	BAA Reduction										
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.51	0.00	145,000	1.07	50	232,725	House Lot	50	Location			
Total	0.51					232,725						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	162,910	123,900	123,900	123,900	123,900							
Building	200,480	125,340	125,340	88,870	114,080							
Outbuilding	0	0	0	0	0							
Total	363,390	249,240	249,240	212,770	237,980					Totals		
Comments												
DM2024 CHANGE HEATING FROM ELECTRIC BASE TO HOT WATER												
2024GL: TSP TO EP												
2022GL: LISTING REVIEW - FULL REMODEL...BDRM CNT TO 3, BATH COUNT TO 2 FULL, 2 FIREPLACES, SPLIT SYSTEM, MODERN KITCH, EP TO TSP, NEW BONUS												
PTO 23X5= NV												

Location:	531 HIGHLAND ST	Unit	
911 Address:			
Map/Block/Lot	089 001		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,026	282,931
Unit		Basement	1,247	19,640
Overall Condition	Very Good	Cooling - Mini Split	2,026	3,191
Class	C+	Fireplace	2	10,500
Stories	1.00	Full Baths	2	10,500
Design (Style)	Ranch	Value Before Depr.	0	326,762
Construction	Wood Frame	Depr/Adjust Amount	0	58,817
Year Built	1950	Final Value (After Depr)	0	267,945
Percent Complete	100			

Finished Area	2,026
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,247
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	Hot Water	100 %		Frame Garage	1950	Very Good	484	12,899
Fuel	Oil			Enclosed Porch	1950	Very Good	15	221
Cooling Type	Mini Split	100 %		Enclosed Porch	2021	Average	299	5,323

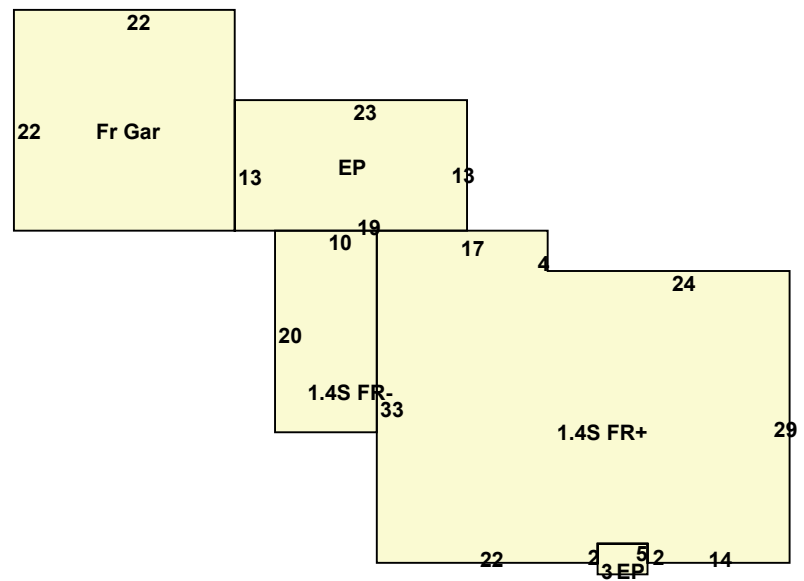
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	2	
Wood Stoves	0	

Exterior		
Exterior	Wood Shingle	Stone
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 286,393

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

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



Unique ID: 170049

2024 REVAL

Card No: 1 of 1

Location:	51 HIGHVIEW AVE	Map/Lot:	170 049	Zone:	C	Date Printed:	02-04-25
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911 Address:		Exempt		Route	8	Nbhd:	08	Last Update:	11-14-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
CHRIST ELIZABETH M & CLEMENS PADRAIC		2174 /886	10-28-24	Quit Claim	NO	0
51 HIGHVIEW AVE WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
CHRIST ELIZABETH M		1595 /0141	06-15-10		NO	179,500
DIMARZIO ARLINE M EST		C/O BRESCIA MATTHEW J EXEC	1583 /0027	03-25-10	NO	0
DIMARZIO ARLINE			0385 /0275	03-19-87	NO	0
		/				
		/				

Permit Number	Date	Cost	Building Permit
B-19-0947	11-26-19	5,490	Strip and reroof with GAF Timberline HD shingles 11 sq. Ice & water shield.
B-19-0947	11-26-19	5,490	Strip and reroof with GAF Timberline HD shingles 11 sq. Ice and water shield.
P-19-0156	06-26-19	1,800	BOILER REPLACEMENT
B-12-202	06-14-12	4,000	INSTALL 24' ABOVE GROUND POOL KEPT IN REAR YARD 8' FROM PROPERTY LINES, WITH CODE COMPLIANT POOL BARRIER.
B-12-202	06-14-12	4,000	INSTALL 24' ABOVE GROUND POOL
E-12-170	06-12-12	1,000	WIRE ABOVE GROUND POOL

Census/Tract		State Item Codes					Appraised Value		
4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	98,940
Dev Map	Dev Lot 60	11- Res Land	0.17	69,260				Total Building Value	171,825
Date	04/24/2019	13- Res Bldg	1.00	120,280				Total Outbuilding Value	5,320
Inspector		14- Res Outbldg	1.00	3,720				Total Market Value	276,085
Action	PICTOMETRY								

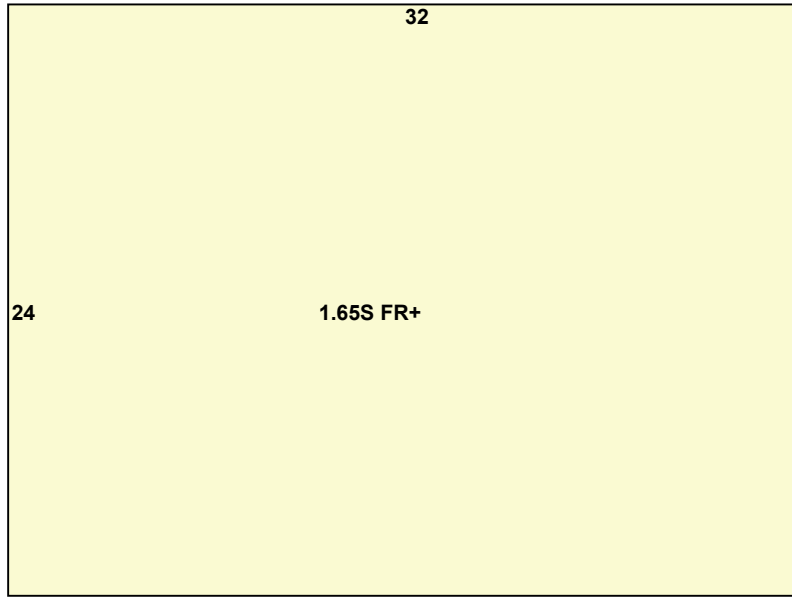
Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.17	0.00	102,000	0.97	0	98,940				
Total	0.17					98,940				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	69,260	64,400	64,400	64,400	64,400						
Building	120,280	68,850	68,850	68,850	68,850						
Outbuilding	3,720	4,080	4,080	4,080	4,080						
Total	193,260	137,330	137,330	137,330	137,330				Totals		

Comments	
2009 C/A 30' REAR DORMER	

Location:	51 HIGHVIEW AVE	Unit
911 Address:		
Map/Block/Lot	170 049	

General Description		Description	Area/Qty	Value		
Building Use	Single Family	Base Rate	1,267	224,867		
Unit		Basement	768	11,520		
Overall Condition	Avg/Good	Central Air	1,267	5,068		
Class	C	Fireplace	1	5,000		
Stories	1.65	Full Baths	2	10,000		
Design (Style)	Cape	Value Before Depr.	0	256,455		
Construction	Wood Frame	Depr/Adjust Amount	0	84,630		
Year Built	1950	Final Value (After Depr)	0	171,825		
Percent Complete	100					
Finished Area	1,267					
Finished Area Does Not Include Finished Basement Area						
Foundation						
Basement Area	768					
Basement Finish	0					
Bsmt Room Style						
Basement Walls						
Outside Entry						
Basement Garage Bays	0					
Sump Pump	NO					
		Grade Factor	0	Physical Depreciation %		
		Economic Depreciation %	0	Functional Depreciation %		
				33		
				0		
Attached Component Computations						
HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water		100 %			
Fuel	Oil					
Cooling Type	Central		100 %			
Interior						
Floors	Hardwood					
Attic Access						
Walls	Plaster					
Fireplaces	1					
Wood Stoves	0					
Exterior						
Exterior	Vinyl Siding					
Roof Cover	Asphalt					
Roof Type	Gable					
Total Building Value					171,825	



Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1952	Average	264	5,320					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	2	1	2	0					

Unique ID: 209004

2024 REVAL

Card No: 1 of 1

Location:	16 HUBBARD PL			Map/Lot:	209 004		Zone:	B	Date Printed:	02-04-25		
911 Address:				Exempt		Route	7	Nbhd:	07	Last Update:	11-08-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
GUTIERREZ-FINLEY DEMETRIO J & ALEXANDRA				2173 / 1082	10-01-24	Trustees Deed			NO	349,000		
16 HUBBARD PL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
RONCA JOHN A TRUSTEE				1643 / 0208	03-08-11				NO	0		
DRISCOLL SYLVIA H EST				1643 / 0207	03-08-11				NO	0		
RONCA JOHN A				1643 / 0074	03-04-11				NO	0		
DRISCOLL SYLVIA H EST C/O RONCA JOHN A EXEC				1604 / 0189	08-11-10				NO	0		
DRISCOLL SYLVIA H EST C/O RONCA JOHN A EXEC				1603 / 0192	08-05-10				NO	0		
Permit Number	Date	Cost	Building Permit									
B-23-1020	11-09-23	10,400	Remove existing roofing. 6' of ice/water shield. Synthetic moisture barrier to balance. Tape all plywoo									
TB-11-458	09-09-11	2,250	STRIP & REROOF									
BP-99-0157	05-05-99	7,457										
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot PT12	11- Res Land	0.26	119,700				Total Land Value		171,000		
Date	05/13/2024	13- Res Bldg	1.00	138,140				Total Building Value		197,346		
Inspector	W Topliff	14- Res Outbldg	3.00	7,300				Total Outbuilding Value		10,425		
Action	DM No Change							Total Market Value		378,771		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.26	0.00	180,000	1.00	-5	171,000	House Lot	-5	Condition	RR		
Total	0.26					171,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	119,700	71,870	71,870	71,870	71,870							
Building	138,140	70,530	70,530	70,530	70,530							
Outbuilding	7,300	8,570	8,570	8,570	8,570							
Total	265,140	150,970	150,970	150,970	150,970					Totals		
Comments												
2024GL: DETACHED OP IS PAVILION EXT=RAILROAD FOP = SCREENED IN UPSTAIRS BATHROOM=SHOWER & TOILET NOT IN SAME ROOM												

Location:	16 HUBBARD PL	Unit	
911 Address:			
Map/Block/Lot	209 004		

General Description		Description	Area/Qty	Value
Building Use	Two Family	Base Rate	1,544	283,633
Unit		Basement	936	14,040
Overall Condition	Avg/Good	Fireplace	1	5,000
Class	C	Full Baths	1	5,000
Stories	1.65	Half Baths	1	3,500
Design (Style)	Multi Family	Value Before Depr.	0	311,173
Construction	Wood Frame	Depr/Adjust Amount	0	115,134
Year Built	1925	Final Value (After Depr)	0	196,039
Percent Complete	100			

Finished Area 1,544
 Finished Area Does Not Include Finished Basement Area

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

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	2024	Average	48	816
Fuel	Natural Gas		Enclosed Porch	1925	Average/Good	24	272
Cooling Type	None	0 %	Open Porch	1925	Good	28	219

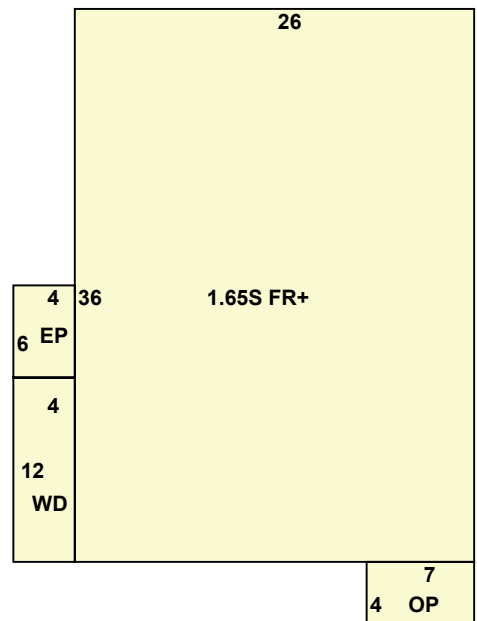
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 197,346

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1960	Average	400	8,190					
Pavilion	1970	Average	198	990					
Det Masonry Patio	2008	Average	100	1,245					

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



Location:		107 LONGVUE DR				Map/Lot:		203 067		Zone:	A	Date Printed:		02-04-25	
911 Address:						Exempt			Route	6	Nbhd:	06	Last Update:		01-21-25
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price	
107 LONGVUE LLC						2174 /1786		10-25-24		Quit Claim			NO	0	
26 STILLWOLD DR WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
CATRICALA ROCCO						2171 /1162		08-14-24		Foreclosure			NO	325,000	
LITTLE CECILIA Y						2132 /740		09-03-21		Probate			NO	0	
LITTLE ENID S EST						2115 /1138		11-23-20		Probate			NO	0	
LITTLE ENID S						1961 /0023		10-14-16					NO	0	
LITTLE ENID S & LINCOLN A						0328 /0731		03-15-82					NO	0	
Permit Number			Date		Cost	Building Permit									
B-24-1344			12-06-24		12,000	REMOVE 2 NON LOAD BEARING WALLS , REMOVE 1 WINDOW , INSTALL 10 NEW INTERIOR DOORS , AND 2 EXTERIOR DOORS .									
BP-99-8928			03-05-99		4,480										
						State Item Codes						Appraised Value			
Census/Tract		4922				Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot 18PT				11- Res Land	0.28	94,740				Total Land Value 135,340			
Date		05/08/2008				13- Res Bldg	1.00	192,040				Total Building Value 274,344			
Inspector		BS				14- Res Outbldg	1.00	390				Total Outbuilding Value 560			
Action		Measured + 1Vis										Total Market Value 410,244			
Acres							Influence Factors								
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason		Comment			
House Lot		0.28	0.00	134,000	1.01	0	135,340								
Total		0.28					135,340								
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals								
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value			
Land		94,740	65,100	65,100	65,100	65,100									
Building		192,040	110,820	110,820	110,820	110,820									
Outbuilding		390	390	390	390	390									
Total		287,170	176,310	176,310	176,310	176,310									
Totals															
Comments															

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

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,183	336,946
Unit		Basement	704	11,088
Overall Condition	Good	Central Air	2,183	9,169
Class	C+	Fireplace	1	5,250
Stories	2.00	Full Baths	1	5,250
Design (Style)	Colonial	Half Baths	1	3,675
Construction	Wood Frame	Low Quality Basement Finish	180	6,615
Year Built	1940	Value Before Depr.	0	377,993
Percent Complete	100	Depr/Adjust Amount	0	113,398
		Final Value (After Depr)	0	264,595

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

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

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1940	Good	234	2,785
Fuel	Natural Gas		Wood Deck	1940	Good	36	428
Cooling Type	Central	100 %	Frame Garage	1940	Good	236	5,369
			Frame Garage	1940	Good	4	91
			Open Porch	1940	Good	80	644
			Open Porch	1940	Good	21	169
			Utility Storage	1940	Good	35	263

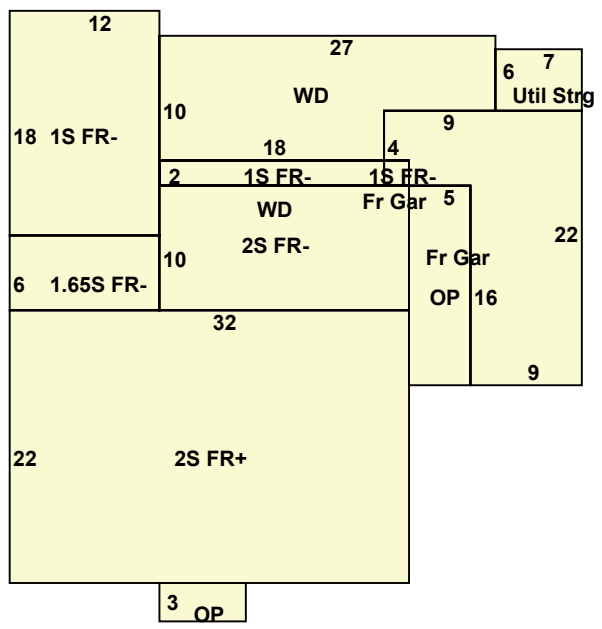
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 274,344

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1968	Average	80	560					

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



Location:	373 MAIN ST			Map/Lot:	249 007		Zone:	B	Date Printed:	02-04-25	
911 Address:				Exempt		Route	7	Nbhd:	07	Last Update:	11-14-24
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price	
COZZI LISA & CHRISTOPHER				2174 /484	10-18-24	Warranty Deed			YES	1,000,000	
160 CHURCH ST WETHERSFIELD , CT 06109											
Additional Owners:											
Prior Owner History											
MEADE CLARE W				0708 /0224	07-16-98				YES	325,000	
				/							
				/							
				/							
				/							
Permit Number	Date	Cost	Building Permit								
P-12-12	01-20-12	500	INSTALL 100 GALLON PROPANE TANK. LOCATION TO BE IN ACCORDANCE WITH HDC AND ZONING REGULATIONS.								
P-12-12	01-20-12	500	INSTALL 100-GAL PROPANE TANK								
B-11-420	12-07-11	22,000	ADD BATHROOM BENEATH THE STAIRS IN BARN. (MECHANICALS INCLUDED)								
B-11-420	12-07-11	22,000	ADD BATHROOM BENEATH STAIRS IN BARN								
E-11-387	12-07-11	5,000	INSTALL 320 AMP METER BOX & 2ND 200 AMP PANEL ON HOUSE. INSTALL SUB PANEL & WIRING IN BARN								
M-11-192	12-01-11	5,800	INSTALL LP FURNACE TO PROVIDE HEAT IN THE BARN								
			State Item Codes					Appraised Value			
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 9	11- Res Land	0.88	146,160				Total Land Value		208,800	
Date	05/29/2024	13- Res Bldg	1.00	284,570				Total Building Value		406,534	
Inspector	GH	14- Res Outbldg	5.00	58,450				Total Outbuilding Value		83,500	
Action	DM No Change								Total Market Value		698,834
Acres							Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
House Lot	0.88	0.00	180,000	1.16	0	208,800					
Total	0.88					208,800					
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals				
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	146,160	95,360	95,360	95,360	95,360						
Building	284,570	267,520	267,520	267,520	267,520						
Outbuilding	58,450	38,400	38,400	38,400	38,400						
Total	489,180	401,280	401,280	401,280	401,280				Totals		
Comments											
2011-BARN & INGROUND POOL BARN 10% COMP FOR 10/1/11 GL SHOWER BARN = 1 FINISHED ROOM W/ BATHROOM & 2012-BARN 100% COMPLETE											

Location:	373 MAIN ST	Unit	
911 Address:			
Map/Block/Lot	249 007		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	4,005	511,198
Unit		Basement	1,830	34,862
Overall Condition	Very Good	Central Air	4,005	20,345
Class	B+	Fireplace	3	19,050
Stories	2.00	Full Baths	2	12,700
Design (Style)	Colonial	Half Baths	1	4,445
Construction	Wood Frame	Value Before Depr.	0	602,600
Year Built	1800	Depr/Adjust Amount	0	210,910
Percent Complete	100	Final Value (After Depr)	0	391,690

Finished Area	4,005	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,830			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Unfinished Attic	1800	Very Good	732	9,064
Fuel	Natural Gas		Wood Deck	1800	Very Good	32	449
Cooling Type	Central	100 %	Patio	1800	Very Good	507	3,413
			Open Porch	1800	Very Good	20	190
			Open Porch	1800	Very Good	32	304
			Open Porch	1800	Very Good	150	1,424

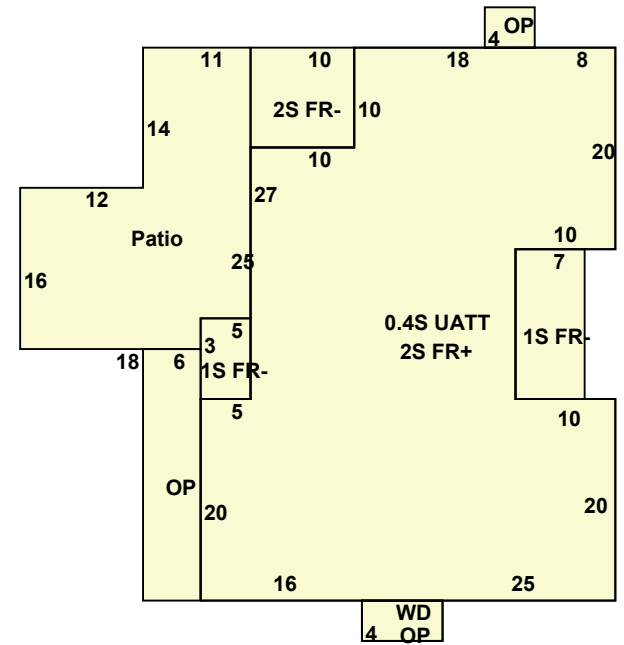
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	3
Wood Stoves	0

Exterior	
Exterior	Clapboards
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 406,534

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
2 Story Barn	2012	Excellent	1,056	58,080					
Gazebo	1999	Fair	77	635					
Det Masonry Patio	2008	Fair	120	1,257					
Vinyl Pool	2011	Good	400	22,748					
Frame Shed	1930	Poor	100	770					

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



Unique ID: 197021

2024 REVAL

Card No: 1 of 1

Location:	32 MEADOWGATE	Map/Lot:	197 021	Zone:	A1	Date Printed:	02-04-25
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911 Address:		Exempt		Route	3	Nbhd:	03	Last Update:	12-26-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
JOLENE L WILSON REV LIVING TRUST WILSON JOLENE L TRUSTEE		2174 /1027	10-31-24	Quit Claim	NO	0
32 MEADOWGATE WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
WILSON JOLENE L		1826 /0024	03-07-14		NO	0
WILSON BJORN E & JOLENE L		0752 /0318	05-18-99		YES	201,250
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
B-16-195	04-20-16	5,300	STRIP AND REROOF WITH PEWTER GRAY ARCH SHINGLES
TB-16-195	04-20-16	5,300	REROOF
BP-0429	06-23-10	11,000	Replace existing deck & install 12'x24' garage
B-2010-0429	05-21-10	11,000	REPLACE EXISTING DECK USING SAME FOOTINGS AND INSTALL A 12'X24' GARAGE IN THE REAR YARD KEPT A MINIMUM OF
BP-0145	05-20-09	3,800	Install 10'x20' Shed
PP06186	11-14-06	900	Gas line fireplace insert

Census/Tract				State Item Codes			Appraised Value		
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	147,900
Dev Map	Dev Lot 24	11- Res Land	0.31	103,530				Total Building Value	281,525
Date	04/29/2024	13- Res Bldg	1.00	197,070				Total Outbuilding Value	15,847
Inspector	W Topliff	14- Res Outbldg	2.00	11,090				Total Market Value	445,272
Action	DM No Change								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.31	0.00	145,000	1.02	0	147,900				
Total	0.31					147,900				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	103,530	79,100	79,100	79,100	79,100						
Building	197,070	112,720	112,720	112,720	112,720						
Outbuilding	11,090	14,370	14,370	14,370	14,370						
Total	311,690	206,190	206,190	206,190	206,190				Totals		

Comments
 2010 REMOVE 1 SHD1/FGR/CORRECT WDK/VINYL
 2009-SHED/CENT A/C

Location:	32 MEADOWGATE	Unit	
911 Address:			
Map/Block/Lot	197 021		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,695	293,659
Unit		Average Quality Basement Fi	400	21,000
Overall Condition	Good	Basement	863	13,592
Class	C+	Central Air	1,695	7,119
Stories	2.00	Fireplace	1	5,250
Design (Style)	Colonial	Full Baths	1	5,250
Construction	Wood Frame	Half Baths	2	7,350
Year Built	1966	Value Before Depr.	0	353,220
Percent Complete	100	Depr/Adjust Amount	0	81,241
		Final Value (After Depr)	0	271,979

Finished Area	1,695	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	863			
Basement Finish	400			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				23
				0
Attached Component Computations				

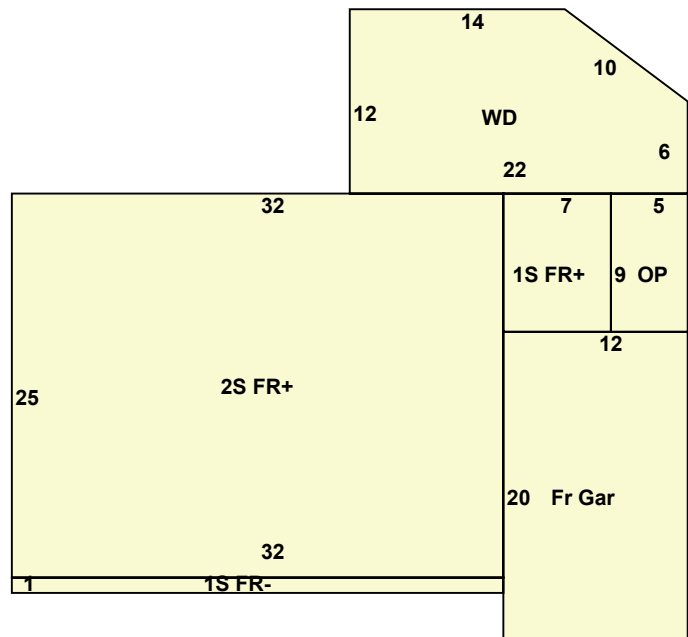
HVAC							
Type	Yr Built	Condition	Area/Qty	Value			
Heating Type	Hot Water	100 %	Wood Deck	1966	Good	240	3,142
Fuel	Natural Gas		Frame Garage	1966	Good	240	6,006
Cooling Type	Central	100 %	Open Porch	1966	Good	45	398

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

Exterior				
Exterior	Vinyl Siding			
Roof Cover	Asphalt			
Roof Type	Gable			
Total Building Value			281,525	

Special Features				
Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	2010	Good	288	12,711
Frame Shed	2009	Good	200	3,186

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



Location:	225 MIDDLETOWN AVE				Map/Lot:	241 012		Zone:	C	Date Printed:	02-04-25	
911 Address:					Exempt		Route	5	Nbhd:	05	Last Update:	11-13-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
ZENG ZHAO SONG					2174 /57	10-04-24	Warranty Deed		YES	365,000		
225 MIDDLETOWN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
LATIFI ARDIAN					1478 /0239	06-09-08			NO	158,000		
GMAC MORTGAGE LLC					1446 /0001	11-26-07			NO	0		
LAPOINTE FREDERICK A & LYNN R					0510 /0088	12-13-91			YES	120,000		
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-24-0648	06-04-24	11,000	Removing old asphalt shingles and installing a new roof									
TP-16-53	03-17-16	450	HAS PIPING FOR RANGE									
BP02040	01-23-02	0	Temp membrane structure-rem by 6-1-02									
BP000569	07-17-00	3,000	Strip & reroof									
State Item Codes												
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 7	11- Res Land	0.14	75,330				Total Land Value		107,616		
Date	05/08/2018	13- Res Bldg	1.00	147,870				Total Building Value		211,242		
Inspector	EQ	14- Res Outbldg	1.00	60				Total Outbuilding Value		90		
Action	DM Change							Total Market Value		318,948		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.14	0.00	118,000	0.96	-5	107,616	House Lot	-5	Location			
Total	0.14					107,616						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	75,330	65,100	65,100	65,100	65,100							
Building	147,870	77,740	77,740	77,740	77,740							
Outbuilding	60	100	100	100	100							
Total	223,260	142,940	142,940	142,940	142,940					Totals		
Comments												
2016GL-1 SHED 2011 C/A												

Location:	225 MIDDLETOWN AVE	Unit	
911 Address:			
Map/Block/Lot	241 012		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,571	272,176
Unit		Average Quality Basement Fi	400	21,000
Overall Condition	Good	Basement	620	9,765
Class	C+	Central Air	1,571	6,598
Stories	2.40	Full Baths	2	10,500
Design (Style)	Colonial	Value Before Depr.	0	320,039
Construction	Wood Frame	Depr/Adjust Amount	0	112,014
Year Built	1898	Final Value (After Depr)	0	208,025
Percent Complete	100			

Finished Area	1,571
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	620
Basement Finish	400
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Walkout
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1898	Good	35	387
Fuel	Natural Gas		Wood Deck	1898	Good	56	619
Cooling Type	Central	100 %	Enclosed Porch	1898	Good	56	655
			Open Porch	1898	Good	180	1,346
			Utility Storage	1898	Good	28	210

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

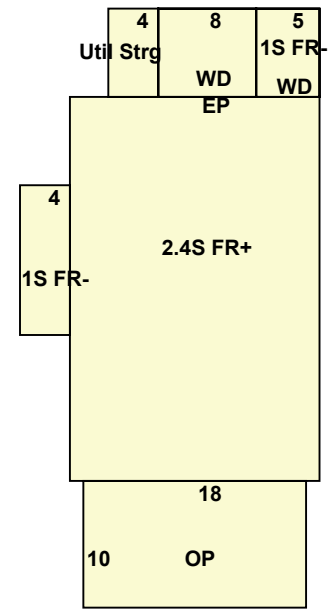
Exterior		
Exterior	Aluminum	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 211,242

Special Features

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Metal Shed	2008	Average	72	90					

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



Location:	445 OLD RESERVOIR RD				Map/Lot:	049 014		Zone:	AAOS	Date Printed:	02-04-25	
911 Address:					Exempt		Route	1	Nbhd:	01	Last Update:	11-13-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
TERK MARY ANN M & GLENN T					2174 /24	10-03-24	Quit Claim			NO	0	
445 OLD RESERVOIR RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
TERK MARY ANN M					0485 /0117	11-19-90				NO	0	
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
B-24-1073	09-16-24	21,958	REPLACE 2 ENTRY DOORS AND 1 PATIO DOOR.									
M-20-0006	01-15-20	6,000	Replace gas furnace.									
B-19-0800	10-03-19	8,955	Install 1 replacement patio door . No structural changes .									
E-18-5	01-18-18	3,000	ELECTRICAL FOR KITCHEN/BATH REMODEL									
B-18-14	01-17-18	64,000	KITCHEN & BATHROOM RENNOVATION W/ REMOVAL OF 5 NON-LOAD-BEARING WALLS & INSTALLING 4 WALLS									
P-18-27	01-08-18	5,000	ROUGH PLUMBING & INSTALLATION OF WASHER HOOKUP, TOILET, TUB, LAV SINK, KITCHEN SINK & ICEMAKER									
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 39	11- Res Land	0.37	116,480				Total Land Value		166,400		
Date	04/25/2024	13- Res Bldg	1.00	290,700				Total Building Value		415,279		
Inspector	W Topliff	14- Res Outbldg	1.00	22,790				Total Outbuilding Value		32,560		
Action	DM No Change							Total Market Value		614,239		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.37	0.00	160,000	1.04	0	166,400						
Total	0.37					166,400						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	116,480	80,130	80,130	80,130	80,130							
Building	290,700	186,580	186,580	186,580	186,580							
Outbuilding	22,790	9,540	9,540	9,540	9,540							
Total	429,970	276,250	276,250	276,250	276,250					Totals		
Comments												
2018GL-KITCHEN & BATH REMOD; REMOVE FBA 2015 SPL1 2016GL-ADD OMITTED BSMT												

Location:	445 OLD RESERVOIR RD	Unit
911 Address:		
Map/Block/Lot	049 014	

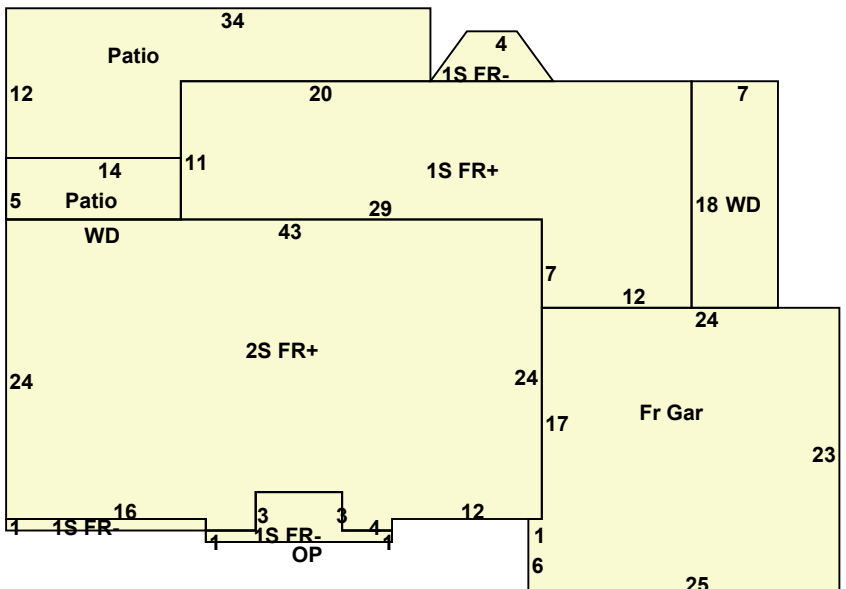
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,667	391,649
Unit		Basement	1,561	25,757
Overall Condition	Good	Central Air	2,667	11,735
Class	B-	Extra Fixtures	1	990
Stories	2.00	Fireplace	2	11,000
Design (Style)	Colonial	Full Baths	3	16,500
Construction	Wood Frame	Value Before Depr.	0	457,630
Year Built	1986	Depr/Adjust Amount	0	64,068
Percent Complete	100	Final Value (After Depr)	0	393,562

Finished Area	2,667
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,561
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	YES
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	14
Functional Depreciation %	0
Attached Component Computations	

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1986	Good	70	1,028
Fuel	Natural Gas		Wood Deck	1986	Good	126	1,842
Cooling Type	Central	100 %	Frame Garage	1986	Good	558	15,596
			Patio	1986	Good	70	567
			Patio	1986	Good	288	2,338
			Open Porch	1986	Good	36	358
Interior							
Floors	Hardwood	Tile					
Attic Access							
Walls	Drywall						
Fireplaces	2						
Wood Stoves	0						
Exterior							
Exterior	Stucco	Brick Veneer					
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						415,279	

Special Features			Detached Component Computations						
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Gas FP	1								
Central Vac	1								
Extra Fixtures	1								
Vinyl Pool	2015	Excellent	592	32,560					

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



Unique ID: 152033

2024 REVAL

Card No: 1 of 1

Location:		123 OLNEY RD			Map/Lot:		152 033		Zone:		A	Date Printed:		02-04-25		
911 Address:					Exempt			Route		6		Nbhd:		06		
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price			
THOMBS FAMILY TRUST THOMBS JOELLA & PATRICK TRUSTEES					2174 /296		10-11-24		Quit Claim			NO	0			
123 OLNEY RD WETHERSFIELD , CT 06109																
Additional Owners:																
Prior Owner History																
THOMBS PATRICK L					1596 /0142		06-18-10					NO	130,000			
THOMBS PATRICK L					1596 /0141		06-18-10					NO	130,000			
NAPIERATA GENEVIEVE F					1596 /0140		06-18-10					NO	0			
NAPIERATA GENEVIEVE F					1517 /0110		03-23-09					NO	0			
NAPIERATA WALTER J & GENEVIEVE					0711 /0128		07-31-98					NO	0			
Permit Number				Date		Cost		Building Permit								
M-18-101				06-12-18		7,800		INSTALL MINI SPLIT DUCTED SYSTEM ON UPPER LEVEL. WALL MOUNT ON 1ST FLR								
M-18-101				06-05-18		7,800		INSTALLATION OF AN L.G. MINI SPLIT DUCTED SYSTEM ON UPPER LEVEL. WALL MOUNT ON FIRST FLOOR.								
EP990127				06-07-99		950										
				State Item Codes								Appraised Value				
Census/Tract 4925				Code	Quantity	Value	Code	Quantity	Value							
Dev Map				Dev Lot 118R		11- Res Land	0.26	93,800			Total Land Value		134,000			
Date 06/20/2018					13- Res Bldg	1.00	220,740			Total Building Value		315,341				
Inspector EQ					14- Res Outbldg	1.00	390			Total Outbuilding Value		560				
Action DM Change										Total Market Value		449,901				
Acres							Influence Factors									
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment			
House Lot		0.26	0.00	134,000	1.00	0	134,000									
Total		0.26					134,000									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
	Current		2023		2022		2021		2020		Type	Acres	Value	Type	Acres	Value
Land	93,800		73,500		73,500		73,500		73,500							
Building	220,740		103,210		103,210		103,210		103,210							
Outbuilding	390		390		390		390		390							
Total	314,930		177,100		177,100		177,100		177,100							
Totals																
Comments																
2018GL-MINI SPLIT																

Location:	123 OLNEY RD	Unit	
911 Address:			
Map/Block/Lot	152 033		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,066	329,734
Unit		Basement	598	9,419
Overall Condition	Good	Cooling - Mini Split	2,066	3,254
Class	C+	Finished Lower Level	482	37,958
Stories	1.00	Fireplace	1	5,250
Design (Style)	Split Level	Full Baths	2	10,500
Construction	Wood Frame	Half Baths	1	3,675
Year Built	1962	Value Before Depr.	0	399,789
Percent Complete	100	Depr/Adjust Amount	0	103,945
		Final Value (After Depr)	0	295,844

Finished Area 2,066
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	598
Basement Finish	482
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Grade Factor	0	Physical Depreciation %	26
Economic Depreciation %	0	Functional Depreciation %	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1962	Good	360	8,658
Fuel	Oil			Masonry Patio	2016	Good	630	9,356
Cooling Type	Mini Split	100 %		Enclosed Porch	1962	Good	96	1,279
				Open Porch	1962	Good	24	204

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

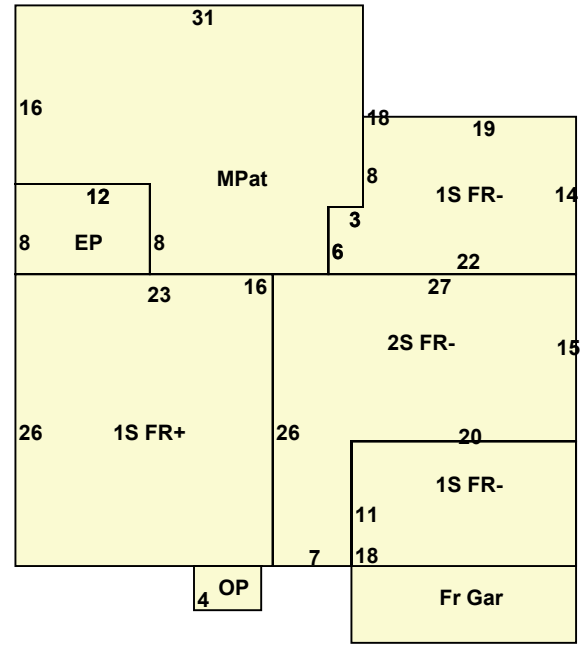
Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 315,341

Special Features				

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1987	Average	80	560					

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



Unique ID: 077038

2024 REVAL

Card No: 1 of 1

Location:	28 ONLOOK RD				Map/Lot:	077 038		Zone:	A	Date Printed:	02-04-25	
911 Address:					Exempt		Route	9	Nbhd:	09	Last Update:	11-13-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
ARCATA KIM NARGI					2174 /26	10-03-24	Quit Claim		NO	0		
28 ONLOOK RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CONNELLY GARY V & ARCATA KIM NARGI					2039 /104	04-30-18	Name Change Cer		NO	0		
CONNELLY GARY V & ARCATA KIM NARGI					2029 /227	02-12-18	Quit Claim		NO	0		
ARCATA KIM NARGI					1437 /0015	10-01-07			NO	0		
ARCATA MARIO M & KIM N					0758 /0242	06-28-99			NO	0		
					/							
Permit Number			Date	Cost	Building Permit							
BP05523			09-30-05	1,800	18X7 open front porch							
EP990434			12-23-99	1,100	200 amps							
MP990243			12-21-99	1,800	Warm air duct modification							
EP-99-0379			11-15-99	1,700	Wire Addition							
PP-99-0221			11-04-99	1,500	1 sink, 1 closet, 1 shower							
BP-99-0539			10-07-99	20,000	18x21 addtn							
					State Item Codes			Appraised Value				
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		149,800		
Dev Map	Dev Lot 54-5	11- Res Land	0.50	104,860				Total Building Value		279,501		
Date	05/16/2024	13- Res Bldg	1.00	195,650				Total Outbuilding Value		0		
Inspector	GH							Total Market Value		429,301		
Action	DM Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.50	0.00	140,000	1.07	0	149,800						
Total	0.50					149,800						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	104,860	82,820	82,820	82,820	82,820							
Building	195,650	122,990	122,990	122,990	122,990							
Outbuilding	0	0	0	0	0							
Total	300,510	205,810	205,810	205,810	205,810					Totals		
Comments												
DM2024 CHANGE FROM OIL TO GAS 2013 REM FBM/6X2 BAS BACKYARD NO ENTRY MAILED REQUEST INSPECTION LETTER = 7/2008 FBM/FPL 12/4/12												

Location:	28 ONLOOK RD	Unit	
911 Address:			
Map/Block/Lot	077 038		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,212	337,949
Unit		Basement	1,140	17,955
Overall Condition	Good	Central Air	2,212	9,290
Class	C+	Fireplace	1	5,250
Stories	2.00	Full Baths	2	10,500
Design (Style)	Colonial	Half Baths	1	3,675
Construction	Wood Frame	Prefab Fireplaces	1	2,100
Year Built	1922	Value Before Depr.	0	386,720
Percent Complete	100	Depr/Adjust Amount	0	127,618
		Final Value (After Depr)	0	259,102

Finished Area	2,212	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,140			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 33
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Wood Deck	1922	Good	460	5,500
Fuel	Natural Gas			Frame Garage	1922	Good	576	13,170
Cooling Type	Central	100 %		Enclosed Porch	1922	Good	56	709
				Open Porch	1922	Good	126	1,019

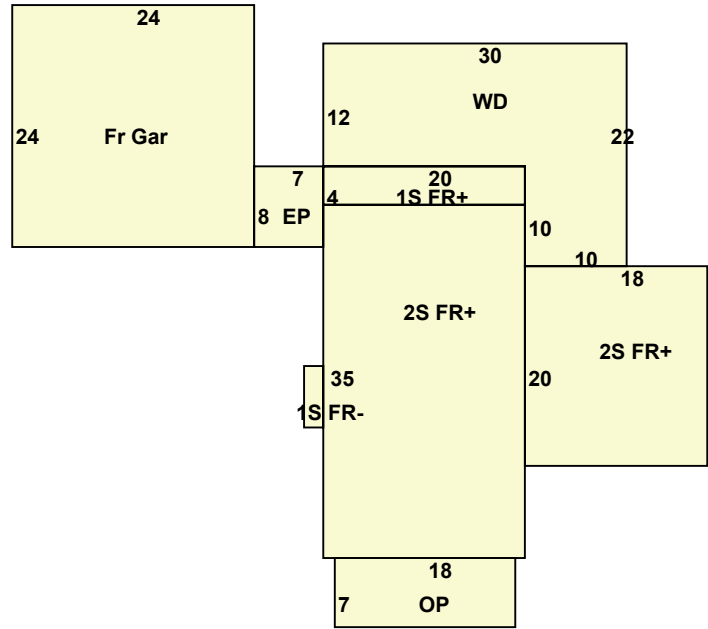
Interior		
Floors	Hardwood	Carpet
Attic Access		
Walls	Plaster	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gambrel	

Total Building Value 279,501

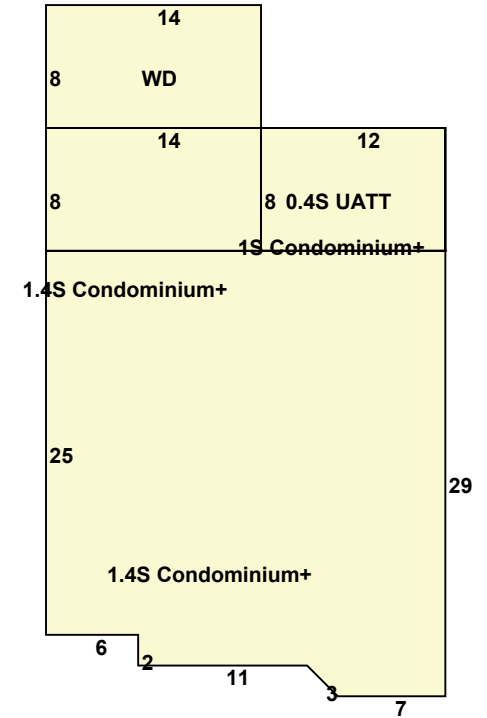
Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
PreFab Gas FP	1								

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



Location:	19 ORCHARD BROOK DR				Map/Lot:	038 003 0019		Zone:	SRD	Date Printed:	02-04-25		
911 Address:					Exempt			Nbhd:		Last Update:	11-14-24		
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
SCHRIBERT JAMES J & PATRICIA A					2174 /587	10-22-24	Name Change			NO	0		
19 ORCHARD BROOK DR WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
SCHRIBERT JAMES J & BURNS PATRICIA A					1798 /0321	08-05-13				YES	167,000		
SILVER DANIEL A					1516 /0346	03-20-09				NO	188,000		
KANE MARY L EST C/O KANE JOHN N JR EXEC					1516 /0345	03-20-09				NO	0		
KANE MARY L EST C/O KANE JOHN N JR EXEC					1501 /0228	11-20-08				NO	0		
KANE MARY L					1350 /0298	07-27-06				NO	0		
Permit Number	Date	Cost	Building Permit										
B-18-0292	12-12-19	2,000	REPL DECKING W/ TREX. NO FRAMING. NO RAILINGS.										
B-18-0292	12-12-18	2,000	Replace decking with Trex . No framing. No railings .										
091186	12-17-09	443	PIERS										
State Item Codes													
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot	BLDG	15- Condominium	1.00	157,520				Total Land Value				0
Date	02/26/2013	03/16/2019	17-Condo Option	1.00	7,060				Total Building Value				225,024
Inspector	MF								Total Outbuilding Value				10,090
Action	Data Mailer Rec	BAA Hearing-NC							Total Market Value				235,114
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
						0							
Total	0.00												
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value	
Land	0	0	0	0	0								
Building	157,520	109,440	109,440	109,440	109,440								
Outbuilding	7,060	8,690	8,690	8,690	8,690								
Total	164,580	118,130	118,130	118,130	118,130								
										Totals			
Comments													
END BAY,20185 BAA N/C GARAGE LOCATED IN													

LOCATION:		19 ORCHARD BROOK DR			
911 ADDRESS:					
MAP/BLOCK/LOT:		038 003 0019			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Orchard Brook	Base Rate	1,241	238,272	
Model	Style E	Basement	914	13,710	
Style	Condominium	Central Air	1,241	4,964	
		Fireplace	1	5,000	
		Full Baths	2	10,000	
		Value Before Depr.	0	271,946	
		Depr/Adjust Amount	0	48,950	
		Final Value (After Dep)	0	222,996	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	1.40				
Construction					
Year Built	1984				
Percent Complete	100				
FOUNDATION					
Basement Area	914				
Basement Finished Area	0				
Room Style					
Access		GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	18		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Unfinished Attic	38	467
Cooling Type	Central	100 %	Wood Deck	112	1,561
INTERIOR					
Floors	Carpet				
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls					
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
1,241	4	2	1	2	0



Description	Year Blt	Area/Qty	Value
Frame Garage	1984	252	10,090

Unique ID: 160052

2024 REVAL

Card No: 1 of 1

Location:	99 PARK AVE			Map/Lot:	160 052		Zone:	B	Date Printed:	02-04-25		
911 Address:				Exempt		Route	8	Nbhd:	08	Last Update:	11-13-24	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
CASAVANT ERIN BETHANY				2174 /176	10-07-24	Warranty Deed			YES	325,000		
99 PARK AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DUPONT HELGA M				1704 /0031	03-29-12				YES	187,500		
ENTERPRISE PROPERTY DEVELOPMENT LLC				1704 /0030	03-29-12				NO	0		
ENTERPRISE PROPERTY DEVELOPMENT				1665 /0193	08-01-11				NO	115,000		
SECRETARY OF HOUSING & URBAN DEVELO OF WASHINGTON DC				1623 /0342	11-23-10				NO	0		
MIDFIRST BANK				1606 /0110	08-24-10				NO	0		
Permit Number	Date	Cost	Building Permit									
P-12-29	01-26-12	500	NEW WATER HEATER.									
P-12-29	01-26-12	500	NEW WATER HEATER									
M-11-224	12-14-11	5,000	INSTALL NEW GAS FIRED FURNACE , GAS PIPING, VENTING AND A/C COIL.									
M-11-224	12-14-11	5,000	INSTALL NEW GAS FIRED FURNACE, GAS PIPING, VENTING & A/C COIL									
P-11-235	12-08-11	400	INSTALL GAS PIPING									
BP06497	09-07-06	3,800	Reinforce & finish addn rm									
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 29	11- Res Land	0.18	69,260				Total Land Value 98,940				
Date	04/30/2021	13- Res Bldg	1.00	140,830				Total Building Value 201,181				
Inspector								Total Outbuilding Value 0				
Action	LISTING REVIEW							Total Market Value 300,121				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	102,000	0.97	0	98,940						
Total	0.18					98,940						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	69,260	64,400	64,400	64,400	64,400							
Building	140,830	81,870	81,870	81,870	75,410							
Outbuilding	0	0	0	0	0							
Total	210,090	146,270	146,270	146,270	139,810					Totals		
Comments												
2021GL-UPDATED KITCHEN/BATHS 2012 VINYL SDG/DEP CODE/HEAT TYPE EXT = COMM INFL												

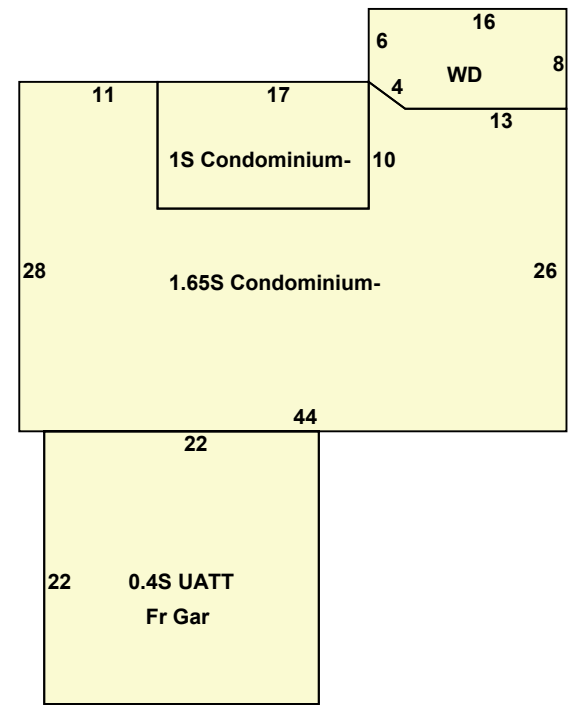
Unique ID: 102002D001

2024 REVAL

Card No: 1 of 1

Location:	7 PERKINS ROW				Map/Lot:	102 002 D001		Zone:	SRD	Date Printed:	02-04-25	
911 Address:					Exempt			Nbhd:		Last Update:	11-14-24	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
OTTERSTEDT DONALD W					2174 /286	10-11-24	Warranty Deed			YES	476,000	
7 PERKINS ROW WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MULRYAN KEVIN J					2092 /583	08-12-19	Probate			NO	0	
FLAMIO ELEANOR P & MULRYAN KEVIN J					2090 /293	07-01-19	Warranty Deed			NO	230,000	
FLAMIO ELEANOR P & GUTHRIDGE AVA M					1374 /0185	11-16-06				NO	0	
FLAMIO ELEANOR P					0633 /0174	11-19-96				YES	200,293	
					/							
Permit Number	Date	Cost	Building Permit									
B-24-0564	05-22-24	15,000	REMOVE EXISTING ROOFING. 6' OF ICE/WATER SHIELD. SYNTHETIC MOISTURE BARRIER TO BALANCE. TAPE ALL PLYWOO									
			State Item Codes					Appraised Value				
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 1		15- Condominium	1.00	253,410				Total Land Value			0
Date	06/04/2008 10/01/2008								Total Building Value			362,010
Inspector	BS								Total Outbuilding Value			0
Action	Measured + 1Vis BAA Reduction								Total Market Value			362,010
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	253,410	161,390	161,390	161,390	161,390							
Outbuilding	0	0	0	0	0							
Total	253,410	161,390	161,390	161,390	161,390					Totals		
Comments												
NO PCC FOR ELEANOR CRAWL SPACE												

LOCATION:		7 PERKINS ROW			
911 ADDRESS:					
MAP/BLOCK/LOT:		102 002 D001			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Collier Farms	Base Rate	1,914	359,832	
Model	Style D	Central Air	1,914	7,656	
Style	Condominium	Fireplace	1	5,000	
		Full Baths	2	10,000	
		Half Baths	1	3,500	
		Value Before Depr.	0	385,988	
		Depr/Adjust Amount	0	42,459	
		Final Value (After Dep)	0	343,529	
Building Use	Residential				
Condition	Average				
Class	C				
Stories	1.65				
Construction					
Year Built	1996				
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 %	11		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Forced Hot Air	100 %	Description	Area/Qty	Value
Fuel Type	Natural Gas		Unfinished Attic	194	2,590
Cooling Type	Central	100 %	Wood Deck	125	1,891
			Frame Garage	484	14,000
INTERIOR					
Floors	Carpet	Vinyl			
Fireplaces	1				
Wood Stoves	0				
EXTERIOR					
Exterior Walls			Unit Features		
SPECIAL FEATURES					
			Location		
			Floor/Unit Location	Free Standing	
			Amenities		
			Parking Type		
			Parking Spaces	0	
			Parking Distance	0	
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,914	5	3	1	2	1



Description	Year Blt	Area/Qty	Value

Unique ID: 073050

2024 REVAL

Card No: 1 of 1

Location:		85 RIDGE CREST CIR				Map/Lot:		073 050		Zone:		A1	Date Printed:		02-04-25	
911 Address:						Exempt			Route		10		Nbhd:		10	
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
GORSKI ELIZABETH						2174 /208		10-08-24		Quit Claim			NO	0		
8600 HOMESTEAD RD LAS VEGAS , NV 89143																
Additional Owners:																
Prior Owner History																
GORSKI HELENA S						0293 /0006		07-17-74					NO	0		
						/										
						/										
						/										
						/										
Permit Number		Date		Cost		Building Permit										
BP03283		06-12-03		2,125		Strip 1 layer & reroof										
				State Item Codes							Appraised Value					
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			95,880			
Dev Map		Dev Lot 66		11- Res Land	0.31	67,120				Total Building Value			276,830			
Date		03/01/2008		13- Res Bldg	1.00	193,780				Total Outbuilding Value			1,008			
Inspector		PH		14- Res Outbldg	1.00	710				Total Market Value			373,718			
Action		Refusal														
Acres							Influence Factors									
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment			
House Lot		0.31	0.00	94,000	1.02	0	95,880									
Total		0.31					95,880									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
		Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value				
Land		67,120	61,600	61,600	61,600	61,600										
Building		193,780	116,230	116,230	116,230	116,230										
Outbuilding		710	1,130	1,130	1,130	1,130										
Total		261,610	178,960	178,960	178,960	178,960						Totals				
Comments																

Location:	85 RIDGE CREST CIR	Unit	
911 Address:			
Map/Block/Lot	073 050		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,960	321,048
Unit		Basement	988	15,561
Overall Condition	Avg/Good	Fireplace	2	10,500
Class	C+	Full Baths	2	10,500
Stories	2.00	Half Baths	1	3,675
Design (Style)	Colonial	Value Before Depr.	0	361,284
Construction	Wood Frame	Depr/Adjust Amount	0	101,160
Year Built	1967	Final Value (After Depr)	0	260,124
Percent Complete	100			

Finished Area	1,960
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	988
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %				
Fuel	Natural Gas					
Cooling Type	None	0 %				

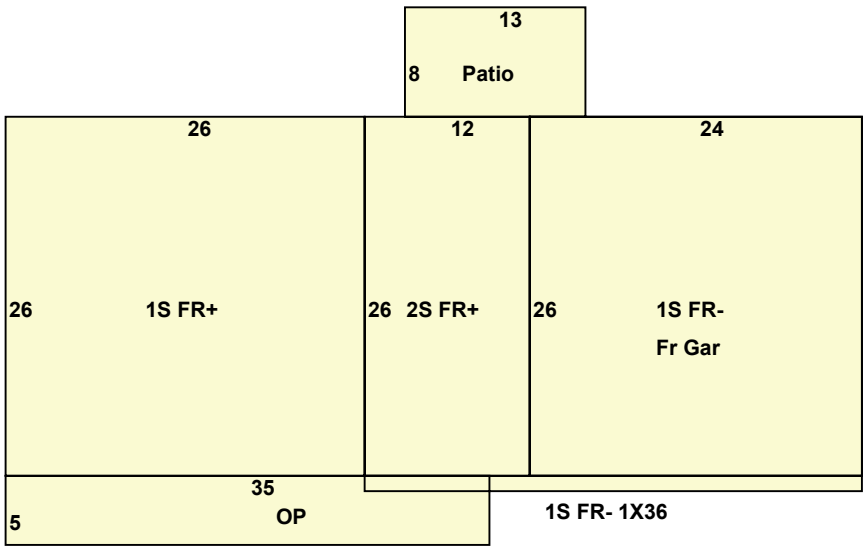
Interior	
Floors	Carpet Vinyl
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Aluminum Brick Veneer
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value			276,830
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Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2007	Average	144	1,008					

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



Location:	99 ROBBINS DR				Map/Lot:	159 090		Zone:	A	Date Printed:	02-04-25	
911 Address:					Exempt		Route	6	Nbhd:	06	Last Update:	11-14-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
HICKORY PROPERTIES LLC					2174 /817	10-28-24	Trustees Deed			NO	395,000	
60 BEVERLY RD WEST HARTFORD , CT 06119												
Additional Owners:												
Prior Owner History												
KOTULSKI FAMILY TRUST KEMP WILLIAM TRUSTEE					2170 /785	07-01-24	Quit Claim			NO	0	
KOTULSKI FAMILY TRUST KOTULSKI MELISSA A TRUSTEE					2158 /354	04-03-23	Quit Claim			NO	0	
KOTULSKI JOANNE L					2121 /1196	03-03-21	Quit Claim			NO	0	
KEMP WILLIAM A					1871 /0105	02-05-15				NO	0	
KOTULSKI JOANNE L					0816 /0300	11-17-00				NO	0	
Permit Number	Date	Cost	Building Permit									
TM-16-42	03-18-16	8,074	OIL TO GAS CONV									
B-15-224	05-12-15	2,933	INSTALLATION OF ROOF MOUNTED SOLAR PANELS									
E-15-167	05-12-15	6,843	WIRING OF ROOF MOUNTED SOLAR PANELS									
091318	12-30-09	10,098	SIDING									
BP-0314	07-31-09	8,914	Strip/replace roof									
BP06502	09-07-06	1,000	Rem in grnd pool									
Census/Tract					State Item Codes				Appraised Value			
4922			Code	Quantity	Value	Code	Quantity	Value	Total Land Value 136,680			
Dev Map	Dev Lot	42B	11- Res Land	0.31	95,680				Total Building Value 290,278			
Date	10/08/2010		13- Res Bldg	1.00	203,190				Total Outbuilding Value 1,019			
Inspector	CR		14- Res Outbldg	1.00	710				Total Market Value 427,977			
Action	49											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.31	0.00	134,000	1.02	0	136,680						
Total	0.31					136,680						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value
Land	95,680	65,100	65,100	65,100	65,100							
Building	203,190	121,620	121,620	121,620	121,620							
Outbuilding	710	950	950	950	950							
Total	299,580	187,670	187,670	187,670	187,670					Totals		
Comments												
2015-SOLAR PANELS BACKYARD NO ENTRY 8/08 PULL DOWN ATTIC STAIRS 2009 REROOF 2010 REPL VINYL												

Location:	99 ROBBINS DR	Unit	
911 Address:			
Map/Block/Lot	159 090		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,150	331,853
Unit		Average Quality Basement Fi	300	15,750
Overall Condition	Good	Basement	725	11,419
Class	C+	Central Air	2,150	9,030
Stories	2.00	Fireplace	1	5,250
Design (Style)	Colonial	Full Baths	2	10,500
Construction	Wood Frame	Half Baths	1	3,675
Year Built	1950	Value Before Depr.	0	387,476
Percent Complete	100	Depr/Adjust Amount	0	108,493
		Final Value (After Depr)	0	278,983

Finished Area	2,150	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	725			
Basement Finish	300			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				28
				0

HVAC				
Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1950
Fuel	Natural Gas		Frame Garage	1950
Cooling Type	Central	100 %		

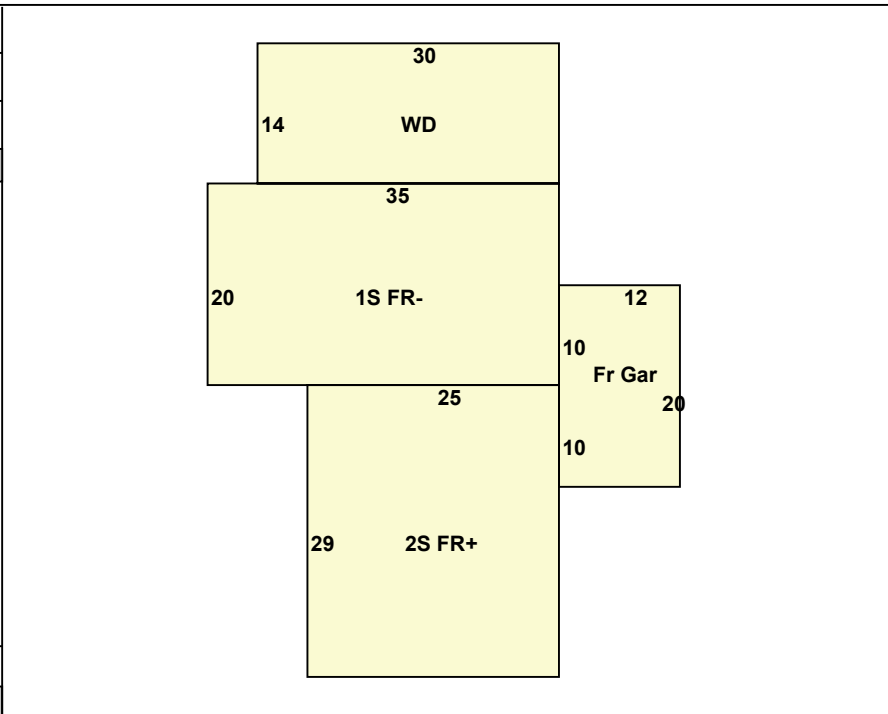
Interior				
Floors	Hardwood			
Attic Access				
Walls	Plaster			
Fireplaces	1			
Wood Stoves	0			

Exterior				
Exterior	Vinyl Siding			
Roof Cover	Asphalt			
Roof Type	Gable			

Special Features			Attached Component Computations		
Solar Panels	0				

Total Building Value					
			290,278		

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



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1989	Good	104	1,019					

Unique ID: 076072

2024 REVAL

Card No: 1 of 1

Location:	RUTLEDGE RD	Map/Lot:	076 072	Zone:	A1	Date Printed:	02-04-25
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911 Address:		Exempt		Route	8	Nbhd:	08	Last Update:	11-14-24
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Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price
HATIKA JANI		2174 /632	10-23-24	Warranty Deed		YES	120,000
6 CHERRY ST UNIT 3 VERNON , CT 06066							

Additional Owners:							
Prior Owner History							
RUTLEDGE ROAD REALTY LLC		1301 /0190	12-05-05			YES	88,500
ARBORIO J EVANS		0293 /0013	07-18-74			NO	0
		/					
		/					
		/					

Permit Number	Date	Cost	Building Permit				

		State Item Codes					Appraised Value		
Census/Tract	4924	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	82,416
Dev Map	Dev Lot 244-	51-Res Vac Land	0.28	57,690				Total Building Value	0
Date	04/03/2008							Total Outbuilding Value	0
Inspector	JG							Total Market Value	82,416
Action	Vacant								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Res Vacant Hous	0.28	0.00	102,000	1.01	-20	82,416	Res Vacant House	Lot -20	Topography	TOPO
Total	0.28					82,416				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	57,690	51,520	51,520	51,520	51,520						
Building	0	0	0	0	0						
Outbuilding	0	0	0	0	0						
Total	57,690	51,520	51,520	51,520	51,520				Totals		

Comments											

Location:	RUTLEDGE RD	Unit	
911 Address:			
Map/Block/Lot	076 072		

General Description	Description	Area/Qty	Value				
Building Use Unit Overall Condition Class Stories Design (Style) Construction Year Built Percent Complete							
Finished Area 0 <small>Finished Area Does Not Include Finished Basement Area</small>							
Foundation							
Basement Area Basement Finish Bsmt Room Style Basement Walls Outside Entry Basement Garage Bays Sump Pump							
	<table border="0"> <tr> <td>Grade Factor</td> <td>Physical Depreciation %</td> </tr> <tr> <td>Economic Depreciation %</td> <td>Functional Depreciation %</td> </tr> </table>	Grade Factor	Physical Depreciation %	Economic Depreciation %	Functional Depreciation %		
Grade Factor	Physical Depreciation %						
Economic Depreciation %	Functional Depreciation %						
Attached Component Computations							
HVAC							
	Type	Yr Built	Condition Area/Qty Value				
Heating Type % Fuel Cooling Type %							
Interior							
Floors Attic Access Walls Fireplaces Wood Stoves							
Exterior							
Exterior Roof Cover Roof Type							
Total Building Value							



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

Unique ID: 2260060027

2024 REVAL

Card No: 1 of 1

Location:	27 SHARON LN	Map/Lot:	226 006 0027	Zone:	SRD	Date Printed:	02-04-25
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911 Address:		Exempt		Nbhd:	153	Last Update:	11-14-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
PROGONATI NATASHA		2174 /366	10-15-24	Warranty Deed	YES	222,000
27 SHARON LN WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History		Volume/Page	Date	Sales Type	Valid	Sale Price
AGYEMAN AFUA		2093 /328	08-27-19	Warranty Deed	YES	130,000
FARLEY SAMANTHA R		1899 /0083	08-05-15		YES	119,500
DISCIPIO FRANK A & CARLA A		1286 /0143	10-05-05		YES	155,000
HEIDEN DEBORAH L		1150 /0187	04-05-04		YES	120,000
EATON-DAVIS JILL		0924 /0156	05-09-02		YES	100,000

Permit Number	Date	Cost	Building Permit
TE-13-370	09-16-13	900	INSTALL COPLUM CRIMPS ON SWITCHES & OUTLETS

Census/Tract		State Item Codes					Appraised Value	
Code	Quantity	Value	Code	Quantity	Value	Total Land Value		
4921						0		
15- Condominium	1.00	149,230				213,182		
						0		
						213,182		

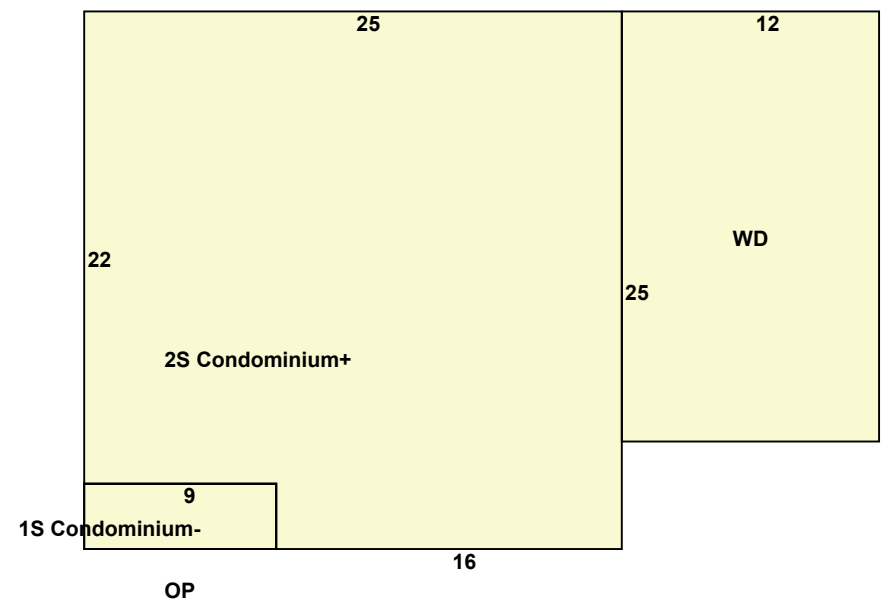
Acres						Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Total	0.00					0				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value	
Land	0	0	0	0							
Building	149,230	73,890	73,890	73,890							
Outbuilding	0	0	0	0							
Total	149,230	73,890	73,890	73,890							

Comments

2015 FBM

LOCATION:		27 SHARON LN			
911 ADDRESS:					
MAP/BLOCK/LOT:		226 006 0027			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex	Town House 88	Base Rate	1,223	226,255	
Model	Standard	Average Quality Baseme	182	9,100	
Style	Condominium	Basement	598	8,970	
		Full Baths	1	5,000	
		Half Baths	1	3,500	
		Value Before Depr.	0	252,825	
		Depr/Adjust Amount	0	42,980	
		Final Value (After Dep)	0	209,845	
Building Use	Residential				
Condition	Good				
Class	C				
Stories	2.00				
Construction					
Year Built	1971				
Percent Complete	100				
FOUNDATION					
Basement Area	598				
Basement Finished Area	182				
Room Style	Average				
Access	Hatch	GRADE FACTOR	0		
Garage Bays	0	ECONOMIC DEPR %	0		
Sump Pump	NO	PHYSICAL DEPR %	17		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type	Elec Baseboard 100 %	Description	Area/Qty	Value	
Fuel Type	Electric	Wood Deck	240	3,101	
Cooling Type	None 0 %	Open Porch	27	236	
INTERIOR					
Floors	Hardwood				
Fireplaces	0				
Wood Stoves	0				
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
		Location			
		Floor/Unit Location	Corner		
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
1,223	4	2	1	1	1



Description	Year Blt	Area/Qty	Value
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Unique ID: 201032

2024 REVAL

Card No: 1 of 1

Location:		33 SO PEMBROKE ST			Map/Lot:		201 032		Zone:		A	Date Printed:		02-04-25	
911 Address:					Exempt			Route		6		Nbhd:		06	
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price		
MCCARTHY TERESIA					2174 /32		10-04-24		Warranty Deed			YES	368,000		
33 SOUTH PEMBROKE ST WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
MORGAN WILLIAM E JR					1634 /0142		01-13-11					NO	180,000		
PACYNNA HELEN S					0495 /0130		05-20-91					NO	0		
					/										
					/										
					/										
Permit Number				Date		Cost		Building Permit							
B-23-1057				11-10-23		7,325		Install 15 replacement windows. 1 Window to be tempered in the bathroom.							
TM-11-176				10-27-11		3,800		INSTALL GAS BOILER W/ NEW GAS PIPE FROM EXISTING GAS MAIN TO BOILER							
TP-11-204				10-27-11		1,000		INSTALL 40-GAL GAS WATER HEATER							
E-10-16				07-20-10		1,400		Service change							
State Item Codes															
Census/Tract				4922		Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map				Dev Lot		11- Res Land	0.26	93,800				Total Land Value		134,000	
Date				05/07/2024		13- Res Bldg	1.00	132,560				Total Building Value		189,372	
Inspector				W Topliff								Total Outbuilding Value		0	
Action				DM No Change								Total Market Value		323,372	
Acres															
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment					
House Lot	0.26	0.00	134,000	1.00	0	134,000									
Total	0.26					134,000									
Assessment History (Prior Years as of Oct 1)															
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value			
Land	93,800	73,500	73,500	73,500	73,500										
Building	132,560	80,780	80,780	80,780	80,780										
Outbuilding	0	0	0	0	0										
Total	226,360	154,280	154,280	154,280	154,280										
Totals															
Comments															
2012 HEAT TYPE															

Location:	33 SO PEMBROKE ST	Unit	
911 Address:			
Map/Block/Lot	201 032		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,380	216,384
Unit		Basement	1,296	19,440
Overall Condition	Good	Full Baths	2	10,000
Class	C	Value Before Depr.	0	245,824
Stories	1.00	Depr/Adjust Amount	0	66,372
Design (Style)	Ranch	Final Value (After Depr)	0	179,452
Construction	Wood Frame			
Year Built	1959			
Percent Complete	100			

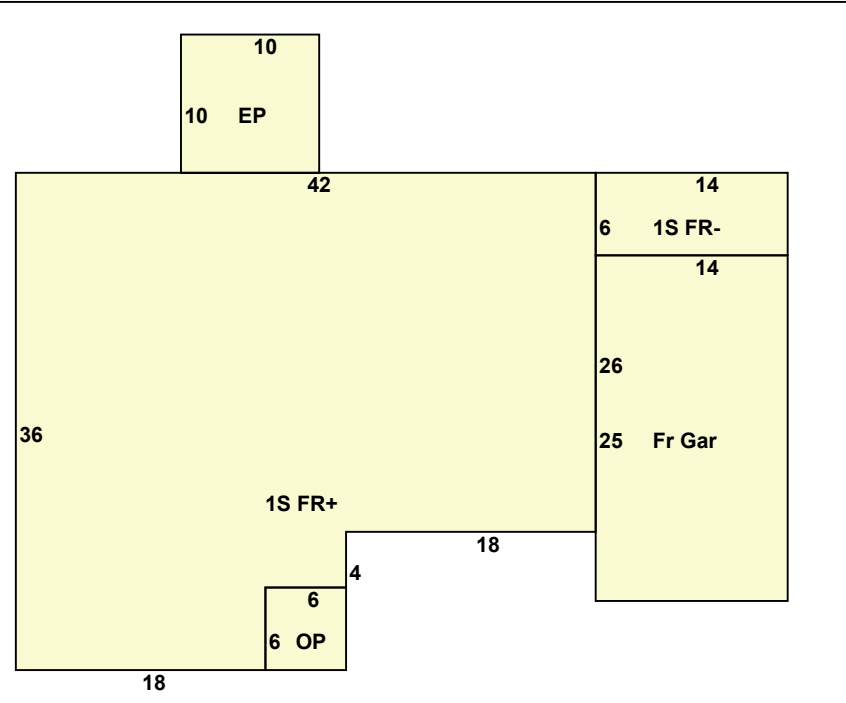
Finished Area	1,380	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,296			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 27
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

HVAC				
Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1959 Good 350 8,304
Fuel	Natural Gas		Enclosed Porch	1959 Good 100 1,314
Cooling Type	None	0 %	Open Porch	1959 Good 36 302

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

Exterior				
Exterior	Vinyl Siding			
Roof Cover	Asphalt			
Roof Type	Gable			
Total Building Value			189,372	

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



Unique ID: 188027

2024 REVAL

Card No: 1 of 1

Location:	84 SPRINGDALE RD	Map/Lot:	188 027	Zone:	A1	Date Printed:	02-04-25
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911 Address:		Exempt		Route	3	Nbhd:	03	Last Update:	01-10-25
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
JACKOWSKI KRISTOPHER & SANTOPIETRO KIMBERLEY		2174 /280	10-10-24	Quit Claim	NO	0
1490 ASHWOODY CT NE BROOKHAVEN , GA 30319						

Additional Owners:						
Prior Owner History						
JACKOWSKI IRENA P		2145 /256	04-01-22	Probate	NO	0
JACKOWSKI EDWARD S & IRENA P		0303 /0684	11-12-76		NO	54,500
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit			

Census/Tract		State Item Codes					Appraised Value		
4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	150,800
Dev Map	Dev Lot 83	11- Res Land	0.39	105,560				Total Building Value	200,149
Date 06/24/2008		13- Res Bldg	1.00	140,100				Total Outbuilding Value	1,479
Inspector DB		14- Res Outbldg	1.00	1,040				Total Market Value	352,428
Action 3rd Att to list									

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.39	0.00	145,000	1.04	0	150,800				
Total	0.39					150,800				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	105,560	83,430	83,430	83,430	83,430						
Building	140,100	90,040	90,040	90,040	90,040						
Outbuilding	1,040	1,070	1,070	1,070	1,070						
Total	246,700	174,540	174,540	174,540	174,540				Totals		

Comments

2024GL: CORRECT DETACHED DECK CONSTRUCTION
2019gl-PICTOMETRY

Location:	84 SPRINGDALE RD	Unit
911 Address:		
Map/Block/Lot	188 027	

General Description	Description	Area/Qty	Value
Building Use Single Family	Base Rate	1,300	214,032
Unit	Basement	1,248	19,656
Overall Condition Average	Basement Garage Bays	2	6,300
Class C+	Finished Lower Level	400	31,500
Stories 1.00	Fireplace	1	5,250
Design (Style) Raised Ranch	Full Baths	1	5,250
Construction Wood Frame	Half Baths	1	3,675
Year Built 1965	Value Before Depr.	0	285,663
Percent Complete 100	Depr/Adjust Amount	0	97,125
	Final Value (After Depr)	0	188,538

Finished Area 1,300	Finished Area Does Not Include Finished Basement Area		
Foundation			
Basement Area 1,248			
Basement Finish 400			
Bsmt Room Style Finish LL			
Basement Walls			
Outside Entry			
Basement Garage Bays 2	Grade Factor 0	Physical Depreciation % 34	
Sump Pump NO	Economic Depreciation % 0	Functional Depreciation % 0	
Attached Component Computations			

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type Hot Water	100 %		Wood Deck	1965	Average	312	3,501
Fuel Oil			2S Enclosed Porch	1965	Average	480	6,970
Cooling Type None	0 %		Enclosed Porch	1965	Average	96	1,140

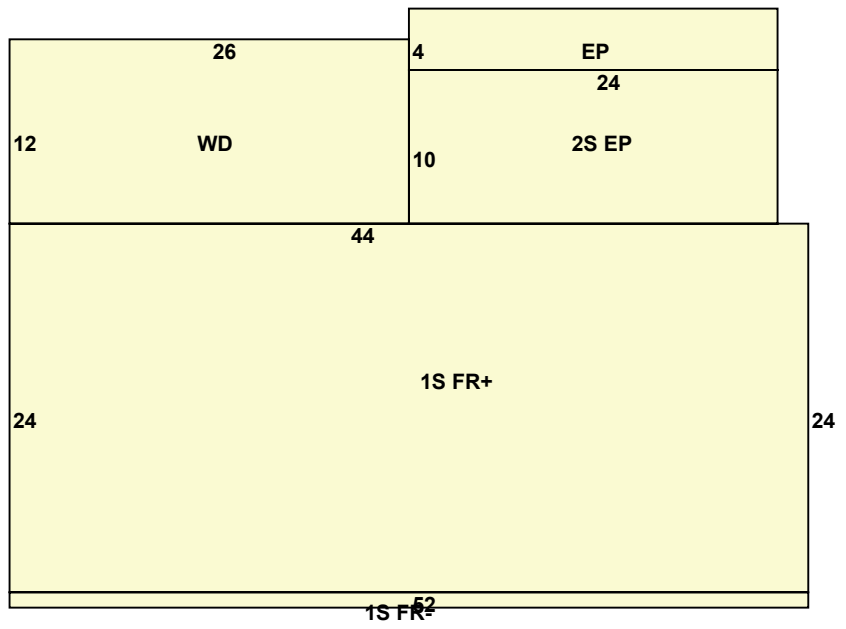
Interior		
Floors Carpet		
Attic Access		
Walls Drywall		
Fireplaces 1		
Wood Stoves 0		

Exterior		
Exterior Aluminum		
Roof Cover Asphalt		
Roof Type Gable		

Total Building Value 200,149

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Wood Deck	2008	Average	100	1,479					

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



Unique ID: 042025

2024 REVAL

Card No: 1 of 1

Location:	11 STELLA DR	Map/Lot:	042 025	Zone:	AAOS	Date Printed:	02-04-25
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911 Address:		Exempt		Route	1	Nbhd:	01	Last Update:	12-26-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
BARRETT STACIE ANN		2174 /439	10-17-24	Warranty Deed	YES	752,599
11 STELLA DR WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
CCC CONSTRUCTION LLC		1933 /0229	04-28-16		NO	640,000
		/				
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
E-24-0658	09-19-24	950	ROUGH AND FINISH OF ELECTRICAL FOR FINISHED BONUS ROOM.
B-24-1033	09-10-24	1,000	FINISH BONUS ROOM , DRYWALL, FLOORING, PAINTING , ELECT , HVAC (SEPARATELY) MECH FEES NOT INCLUDED.
M-24-0104	04-11-24	0	Install gas furnace , ductwork , AC .
P-24-0132	04-01-24	0	Install gas piping for new home. (Fee paid on P-24-0110).
P-24-0110	03-04-24	0	All plumbing for a new single family dwelling including domestic water, sanitary and water heater. (Fee i
E-24-0079	02-13-24	0	Install 200 amp service with conduit from street to house. Rough and finish work to code.

Census/Tract		State Item Codes					Appraised Value	
4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 164,800
Dev Map	Dev Lot 9	11- Res Land	0.35	115,360				Total Building Value 520,933
Date		13- Res Bldg	1.00	364,650				Total Outbuilding Value 0
Inspector								Total Market Value 685,733
Action								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.35	0.00	160,000	1.03	0	164,800				
Total	0.35					164,800				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	115,360	20,650	20,650	20,650	20,650						
Building	364,650	0	0	0	0						
Outbuilding	0	0	0	0	0						
Total	480,010	20,650	20,650	20,650	20,650				Totals		

Comments

2024GL: 100% COMPLETE FOR 10/1/2024
2018GL-75% REDUCTION FOR ROAD COSTS
2015GL-ZONING CHANGE PER PLANNING
2016GL-BAA REDUCED
2017GL-50%
2016GL-NEW LOT, MAP 2813-2819

Unique ID: 145009

2024 REVAL

Card No: 1 of 1

Location:	98 SURREY DR	Map/Lot:	145 009	Zone:	A1	Date Printed:	02-04-25
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911 Address:		Exempt		Route	3	Nbhd:	03	Last Update:	11-14-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
FRANCO GIACCOTTO LIVING TRUST GIACCOTTO FRANCO(50%) & NANCY(50%)		2174 /489	10-18-24	Quit Claim	NO	0
98 SURREY DR WETHERSFIELD , CT 06109						

Additional Owners:

Prior Owner History						
GIACCOTTO FRANCO & NANCY		0522 /0644	06-12-92		YES	185,000
		/				
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
BP02468	08-02-02	16,000	16X16 3-season sunrm over deck
EP02228	08-02-02	300	Wire sun rm.

		State Item Codes					Appraised Value		
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	147,900
Dev Map	Dev Lot 19	11- Res Land	0.32	103,530				Total Building Value	307,593
Date	04/26/2024	13- Res Bldg	1.00	215,320				Total Outbuilding Value	840
Inspector	GH	14- Res Outbldg	1.00	590				Total Market Value	456,333
Action	DM No Change								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.32	0.00	145,000	1.02	0	147,900				
Total	0.32					147,900				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	103,530	87,500	87,500	87,500	87,500						
Building	215,320	118,530	118,530	118,530	118,530						
Outbuilding	590	940	940	940	940						
Total	319,440	206,970	206,970	206,970	206,970				Totals		

Comments

2024GL: TSP TO EP

Location:	98 SURREY DR	Unit	
911 Address:			
Map/Block/Lot	145 009		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,654	260,158
Unit		Basement	1,608	25,326
Overall Condition	Avg/Good	Basement Garage Bays	2	6,300
Class	C+	Central Air	1,654	6,947
Stories	1.00	Extra Kitchen	1	7,875
Design (Style)	Raised Ranch	Finished Lower Level	756	59,535
Construction	Wood Frame	Fireplace	1	5,250
Year Built	1972	Full Baths	2	10,500
Percent Complete	100	Half Baths	1	3,675
		Value Before Depr.	0	385,565
		Depr/Adjust Amount	0	96,391
		Final Value (After Depr)	0	289,174

Foundation	
Basement Area	1,608
Basement Finish	756
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	2
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	25
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Canopy	1972	Average/Good	464	8,307
Fuel	Natural Gas		Wood Deck	1972	Average/Good	522	6,656
Cooling Type	Central	100 %	Enclosed Porch	1972	Average/Good	256	3,456

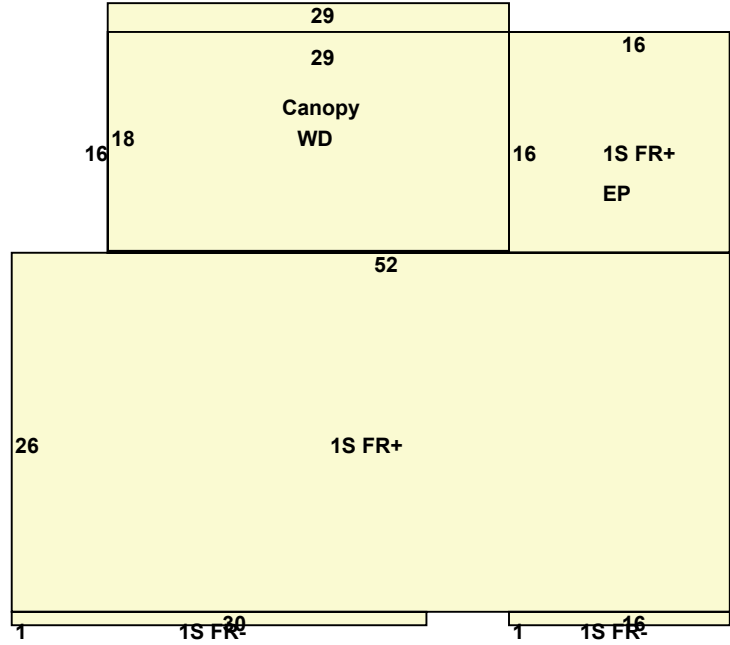
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 307,593

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Kitchen	1								
Frame Shed	2008	Average	120	840					

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



Unique ID: 043017

2024 REVAL

Card No: 1 of 1

Location:		21 WESTMONT RD				Map/Lot:		043 017		Zone:	AAOS	Date Printed:		02-04-25		
911 Address:						Exempt			Route		1	Nbhd:	01	Last Update:		11-14-24
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
JEFF AND TRACEY HEDBERG TRUST HEDBERG JEFFREY & TRACEY TRUSTEES						2174 /624		10-22-24		Quit Claim			NO	0		
15150 CANONGATE DR FORT MYERS , FL 33912																
Additional Owners:																
Prior Owner History																
HEDBERG TRACY & JEFFREY						2166 /1069		02-16-24		Warranty Surviv			YES	667,000		
PITCHELL JOHN J & MARIA J						1817 /0339		12-13-13					YES	475,000		
MESKIEWICZ PAUL C & WELLIVER-MESKIEWICZ KATHLEEN A						0701 /0151		05-29-98					YES	280,000		
						/										
						/										
Permit Number		Date		Cost		Building Permit										
				State Item Codes				Appraised Value								
Census/Tract		4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			166,400			
Dev Map		Dev Lot 8		11- Res Land	0.36	116,480				Total Building Value			578,973			
Date		03/28/2024		13- Res Bldg	1.00	405,280				Total Outbuilding Value			0			
Inspector		SB								Total Market Value			745,373			
Action		LISTING REVIEW														
Acres							Influence Factors									
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment			
House Lot		0.36	0.00	160,000	1.04	0	166,400									
Total		0.36					166,400									
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
	Current		2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value				
Land	116,480		88,950	88,950	88,950	88,950										
Building	405,280		243,510	243,510	243,510	243,510										
Outbuilding	0		0	0	0	0										
Total	521,760		332,460	332,460	332,460	332,460										
											Totals					
Comments																
2024GL: LISTING REVIEW - XTRA FIXTURES COUNT & FBA QUALITY																
2020GL-3.5 BATHS PER OWNER/AGENT																
2013-CORRECTED WOODDECK																
2013-ADJUSTED SQUARE FOOTAGE & FIN BSM																
2013-COR FIN BSM SF & QUALITY																
FUNC = RM LAYOUT																

Location:	21 WESTMONT RD	Unit	
911 Address:			
Map/Block/Lot	043 017		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,814	450,296
Unit		Average Quality Basement Fi	600	38,100
Overall Condition	Good	Basement	1,758	33,490
Class	B+	Central Air	2,814	14,295
Stories	2.00	Extra Fixtures	3	3,429
Design (Style)	Colonial	Fireplace	1	6,350
Construction	Wood Frame	Full Baths	3	19,050
Year Built	1998	Half Baths	1	4,445
Percent Complete	100	Value Before Depr.	0	569,455
		Depr/Adjust Amount	0	45,556
		Final Value (After Depr)	0	523,899

Finished Area	2,814	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,758			
Basement Finish	600			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
		Attached Component Computations		

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Cathedral	1998	Good	399	16,317
Fuel	Natural Gas			Wood Deck	1998	Good	118	2,344
Cooling Type	Central	100 %		Wood Deck	1998	Good	192	3,814
				Frame Garage	1998	Good	833	31,632
				Open Porch	1998	Good	72	967

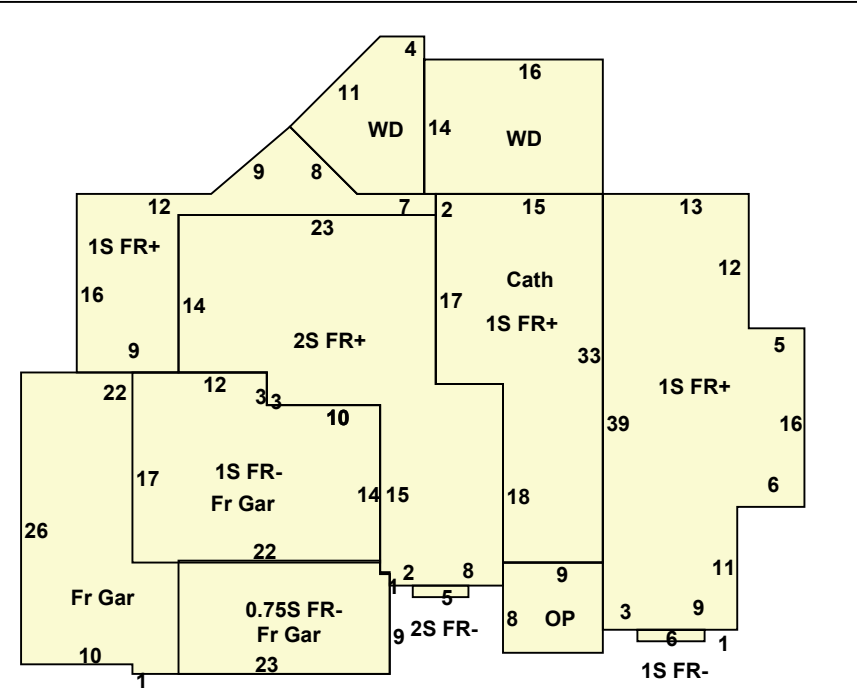
Interior			
Floors	Hardwood	Carpet	
Attic Access			
Walls	Drywall		
Fireplaces	1		
Wood Stoves	0		

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

Total Building Value 578,973

Special Features			
Extra Fixtures	3		

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



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

Unique ID: 110021

2024 REVAL

Card No: 1 of 1

Location:		153 WILMONT ST				Map/Lot:		110 021		Zone:		A1	Date Printed:		02-04-25		
911 Address:						Exempt			Route		8	Nbhd:		08	Last Update:		11-14-24
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price			
KERKACHE CHAFEA						2174 /947		10-30-24		Trustees Deed			YES	362,000			
153 WILMONT ST WETHERSFIELD , CT 06109																	
Additional Owners:																	
Prior Owner History																	
BUKOWSKI THERESE C TRUSTEE						1446 /0189		11-28-07					NO	0			
BUKOWSKI JOHN J & THERESE C, TRUSTEES						0893 /0362		12-21-01					NO	0			
BUKOWSKI JOHN J						0318 /0884		10-03-79					NO	0			
						/											
						/											
Permit Number		Date		Cost		Building Permit											
MP07020		01-12-07		865		Repl gas wtr htr											
EP05333		10-17-05		1,500		100 amp circuit breakers											
						State Item Codes						Appraised Value					
Census/Tract		4924				Code	Quantity	Value		Code	Quantity	Value		Total Land Value			109,140
Dev Map		Dev Lot 24				11- Res Land	0.49	76,400						Total Building Value			198,151
Date		08/27/2024				13- Res Bldg	1.00	138,710						Total Outbuilding Value			75
Inspector		SB				14- Res Outbldg	1.00	50						Total Market Value			307,366
Action		Phone															
Acres							Influence Factors										
Land Type		Acres	490	Rate	Adj	Influence	Total Value		Land Type		Influence	Reason		Comment			
House Lot		0.49	0.00	102,000	1.07	0	109,140										
Total		0.49					109,140										
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals									
Current		2023		2022		2021		2020		Type	Acres	Value	Type	Acres	Value		
Land		76,400		72,830		72,830		72,830									
Building		138,710		86,330		86,330		86,330									
Outbuilding		50		80		80		80									
Total		215,160		159,240		159,240		159,240									
													Totals				
Comments																	
2024GL: BEDROOM COUNT																	

Location:	153 WILMONT ST	Unit	
911 Address:			
Map/Block/Lot	110 021		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,257	204,137
Unit		Average Quality Basement Fi	350	17,500
Overall Condition	Good	Basement	1,257	18,855
Class	C	Fireplace	2	10,000
Stories	1.00	Full Baths	2	10,000
Design (Style)	Ranch	Half Baths	1	3,500
Construction	Wood Frame	Value Before Depr.	0	263,992
Year Built	1956	Depr/Adjust Amount	0	73,918
Percent Complete	100	Final Value (After Depr)	0	190,074

Finished Area	1,257	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,257			
Basement Finish	350			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation % 28
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation % 0
Attached Component Computations				

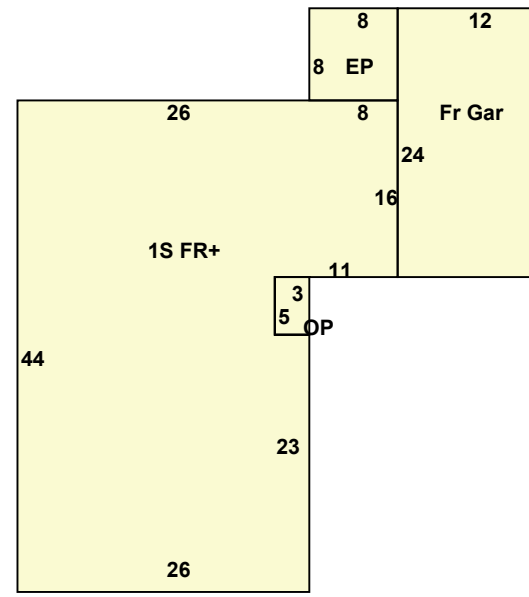
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1956	Good	288	7,076
Fuel	Oil		Enclosed Porch	1956	Good	64	871
Cooling Type	None	0 %	Open Porch	1956	Good	15	130

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

Exterior		
Exterior	Vinyl Siding	Brick
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
198,151		

Special Features					Detached Component Computations				
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
					Metal Shed	2008	Average	60	75

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



Unique ID: 1630790A11

2024 REVAL

Card No: 1 of 1

Location:	53 WOLCOTT HILL RD A11	Map/Lot:	163 079 0A11	Zone:	SRD	Date Printed:	02-04-25
911 Address:		Exempt		Nbhd:	010-	Last Update:	11-14-24

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
PISTRITTO CARMELO		2174 /785	10-25-24	Quit Claim	NO	0
60 WILDCAT SPRINGS DR MADISON , CT 06443						

Additional Owners:

Prior Owner History						
	Volume/Page	Date	Sales Type	Valid	Sale Price	
53 WOLCOTT HILL ROAD LLC	1902 /0029	08-28-15		NO		0
PISTRITTO CARMELO	1324 /0132	04-03-06		YES	69,900	
WILKOS SUEANN P	0613 /0147	05-13-96		NO		0
	/					
	/					

Permit Number	Date	Cost	Building Permit

Census/Tract		State Item Codes					Appraised Value	
Census/Tract	Code	Quantity	Value	Code	Quantity	Value	Total Land Value	Total Building Value
4923	15- Condominium	1.00	78,360				0	111,946
Dev Map	Dev Lot						Total Outbuilding Value	Total Market Value
02/27/2008	A11						0	111,946
Date								
Inspector								
JR								
Action								
3rd Att to list								

Acres						Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
Total	0.00					0					

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0						
Building	78,360	34,630	34,630	34,630	34,630						
Outbuilding	0	0	0	0	0						
Total	78,360	34,630	34,630	34,630	34,630				Totals		

Comments
A/C NOT FUNCTIONAL IN COMPLEX PER TENANTS AND NOT BEING REPAIRED DUE TO COST...KEEP ON UNTIL COMPRESSOR(S) REMOVED

LOCATION:	53 WOLCOTT HILL RD A11
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 0A11

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Wolcott Hill Model First Style Condominium	Base Rate	720	147,600
	Central Air	720	2,880
	Full Baths	1	5,000
	Value Before Depr.	0	155,480
	Depr/Adjust Amount	0	43,534
	Final Value (After Dep)	0	111,946

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

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

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

INTERIOR		
Floors	Carpet	Vinyl
Fireplaces	0	
Wood Stoves	0	

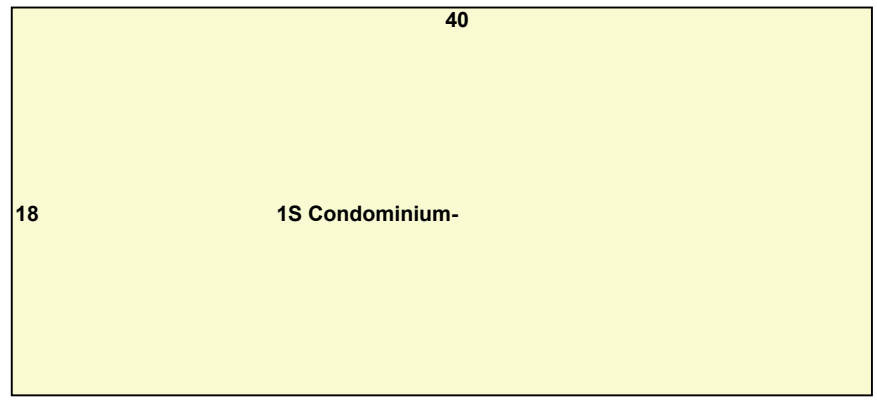
EXTERIOR

Exterior Walls	
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SPECIAL FEATURES

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

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



Description	Year Blt	Area/Qty	Value

Unique ID: 16307900B2

2024 REVAL

Card No: 1 of 1

Location:	53 WOLCOTT HILL RD B2	Map/Lot:	163 079 00B2	Zone:	SRD	Date Printed:	02-04-25
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911 Address:		Exempt		Nbhd:	010-	Last Update:	01-02-25
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
WEINGARTNER JAIME R (2/3) & KURT T (2174 /936	10-31-24	Probate	NO	0
25 GLENVIEW DR NEWINGTON , CT 06111						

Additional Owners:

Prior Owner History		Volume/Page	Date	Valid	Sale Price
WEINGARTNER KURT T &	WEINGARTNER MARTA A	1340 /0132	06-13-06	NO	0
WEINGARTNER KURT T		1319 /0214	03-15-06	YES	82,500
NELSON JOSEPH F ET AL		1315 /0287	02-22-06	NO	0
NELSON JOSEPH F &	ANTOINETTE M ET AL	0409 /0246	03-02-88	NO	0

Permit Number	Date	Cost	Building Permit

Census/Tract	4923	State Item Codes					Appraised Value	
Code	Quantity	Value	Code	Quantity	Value	Total Land Value	0	
Dev Map	Dev Lot B2	15- Condominium	1.00	101,110				
Date	05/08/2024 01/22/2004					Total Building Value	144,449	
Inspector	SB					Total Outbuilding Value	0	
Action	DM No Change Hearing-No Chng					Total Market Value	144,449	

Acres						Influence Factors				
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Total	0.00					0				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value	
Land	0	0	0	0							
Building	101,110	44,270	44,270	44,270							
Outbuilding	0	0	0	0							
Total	101,110	44,270	44,270	44,270				Totals			

Comments

A/C NOT FUNCTIONAL IN COMPLEX PER TENANTS AND NOT BEING REPAIRED DUE TO COST...KEEP ON UNTIL COMPRESSOR(S) REMOVED
 2004 ADJ FOR 2BR

LOCATION:	53 WOLCOTT HILL RD B2
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 00B2

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Wolcott Hill Model Second Style Condominium	Base Rate	936	191,880
	Central Air	936	3,744
	Full Baths	1	5,000
	Value Before Depr.	0	200,624
	Depr/Adjust Amount	0	56,175
	Final Value (After Dep)	0	144,449

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

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

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

INTERIOR		
Floors	Carpet	Tile
Fireplaces	0	
Wood Stoves	0	

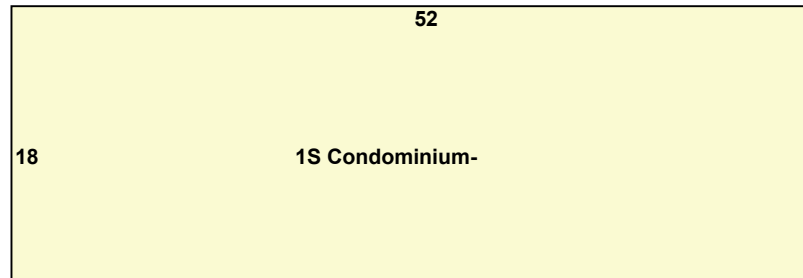
EXTERIOR

Exterior Walls	
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SPECIAL FEATURES

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

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
936	4	2	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 170016

2024 REVAL

Card No: 1 of 1

Location:	144-146 WOLCOTT HILL RD	Map/Lot:	170 016	Zone:	C	Date Printed:	02-04-25
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911 Address:		Exempt		Route	8	Nbhd:	08	Last Update:	12-31-24
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Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
DONALD A VILLONE LIVING TRUST TARSILLA GREGOR TRUSTEE		2174 /481	10-18-24	Conser Deed	NO	0
390 WEIR ST GLASTONBURY , CT 06033						

Additional Owners:						
Prior Owner History						
VILLONE DONALD A		2143 /186	02-15-22	Probate	NO	0
VILLONE DONALD A		0258 /0386	05-14-68		NO	0
		/				
		/				
		/				

Permit Number	Date	Cost	Building Permit
EP000122	04-25-00	2,000	Svc chg (2) 100 amps

Census/Tract		State Item Codes					Appraised Value	
4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 100,980
Dev Map	Dev Lot 38PT	11- Res Land	0.22	70,690				Total Building Value 263,074
Date 05/01/2024		13- Res Bldg	1.00	184,150				Total Outbuilding Value 6,786
Inspector GH		14- Res Outbldg	1.00	4,750				Total Market Value 370,840
Action DM No Change								

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.22	0.00	102,000	0.99	0	100,980				
Total	0.22					100,980				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value
Land	70,690	63,000	63,000	63,000	63,000						
Building	184,150	106,710	106,710	106,710	106,710						
Outbuilding	4,750	5,160	5,160	5,160	5,160						
Total	259,590	174,870	174,870	174,870	174,870				Totals		

Comments											

Location:	144-146 WOLCOTT HILL RD	Unit	
911 Address:			
Map/Block/Lot	170 016		

General Description	Description	Area/Qty	Value
Building Use Two Family	Base Rate	3,117	382,923
Unit	Basement	1,300	20,475
Overall Condition Avg/Good	Full Baths	2	10,500
Class C+	Value Before Depr.	0	413,898
Stories 2.40	Depr/Adjust Amount	0	153,142
Design (Style) Duplex	Final Value (After Depr)	0	260,756
Construction Wood Frame			
Year Built 1928			
Percent Complete 100			

Finished Area 3,117
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area 1,300	
Basement Finish 0	
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays 0	
Sump Pump NO	

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type Hot Water	100 %		Open Porch	1928	Average/Good	70	507
Fuel Oil			Open Porch	1928	Average/Good	80	580
Cooling Type None	0 %		Screened Porch	1928	Average/Good	70	705
			Utility Storage	1928	Average/Good	70	525

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

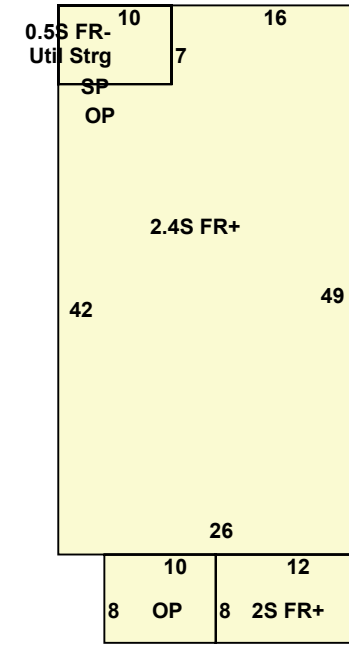
Exterior	
Exterior Aluminum	
Roof Cover Asphalt	
Roof Type Gable	

Total Building Value 263,074

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1928	Average	360	6,786

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



Location:		31 WRIGHT RD			Map/Lot:		170 075		Zone:	C	Date Printed:		02-04-25			
911 Address:					Exempt			Route		8	Nbhd:		08	Last Update:		12-12-24
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price			
BOLDUC TREVOR					2174 / 1005		10-31-24		Exec Deed			YES	292,000			
1006 BRIARWOOD CT ROCKY HILL , CT 06067																
Additional Owners:																
Prior Owner History																
ROJAN LORNA Y					0669 / 0346		10-02-97					YES	110,000			
					/											
					/											
					/											
Building Permit																
Permit Number	Date	Cost														
M-21-0004	01-05-21	10,000	Replace steam boiler and gas water heater.													
E-18-50	02-21-18	350	INSTALL DEDICATED LINE FOR SUMP PUMP													
BP03136	04-17-03	7,441	Strip & reroof													
State Item Codes																
Census/Tract		4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value							
Dev Map		Dev Lot	12	11- Res Land	0.21	69,970			Total Land Value			99,960				
Date		05/23/2018	12/20/2013	13- Res Bldg	1.00	95,760			Total Building Value			136,796				
Inspector		EQ		14- Res Outbldg	1.00	2,850			Total Outbuilding Value			4,072				
Action		DM Change	Hearing-Change						Total Market Value			240,828				
Acres							Influence Factors									
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment						
House Lot	0.21	0.00	102,000	0.98	0	99,960										
Total	0.21					99,960										
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals									
	Current	2023	2022	2021	2020		Type	Acres	Value	Type	Acres	Value				
Land	69,970	72,110	72,110	72,110	72,110											
Building	95,760	52,950	52,950	52,950	52,950											
Outbuilding	2,850	3,190	3,190	3,190	3,190											
Total	168,580	128,250	128,250	128,250	128,250											
Totals																
Comments																
2013 PER HO WET BSMT=FUNC 18' REAR DORMER																

Location:	31 WRIGHT RD	Unit	
911 Address:			
Map/Block/Lot	170 075		

9
5 OP

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,075	213,818
Unit		Basement	768	11,520
Overall Condition	Average	Fireplace	1	5,000
Class	C	Full Baths	1	5,000
Stories	1.40	Value Before Depr.	0	235,338
Design (Style)	Cape	Depr/Adjust Amount	0	98,842
Construction	Wood Frame	Final Value (After Depr)	0	136,496
Year Built	1936			
Percent Complete	100			

Finished Area	1,075	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	768			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Walkout			
Basement Garage Bays	0			
Sump Pump	YES			

Grade Factor	0	Physical Depreciation %	42
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Open Porch	1936	Average	45	300
Fuel	Natural Gas						
Cooling Type	None	0 %					

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

Exterior		
Exterior	Wood Shingle	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 136,796

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
					Frame Garage	1936	Average	216	4,072

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

