

Unique ID: 220014

Wethersfield

Card No: 1 of 1

Location:	3 HUBBARD PL				Map/Lot:	220 014		Zone:	B	Date Printed:	04-19-22	
911 Address:					Exempt		Route	7	Nbhd:	107	Last Update:	03-22-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
PATTENGALE BRIAN A & HURTENBACH HANN					2143 /758	03-01-22	Warranty Deed		YES	241,500		
3 HUBBARD PL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MCALINDEN JAMES G					1402 /0104	04-03-07			NO	226,000		
LOGAN DANIEL M & JENNIFER C					0807 /0080	08-21-00			YES	129,000		
FREED ALECK					0552 /0530	08-04-93			NO	0		
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
BP-0130	05-19-08	5,831	100	12x12 deck								
BP06183	05-21-06	10,150	100	Strip & reroof								
MP01009	01-08-01	950	100	Conversion burner								
MP01008	01-08-01	500	100	Reline chimney-vent gas furnace								
				State Item Codes				Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 19	11- Res Land	0.21	74,900				Total Land Value 107,000				
Date	03/22/2022	13- Res Bldg	1.00	60,550				Total Building Value 86,494				
Inspector	SB							Total Outbuilding Value 0				
Action	LISTING REVIEW							Total Market Value 193,494				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.21	0.00	107,000	1.00	0	107,000						
Total	0.21					107,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	74,900	74,900	74,900	74,900	74,900							
Building	60,550	59,730	59,730	59,730	59,730							
Outbuilding	0	0	0	0	0							
Total	135,450	134,630	134,630	134,630	134,630					Totals		
Comments												
2022GL: C/A PER MLS 12 FT REAR DORMER UAT = LOW CEILING HEIGHT												

Unique ID: 220014

Wethersfield

Location:	3 HUBBARD PL	Unit	
911 Address:			
Map/Block/Lot	220 014		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,287	106,049
Unit		Basement	720	10,800
Overall Condition	Average	Central Air	1,287	1,931
Class	C	Fireplace	1	3,000
Stories	1.75	Full Baths	1	5,000
Design (Style)	Bungalow	Value Before Depr.	0	126,779
Construction	Wood Frame	Depr/Adjust Amount	0	50,712
Year Built	1915	Final Value (After Depr)	0	76,068
Percent Complete	100			

Finished Area 1,287
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	720
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	40
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Unfinished Attic	1915	Average	288	6,048
Fuel	Natural Gas			Wood Deck	1915	Average	144	1,469
Cooling Type	Central	100 %		Enclosed Porch	1915	Average	48	518
				Enclosed Porch	1915	Average	204	2,208
				Utility Storage	1915	Average	25	188

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 86,494

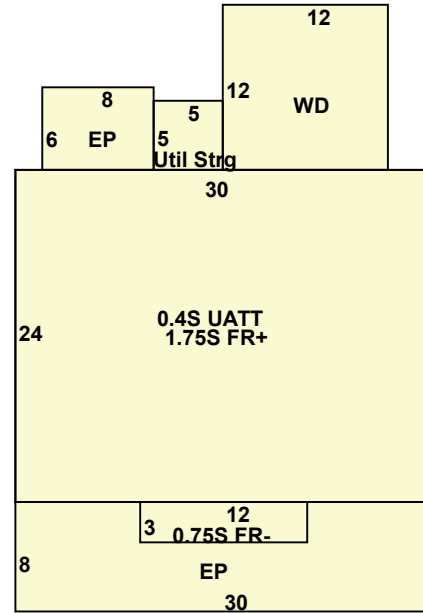
Special Features

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	0



Unique ID: 174012

Wethersfield

Card No: 1 of 1

Location:		412 WOLCOTT HILL RD				Map/Lot:		174 012		Zone:		A		Date Printed:		04-19-22							
911 Address:						Exempt				Route		6		Nbhd:		93		Last Update:		03-22-22			
Owner Of Record						Volume/Page		Date		Sales Type				Valid		Sale Price							
VASILI ANDON & IRENA						2143 /823		03-02-22		Warranty Surviv				YES		236,000							
412 WOLCOTT HILL RD WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
HENDERSON PATRICIA M						1150 /0220		04-05-04						YES		197,500							
GRECO JUDITH A						0887 /94-5		11-28-01						NO		0							
GRECO MARCELL P & JUDITH A						0349 /0356		10-01-84						NO		93,000							
						/																	
						/																	
Permit Number		Date		Cost		Assessor Status		Building Permit															
EP04131		04-22-04		1,000		100		100 amp service															
B8915		02-18-99		7,357		100																	
						State Item Codes						Appraised Value											
Census/Tract		4922				Code		Quantity		Value		Code		Quantity		Value		Total Land Value		93,000			
Dev Map		Dev Lot PT2				11- Res Land		0.28		65,100								Total Building Value		95,297			
Date		06/09/2008		03/23/2009		13- Res Bldg		1.00		66,710								Total Outbuilding Value		0			
Inspector		BS																Total Market Value		188,297			
Action		Measured + 1Vis BAA Reduction																					
Acres							Influence Factors																
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.28		0.00		93,000		1.00		0		93,000											
Total		0.28										93,000											
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
		Current		2021		2020		2019		2018		Type		Acres		Value		Type		Acres		Value	
Land		65,100		65,100		65,100		65,100		65,100													
Building		66,710		66,710		66,710		66,710		66,710													
Outbuilding		0		0		0		0		0													
Total		131,810		131,810		131,810		131,810		131,810													
Totals																							
Comments																							

Unique ID: 174012

Wethersfield

Location:	412 WOLCOTT HILL RD	Unit
911 Address:		
Map/Block/Lot	174 012	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,224	94,884
Unit		Basement	1,224	18,360
Overall Condition	Average	Central Air	1,224	1,836
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	123,080
Construction	Wood Frame	Depr/Adjust Amount	0	36,924
Year Built	1953	Final Value (After Depr)	0	86,156
Percent Complete	100			

Finished Area	1,224
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,224
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1953	Average	294	6,586
Fuel	Oil		Enclosed Porch	1953	Average	144	1,814
Cooling Type	Central	100 %	Open Porch	1953	Average	20	161
			Open Porch	1953	Average	72	580

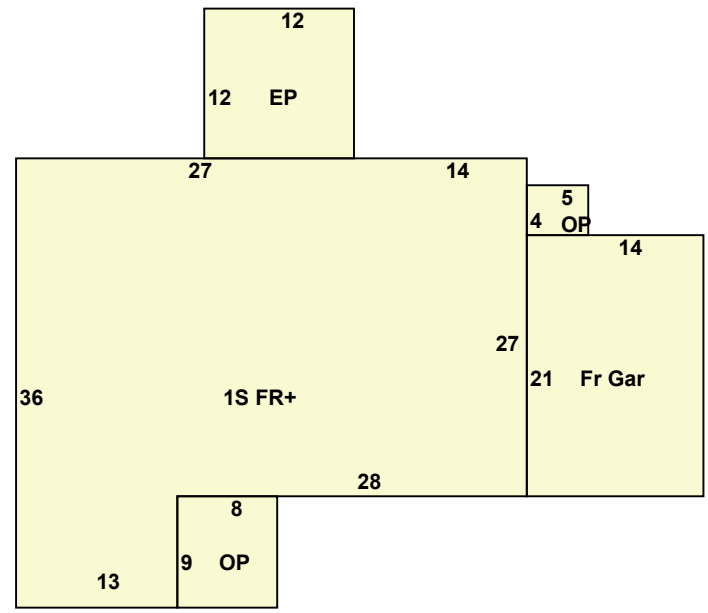
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior		
Exterior	Vinyl Siding	Wood Shingle
Roof Cover	Asphalt	
Roof Type	HIP	

Total Building Value 95,297

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

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



Unique ID: 149010

Wethersfield

Card No: 1 of 1

Location:	15 FARMSTEAD RD				Map/Lot:	149 010		Zone:	A1	Date Printed:	04-19-22	
911 Address:					Exempt		Route	6	Nbhd:	110	Last Update:	03-22-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
TROTT KEITH & LAWLOR DAWN MARIE					2143 /800	03-02-22	Warranty Surviv		YES	366,000		
15 FARMSTEAD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SMITH JEROME A & GARCIA ZUNER E					1949 /0168	08-05-16			YES	287,000		
CARUCCI MICHAEL J					1818 /0215	12-20-13			NO	0		
CARUCCI MARIE R					1779 /0330	04-22-13			NO	0		
RUBERA JOSEPHINE & CARUCCI MARIE R					0784 /0343	01-25-00			NO	0		
RUBERA JOSEPHINE & CARUCCI MARIE R					0662 /0229	07-31-97			YES	174,500		
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-20-0124	07-08-20	13,000	100	Replace Energy Kinectic oil boiler.								
M-20-0124	07-08-20	13,000	0	Replace Energy Kinectic oil boiler.								
M-20-0086	05-29-20	10,000	0	Replace Amana a/c system. Condenser to be placed in the same location.								
M-20-0086	05-29-20	10,000	100	REPL AMANA A/C SYSTEM. CONDENSER TO BE PLACED IN THE SAME LOCATION								
B-17-121	04-07-17	1,000	100	INSTALL 29 SOLAR PANELS								
B-17-121	04-06-17	1,000	0	Install a 29 module PV roof mounted solar system.								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		110,000		
Dev Map	Dev Lot 22	11- Res Land	0.34	77,000				Total Building Value		143,435		
Date	05/07/2018	13- Res Bldg	1.00	100,400				Total Outbuilding Value		1,717		
Inspector	EQ	14- Res Outbldg	1.00	1,210				Total Market Value		255,152		
Action	DM Change											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.34	0.00	110,000	1.00	0	110,000						
Total	0.34					110,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value	
Land	77,000	77,000	77,000	77,010	77,010							
Building	100,400	100,400	100,400	100,400	100,400							
Outbuilding	1,210	1,210	1,210	1,200	1,200							
Total	178,610	178,610	178,610	178,610	178,610				Totals			
Comments												
2017-SOLAR												

Unique ID: 201049

Wethersfield

Card No: 1 of 1

Location:		156 BRIMFIELD RD				Map/Lot:		201 049		Zone:		A	Date Printed:		04-19-22								
911 Address:						Exempt				Route		6	Nbhd:		105	Last Update:		03-22-22					
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price									
IVES JOSHUA LUCIUS						2143 /883		03-03-22		Warranty Deed			YES	233,300									
156 BRIMFIELD RD WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
FRAZAO MARIA						0794 /0297		05-02-00					NO	0									
FRAZAO MANUEL & MARIA						0315 /0554		01-12-79					NO	56,000									
						/																	
						/																	
						/																	
Permit Number				Date		Cost		Assessor Status		Building Permit													
P-14-175				07-31-14		978		0		Replace 40 gallon gas water heater.													
P-14-175				07-31-14		978		100		REPL WATER HEATER													
						State Item Codes						Appraised Value											
Census/Tract		4922				Code		Quantity		Value		Code		Quantity		Value							
Dev Map		Dev Lot 17PT				11- Res Land		0.27		73,500								Total Land Value		105,000			
Date		09/10/2014				13- Res Bldg		1.00		64,290								Total Building Value		91,842			
Inspector		CR																Total Outbuilding Value		0			
Action		49																Total Market Value		196,842			
Acres							Influence Factors																
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.27		0.00		105,000		1.00		0		105,000											
Total		0.27										105,000											
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
		Current		2021		2020		2019		2018		Type		Acres		Value		Type		Acres		Value	
Land		73,500		73,500		73,500		73,500		73,500													
Building		64,290		64,290		64,290		64,290		64,290													
Outbuilding		0		0		0		0		0													
Total		137,790		137,790		137,790		137,790		137,790													
Totals																							
Comments																							

Location:	25 BURWOOD RD				Map/Lot:	180 014		Zone:	A	Date Printed:	04-19-22	
911 Address:					Exempt		Route	6	Nbhd:	110	Last Update:	03-22-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MARLEY JACQUELYN					2143 /897	03-04-22	Warranty Deed		YES	430,000		
25 BURWOOD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
RYS SUSAN GAIL					2078 /329	04-03-19	Admin Deed		NO	239,900		
MCGOURTY IRENE F EST					2078 /328	04-03-19	Probate		NO	0		
MCGOURTY IRENE F EST					2062 /114	10-25-18	Probate		NO	0		
MCGOURTY IRENE F					0317 /0504	06-28-79			NO	0		
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-21-0951	12-22-21	2,500	0	ADD WALL INSIDE EXISTING HOUSE TO CREATE BEDROOM W/ CLOSET (2X5)								
M-20-0295	11-27-20	833	100	Install two 120 gallon propane tank and run gas line 10 feet to generator.								
E-20-0520	11-02-20	2,000	100	Install a 16 kw Generac standby generator service rated 200 amp main breaker transfer switch.								
E-20-0103	03-31-20	0	100	Wiring for basement lighting, outlets and bathroom. Move booster fan. Run multile circuits in b								
P-20-0058	03-27-20	0	100	Installing DWV for 3 fixtures in basement, 1 toilet, 1 lav and 1 tub. Install 3" back water valve								
B-20-0097	03-02-20	40,000	100	Construction of a bathroom and rec room in the basement. The basement will be cleaned and sealed								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		111,100		
Dev Map	Dev Lot 24	11- Res Land	0.35	77,770				Total Building Value		138,986		
Date	03/16/2021	13- Res Bldg	1.00	97,290				Total Outbuilding Value		1,075		
Inspector	MF	14- Res Outbldg	1.00	750				Total Market Value		251,161		
Action	Exterior Only											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	110,000	1.01	0	111,100						
Total	0.35					111,100						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	77,770	77,770	77,770	77,780	77,780							
Building	97,290	97,290	93,490	71,750	71,750							
Outbuilding	750	750	750	750	750							
Total	175,810	175,810	172,010	150,280	150,280					Totals		
Comments												
2021-GENERATOR 2ND BATHROOM IN BASEMENT & 705 SF OF FBA PER OWNER 2020GL-ADD FBA, FULL BATH, RENOVATED - INTERIOR & EXTERIOR V1011P235 2632' TO 17 BURWOOD												

Unique ID: 180014

Wethersfield

Location:	25 BURWOOD RD	Unit
911 Address:		
Map/Block/Lot	180 014	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,239	96,047
Unit		Average Quality Basement Fi	705	10,575
Overall Condition	Very Good	Basement	992	14,880
Class	C	Central Air	1,239	1,859
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	136,361
Year Built	1950	Depr/Adjust Amount	0	12,272
Percent Complete	100	Final Value (After Depr)	0	124,088

Finished Area 1,239
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	992
Basement Finish	705
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1950	Very Good	196	3,032
Fuel	Oil		Frame Garage	1950	Very Good	308	8,969
Cooling Type	Central	100 %	Enclosed Porch	1950	Very Good	20	323
			Enclosed Porch	1950	Very Good	130	2,129
			Open Porch	1950	Very Good	42	440

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

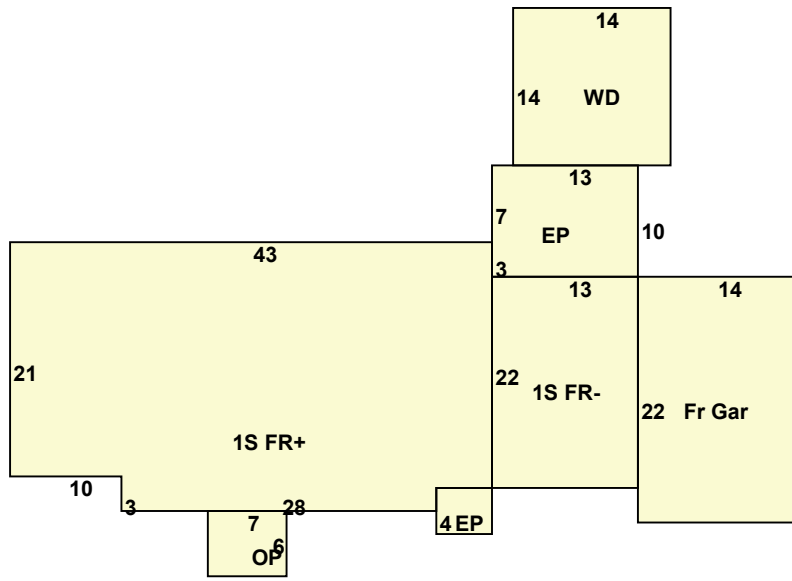
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 138,986

Special Features 1

Type	Yr Bilt	Condition	Area/Qty	Value
Generator				
Frame Shed	2008	Average	96	1,075

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



Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator									
Frame Shed	2008	Average	96	1,075					

Unique ID: 096040

Wethersfield

Card No: 1 of 1

Location:	40 BOBWHITE HL				Map/Lot:	096 040		Zone:	AA	Date Printed:	04-19-22	
911 Address:					Exempt		Route	3	Nbhd:	128	Last Update:	03-22-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
AHMAD FARRUKH & FARRUKH SADIA					2143 /952	03-07-22	Warranty Deed		YES	632,500		
40 BOBWHITE HL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
TAREB MALIELK & MOHMED ANISAH					2109 /847	08-20-20	Warranty Surviv		YES	569,900		
HIGGINS BRIAN & ANGELA					1949 /0213	08-05-16			YES	535,000		
CASTELLI DONALD G					1836 /0101	05-27-14			YES	527,500		
SUMMA MICHAEL A TRUSTEE					1701 /0125	03-14-12			NO	0		
SUMMA MICHAEL A TRUSTEE & ALICIA W					1332 /0049	05-10-06			NO	0		
Permit Number	Date	Cost	Assessor Status	Building Permit								
P-16-190	08-24-16	2,699	0	Replace hwh 75 gallon natural gas to natural gas powervent.								
P-16-190	08-24-16	2,699	100	REPL HOT WATER HEATER								
M-14-73	05-27-14	600	0	INSTALLED 2 SUPPLY REGISTER FOR BASEMENT ROOM.								
M-14-73	05-27-14	600	100	INSTALL 2 SUPPLY REGISTER FOR BASEMENT ROOM								
P-14-115	05-23-14	3,000	0	PROVIDE AND INSTALL TOILET AND SINK FOR HALF BATHROOM IN BASEMENT. ISOLATION VALVES ON WATER LINE								
P-14-115	05-23-14	3,000	100	TOILET & SINK FOR HALF BATH IN BASEMENT. ISOLATION VALVES ON WATER LINES & VALVES FOR SINK & TOIL								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		128,000		
Dev Map	Dev Lot 12	11- Res Land	0.48	89,600				Total Building Value		355,988		
Date	03/22/2022	13- Res Bldg	1.00	249,190				Total Outbuilding Value		0		
Inspector	SB							Total Market Value		483,988		
Action	LISTING REVIEW											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.48	0.00	128,000	1.00	0	128,000						
Total	0.48					128,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	89,600	89,600	89,600	89,600	89,600							
Building	249,190	249,190	249,190	249,190	249,190							
Outbuilding	0	0	0	0	0							
Total	338,790	338,790	338,790	338,790	338,790					Totals		
Comments												
2022GL: 9 ROOMS PER MLS 2014 EXTERIOR WALL/KITCHEN/FBM/BATH CNT/ GAS FPL/CO FBM 6/13/14												

Location:	40 BOBWHITE HL	Unit
911 Address:		
Map/Block/Lot	096 040	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,619	235,605
Unit		Basement	2,331	47,203
Overall Condition	Very Good	Better Quality Basement Fin	442	17,901
Class	B+	Central Air	2,619	5,303
Stories	1.00	Extra Fixtures	1	405
Design (Style)	Ranch	Full Baths	3	20,250
Construction	Wood Frame	Half Baths	1	3,375
Year Built	2002	Prefab Fireplaces	1	2,700
Percent Complete	100	Value Before Depr.	0	332,742
		Depr/Adjust Amount	0	3,327
		Final Value (After Depr)	0	329,415

Finished Area	2,619	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	2,331			
Basement Finish	442			
Bsmt Room Style	Better			
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
				1
				0

HVAC					Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %			Wood Deck	2002	Average/Good	232	4,354
Fuel	Natural Gas				Frame Garage	2002	Average/Good	42	1,484
Cooling Type	Central	100 %			Frame Garage	2002	Average/Good	525	18,547
					Frame Garage	2002	Average/Good	35	1,236
					Open Porch	2002	Average/Good	75	952

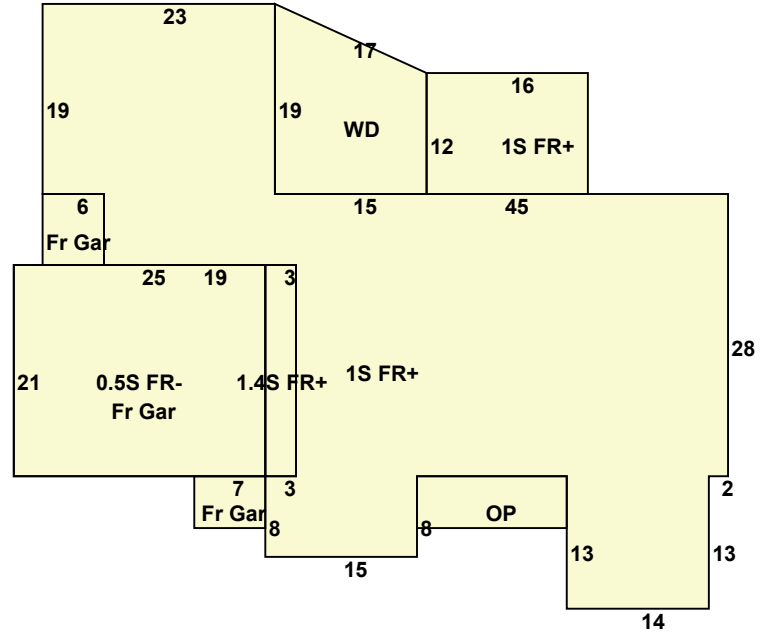
Interior				
Floors	Hardwood			
Attic Access				
Walls	Plaster			
Fireplaces	0			
Wood Stoves	0			

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

Total Building Value 355,988

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

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



Unique ID: 034001

Wethersfield

Card No: 1 of 1

Location:	885 WELLS RD	Map/Lot:	034 001	Zone:	BP	Date Printed:	04-19-22
911 Address:		Exempt		Nbhd:	C15	Last Update:	04-06-22

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
WELLS ROAD BUSINESS PARK LLC		2143 /1977	03-07-22	Warranty Deed	YES	2,100,000
321 MAIN ST FARMINGTON , CT 06032						

Additional Owners:

Prior Owner History						
885 WELLS ROAD LLC		2115 /347	11-16-20	Quit Claim	NO	0
KAHN JEFFREY S & DAVID A		2097 /132	11-25-19	Quit Claim	NO	0
KAHN WETHERSFIELD LTD PTNRSHIP & KAHN JEFFREY S		0666 /0105	09-04-97		NO	0
		/				
		/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
B-18-229	06-16-18	58,420	No	Closed	100	07-16-18	REPL ROOFING SYSTEM
P-13-295	12-12-13	1,200	No	Permit Issue	100	10-01-14	REPL FLUSH VALVE ON MEN'S ROOM SHOP URINAL & REPL FLUSHOMETER WOMEN'S R
B-12-329	07-24-12	36,400	No	Permit Issue	100	10-01-12	TEAR OFF PVC ROOF & INSTALL NEW

Census/Tract		State Item Codes					Appraised Value	
4924		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 187,049
Dev Map	Dev Lot 4	31-Industrial L	10.51	130,930				Total Building Value 1,033,919
Date 05/11/2018	03/26/2014	32-Indust Bldg	1.00	723,740				Total Outbuilding Value 27,436
Inspector EQ		33-Indust Impro	1.00	19,210				Total Market Value 1,248,404
Action Measure & List	BAA Reduction							

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Ind Prime Site	1.84	0.00	130,000	1.00	0	130,000	Ind Excess	-30	Condition	EXCESS TOPO SHAPE E
Ind Excess	8.67	0.00	10,000	0.94	-30	57,049				
Total	10.51					187,049				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value
Land	130,930	130,930	130,930	130,930	130,930						
Building	723,740	723,740	723,740	723,740	723,740						
Outbuilding	19,210	19,210	19,210	19,210	19,210						
Total	873,880	873,880	873,880	873,880	873,880				Totals		

Comments

THERE IS ALSO A QC DEED FILED IN V.2143/P.980 B/W 885 WELLS
 WHSE WH=16+30
 MFG WH 12 TO 14
 80X150 BAS-35' CEILING W/20 TON CRANE
 ATE
 30' X 40' RM W/ HALON SPRINKLER

Unique ID: 034001

Wethersfield

Location: 885 WELLS RD

Unit

Use	Class	Quality	Stry	WH	Area	BG	Units
Warehouse	Masonry	C	1	19	16,904	NO	
Office Building	Masonry	C	1	19	4,080	NO	
Lgt Industrial	Masonry	C	1	19	24,140	NO	

Commercial Building Description	Description	Area/Qty	Value
Building Use Light Industria	Base Value	45,124	2,741,442
Class Masonry	Wet Sprinklers	50,826	76,239
Overall Condition Average	Value Before Depr.	0	2,817,681
Construction Quality C	Depr/Adjust Amount	0	1,775,139
Stories 2.00	Final Value (After Depr)	0	1,042,542
Year Built 1960			
Remodel			
Percent Complete 100			
GLA 45,124			
Basement			
Basement Area			
Basement Unfinished Area	Grade Factor 0 Physical Depreciation % 23		
HVAC	Functional Depreciation % 15 Economical Depreciation % 25		
Heating Type Forced Hot Air			
Fuel Type Natural Gas			
Cooling Type None 0%			
Interior			
Floors Carpet			
Walls Other			
Wall Height 19			
Exterior			
Exterior Walls Concr/Cinder			
Roof Cover Tar and Gravel			
Special Features			
Wet Sprinkler	50,826		
Air Condition	22,200		

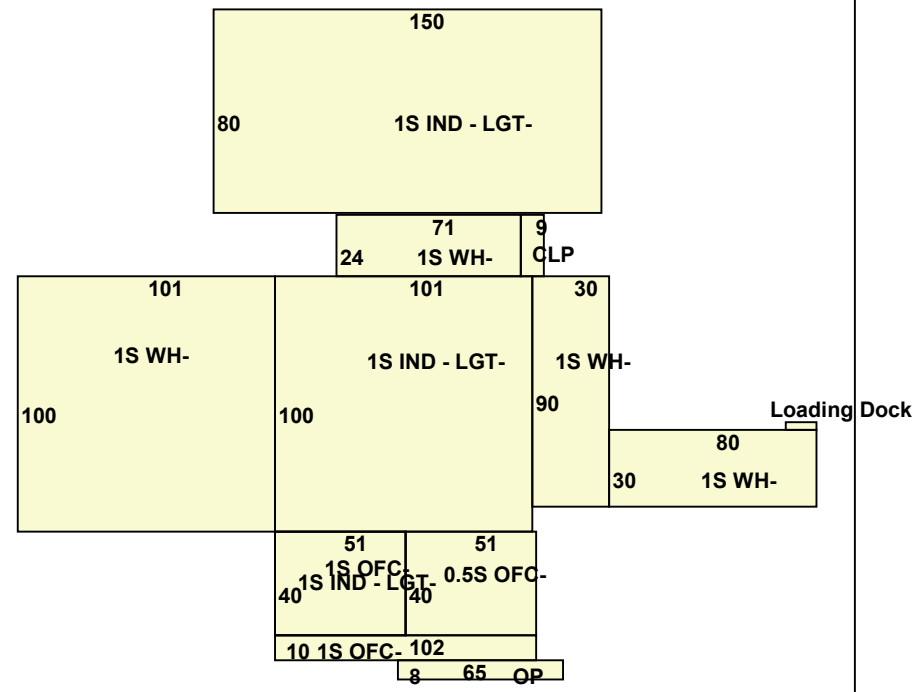
Attached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value
Covered Loading Platform	1960	Average	216	1,785
Loading Dock	1960	Average	36	0
Open Porch	1960	Average	520	4,374

Detached Component Computations

Type	Year	Condition	Area/Qty	Value
Paving	1999	Average	19,000	27,436

Total Building Value	
Building 1 Value	1,048,701
Valuation Method	I



Unique ID: 113004

Wethersfield

Card No: 1 of 1

Location:	27 GOODWIN AVE				Map/Lot:	113 004		Zone:	B	Date Printed:	04-19-22	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	03-25-22
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
NIXON CARLY					2143 / 1038	03-08-22		Warranty Deed		YES	325,000	
27 GOODWIN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DR&B HOMES LLC					2125 / 1045	05-03-21		Warranty Deed		NO	105,000	
BARONE PASQUALE A & MICHAEL					2085 / 72	05-24-19		Probate		NO	0	
BARONE PASQUALE A & MICHAEL					1780 / 0249	04-25-13				NO	0	
BARONE ANNA					1304 / 0149	12-15-05				NO	0	
BARONE COSMOS A & ANNA					0240 / 0145	11-24-65				NO	0	
Permit Number	Date	Cost	Assessor Status	Building Permit								
E-21-0402	08-18-21	12,000	0	Remove knob and tube wires from existing house and do complete new wiring with Romex wire for new								
P-21-0165	08-10-21	500	0	Run sewer main pipe in basement to connect to home.								
M-21-0255	07-16-21	10,000	0	Install a warm air furnace and a/c including duct work and equipment.								
EP05266	09-21-05	2,000	100	100 amp service;misc electrical								
BP03512	09-03-03	500	100	Demolish garage								
				State Item Codes				Appraised Value				
Census/Tract	4923			Code	Quantity	Value	Code	Quantity	Value			
Dev Map		Dev Lot	6	11- Res Land	0.14	57,520				Total Land Value	82,170	
Date	03/25/2022			13- Res Bldg	1.00	88,980				Total Building Value	127,120	
Inspector	SB			14- Res Outbldg	1.00	120				Total Outbuilding Value	168	
Action	LISTING REVIEW									Total Market Value	209,458	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.14	0.00	83,000	0.99	0	82,170						
Total	0.14					82,170						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	57,520	57,520	57,520	57,520	57,520							
Building	88,980	65,090	65,090	65,090	65,090							
Outbuilding	120	120	120	120	120							
Total	146,620	122,730	122,730	122,730	122,730					Totals		
Comments												
2022GL: FULLY REMODELED PER MLS - UPDATED KITCHEN & BATHS, PUT IN CENTRAL AIR; ADJ STORY HEIGHT REAR DORMER 12 FT INTERIOR CONDITION BETTER THAN EXTERIOR												

Unique ID: 113004

Wethersfield

Location:	27 GOODWIN AVE	Unit
911 Address:		
Map/Block/Lot	113 004	

General Description	Description	Area/Qty	Value
Building Use Single Family	Base Rate	1,254	112,459
Unit	Basement	725	10,875
Overall Condition Very Good/Ex	Central Air	1,254	1,881
Class C	Fireplace	1	3,000
Stories 1.65	Full Baths	1	5,000
Design (Style) Conventional	Half Baths	1	2,500
Construction Wood Frame	Value Before Depr.	0	135,715
Year Built 1930	Depr/Adjust Amount	0	12,214
Percent Complete 100	Final Value (After Depr)	0	123,500

Finished Area 1,254
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	725
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Patio	1930	Very Good/Excellent	54	475
Fuel	Oil		Enclosed Porch	1930	Very Good/Excellent	42	688
Cooling Type	Central	100 %	Enclosed Porch	1930	Very Good/Excellent	150	2,457

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

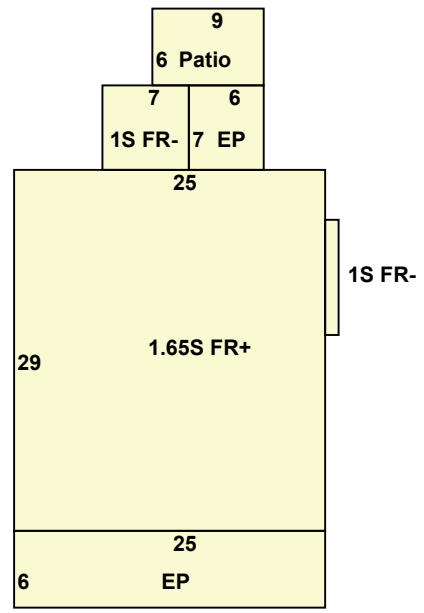
Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	HIP

Total Building Value 127,120

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1980	Poor	40	168

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



Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1980	Poor	40	168					

Location:	43 MAXWELL DR				Map/Lot:	206 009		Zone:	A	Date Printed:	04-19-22	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	03-25-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
DEMOLLI VALBONA & BEJTE LORENC					2143 / 1162	03-10-22	Warranty Deed		YES	289,900		
43 MAXWELL DR WETHERSFIELD, CT 06109												
Additional Owners:												
Prior Owner History												
FAZZINA NINNA & CARMELO					1492 / 0030	08-28-08			YES	200,000		
SOMERSET MARK R					1485 / 0105	07-10-08			NO	0		
MALLIET IRENE D					0543 / 0541	04-06-93			NO	0		
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-16-33	03-11-16	600	0	INSTALL A 120 GALLON PROPANE TANK.								
TM-16-33	03-11-16	600	100	120 GAL PROPANE TANK								
M-16-29	03-01-16	3,000	0	INSTALL GAS PIPING FOR STOVE, OUTDOOR GAS GRILL, FIREPLACE AND FUTURE LP PORTABLE GENERATOR.								
TM-16-29	03-01-16	3,000	100	GAS PIPING FOR STOVE, OUTDR GAS GRILL & GENERATOR								
P-13-109	05-25-13	350	0	INSTALL BACKFLOW PREVENTOR FOR IRRIGATION SYSTEM.								
TP-13-109	05-25-13	350	100	INSTALL BACKFLOW PREVENTOR FOR IRRIGATION SYSTEM								
State Item Codes					Appraised Value							
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 14	11- Res Land	0.24	65,100				Total Land Value		93,000		
Date	05/19/2018 12/30/2008	13- Res Bldg	1.00	90,940				Total Building Value		129,924		
Inspector	EQ	14- Res Outbldg	1.00	450				Total Outbuilding Value		638		
Action	DM No Change Hearing-No Chng							Total Market Value		223,562		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.24	0.00	93,000	1.00	0	93,000						
Total	0.24					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100							
Building	90,940	88,190	88,190	88,190	89,290							
Outbuilding	450	450	450	450	450							
Total	156,490	153,740	153,740	153,740	154,840					Totals		
Comments												
2022GL: 2.5 BATHS PER MLS 2019GL-CHG SKETCH, PATIOS, PICTOMETRY 2009 ADDTN/PTO/WDK/VYNL SGD												

Unique ID: 206009

Wethersfield

Location:	43 MAXWELL DR	Unit	
911 Address:			
Map/Block/Lot	206 009		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,470	112,308
Unit		Basement	1,218	19,184
Overall Condition	Good	Central Air	1,470	2,315
Class	C+	Fireplace	2	6,300
Stories	1.00	Full Baths	2	10,500
Design (Style)	Ranch	Half Baths	1	2,625
Construction	Wood Frame	Low Quality Basement Finish	600	4,410
Year Built	1951	Value Before Depr.	0	157,642
Percent Complete	100	Depr/Adjust Amount	0	39,410
		Final Value (After Depr)	0	118,231

Finished Area	1,470
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,218
Basement Finish	600
Bsmt Room Style	Low
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	25
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1951	Good	24	321
Fuel	Oil		Frame Garage	1951	Good	264	6,658
Cooling Type	Central	100 %	Patio	2011	Average	426	4,339
			Open Porch	1951	Good	42	380

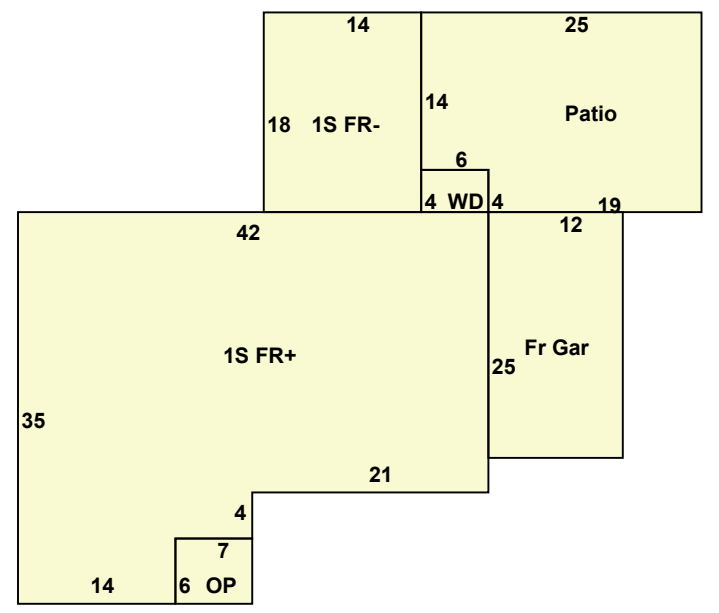
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	0

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

Total Building Value 129,924

Special Features					Detached Component Computations				
Type	Yr Blt	Condition	Area/Qty	Value	Type	Yr Blt	Condition	Area/Qty	Value
					Frame Shed	2008	Fair	80	688

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



Unique ID: 149033

Wethersfield

Card No: 1 of 1

Location:		85 CLARKRIDGE RD				Map/Lot:		149 033		Zone:		A1	Date Printed:		04-19-22			
911 Address:						Exempt				Route		6	Nbhd:		105	Last Update:		04-12-22
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price				
BOUCHER DANIEL P & KAREN P						2144 /2		03-10-22		Warranty Surviv			YES	390,000				
85 CLARKRIDGE RD WETHERSFIELD , CT 06109																		
Additional Owners:																		
Prior Owner History																		
LICHATZ GREGORY F & LYNN HAMILTON						1629 /0119		12-17-10					YES	245,000				
LASHER CONSTANCE C C/O SUZANN FLYNT						0295 /0712		04-02-75					NO	0				
						/												
						/												
						/												
Permit Number		Date		Cost		Assessor Status		Building Permit										
						State Item Codes						Appraised Value						
Census/Tract		4926				Code	Quantity	Value		Code	Quantity	Value		Total Land Value			116,655	
Dev Map		Dev Lot 18A				11- Res Land	0.46	81,660						Total Building Value			126,685	
Date		05/01/2008				13- Res Bldg	1.00	88,680						Total Outbuilding Value			8,064	
Inspector		KM				14- Res Outbldg	1.00	5,640						Total Market Value			251,404	
Action		Refusal																
Acres							Influence Factors											
Land Type		Acres	490	Rate	Adj	Influence	Total Value		Land Type		Influence	Reason		Comment				
House Lot		0.46	0.00	105,000	1.01	10	116,655		House Lot		10	Location						
Total		0.46					116,655											
Assessment History (Prior Years as of Oct 1)									490 Appraised Totals									
		Current	2021	2020	2019	2018			Type	Acres	Value	Type	Acres	Value				
Land		81,660	81,660	81,660	81,660	81,660												
Building		88,680	88,680	88,680	88,680	88,680												
Outbuilding		5,640	5,640	5,640	5,640	5,640												
Total		175,980	175,980	175,980	175,980	175,980												
Totals																		
Comments																		

Unique ID: 149033

Wethersfield

Location:	85 CLARKRIDGE RD	Unit
911 Address:		
Map/Block/Lot	149 033	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,608	112,624
Unit		Basement	1,582	23,730
Overall Condition	Average	Basement Garage Bays	1	2,000
Class	C	Finished Lower Level	514	17,990
Stories	1.00	Fireplace	1	3,000
Design (Style)	Split Level	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1960	Value Before Depr.	0	171,844
Percent Complete	100	Depr/Adjust Amount	0	49,835
		Final Value (After Depr)	0	122,009

Finished Area	1,608
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,582
Basement Finish	514
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1960	Average	216	2,607
Fuel	Oil		Enclosed Porch	1960	Average	121	1,546
Cooling Type	None	0 %	Open Porch	1960	Average	64	523

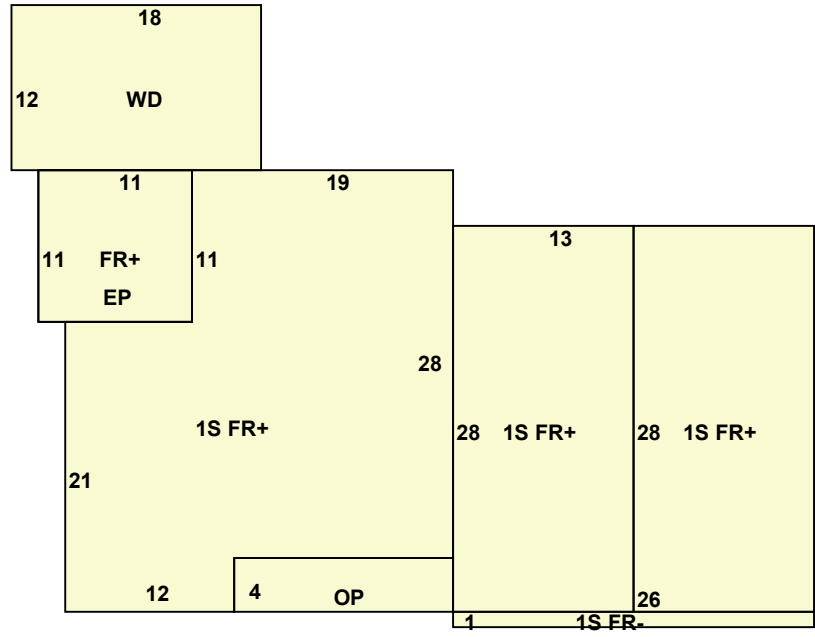
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior		
Exterior	Vinyl Siding	Wood Shingle
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value			126,685	
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Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1969	Average	336	8,064					

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



Unique ID: 074070

Wethersfield

Card No: 1 of 1

Location:	275 RIDGE RD					Map/Lot:	074 070		Zone:	SRD	Date Printed:	04-19-22
911 Address:						Exempt			Nbhd:	C30	Last Update:	03-25-22
Owner Of Record						Volume/Page	Date	Sales Type		Valid	Sale Price	
RIDGE WETHERSFIELD LLC						2143 / 1193	03-10-22	Warranty Deed		YES	18,200,000	
710 AVENUE L BROOKLYN , NY 11230												
Additional Owners:												
Prior Owner History												
RIDGE ROAD DEVELOPMENT GROUP LLC						2055 / 266	08-28-18	Quit Claim		NO	0	
DR CHARTER OAK LLC						1963 / 0245	10-31-16			NO	850,000	
RIDGE ROAD DEVELOPMENT GROUP LLC						1963 / 0227	10-31-16			NO	850,000	
SPECIAL PURPOSE 5011 LLC						1963 / 0224	10-31-16			NO	0	
SPECIAL PURPOSES 5011 LLC C/O TARTAGLIA MANAGEMENT						1778 / 0023	04-17-13			NO	0	
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
P-19-0159	06-27-19	1,500	No	Closed	100	10-01-19	Installation of 1" underground plastic gas line (natural gas) for barbe					
P-19-0159	06-27-19	1,500	Yes	Imported Rec	0	01-01-01	Installation of 1" underground plastic gas line (natural gas) for barbe					
P-19-0158	06-20-19	5,000	Yes	Imported Rec	0	01-01-01	Rough plumbing for pool house including 2 toilets, 2 showers, 2 lavator					
E-19-0203	06-12-19	2,000	No	Closed	100	10-01-19	Ground pool, wire pool house with lights, plugs, switches and hook up w					
E-19-0203	06-12-19	2,000	Yes	Imported Rec	0	01-01-01	Ground pool, wire pool house with lights, plugs, switches and hook up w					
B-19-0095	04-27-19	2,500	No	Closed	100	06-26-19	INSTALL FRONT ENTRY MONUMENT					
State Item Codes						Appraised Value						
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		549,000		
Dev Map	Dev Lot 35	23-Apartments	1.00	6,933,020				Total Building Value		9,904,323		
Date	06/01/2018 03/18/2021	25-Comm Outbldg	2.00	160,030				Total Outbuilding Value		228,611		
Inspector	EQ	26-Apment Land	5.36	384,300				Total Market Value		10,681,934		
Action	Measure & List Hearing-No Chng											
Acres						Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Apt Land	5.36	0.00	216,000	1.00	300	549,000	Apartment Land	300	Intensive Use			
Total	5.36					549,000						
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals						
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value	
Land	384,300	384,300	384,300	384,300	268,170							
Building	6,933,020	6,933,020	6,933,020	0	840							
Outbuilding	160,030	160,030	160,030	0	0							
Total	7,477,350	7,477,350	7,477,350	384,300	269,010				Totals			
Comments												
2020GL-BAA NO CHANGE												
2020GL-TAX AGREEMENT ENDED, ADD AT FULL VALUE												
PRO-FORMA VALUE ESTIMATE IN AGREEMENT IS \$12,800,000												
FIRST (TEMP) C/O 10/22/2018; FINAL C/O 1/14/2020 FOR B-17-148												
2018GL-YR 4 TAX AGREEMENT FROZEN ASSESSED VALUE \$384,300; C/O UNITS 103, 318 AND 320 COMMON AREAS ONLY 10/4/18 2017GL & 2018GL - FIX CLERIC												
2016-LAND LEASED FROM DR CHARTER OAK-TERMINATED 8/28/18												

Unique ID: 059004

Wethersfield

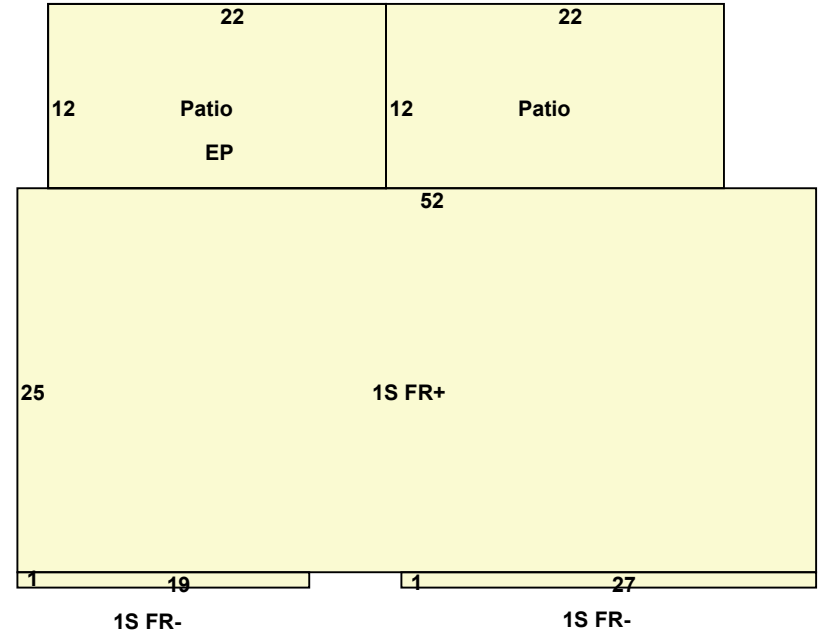
Card No: 1 of 1

Location: 334 GOFF RD		Map/Lot: 059 004		Zone: A1		Date Printed: 04-19-22							
911 Address:		Exempt		Route 9		Nbhd: 94		Last Update: 04-13-22					
Owner Of Record					Volume/Page		Date		Sales Type		Valid	Sale Price	
WILLIAMS GASHFORD & LATOYA FERRERA E					2144 /51		03-11-22		Warranty Surviv		YES	355,000	
334 GOFF RD WETHERSFIELD , CT 06109													
Additional Owners: GIEL RITA		LANK VELIA			GIEL RITA			LANK VELIA					
Prior Owner History													
FERRERA ELVIRA L/U					1129 /0208		01-07-04				NO	0	
FERRERA ELVIRA					0805 /0200		08-02-00				NO	0	
FERRERA ERNESTO & ELVIRA					0328 /0919		03-25-82				NO	101,000	
					/								
					/								
Permit Number		Date		Cost		Assessor Status		Building Permit					
BP06568		09-27-06		2,800		100		Reroof 1 layer					
				State Item Codes					Appraised Value				
Census/Tract 4925				Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot 2		11- Res Land	0.31	65,800				Total Land Value 94,000			
Date 05/19/2018				13- Res Bldg	1.00	104,470				Total Building Value 149,243			
Inspector EQ				14- Res Outbldg	1.00	390				Total Outbuilding Value 560			
Action DM No Change										Total Market Value 243,803			
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	1.00	0	94,000						
Total		0.31					94,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
		Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value	
Land		65,800	65,800	65,800	65,800	65,800							
Building		104,470	104,470	104,470	104,470	104,470							
Outbuilding		390	390	390	390	390							
Total		170,660	170,660	170,660	170,660	170,660							
										Totals			
Comments													
SCUTTLE ATTIC ACCESS													

Unique ID: 059004

Wethersfield

Location:		334 GOFF RD		Unit					
911 Address:									
Map/Block/Lot		059 004							
General Description		Description	Area/Qty	Value					
Building Use	Single Family	Base Rate	1,346	99,375					
Unit		Basement	1,300	19,500					
Overall Condition	Good	Basement Garage Bays	2	4,000					
Class	C	Central Air	1,346	2,019					
Stories	1.00	Finished Lower Level	500	17,500					
Design (Style)	Raised Ranch	Fireplace	1	3,000					
Construction	Wood Frame	Full Baths	2	10,000					
Year Built	1981	Half Baths	1	2,500					
Percent Complete	100	Value Before Depr.	0	157,894					
		Depr/Adjust Amount	0	17,368					
		Final Value (After Depr)	0	140,526					
Finished Area	1,346	Finished Area Does Not Include Finished Basement Area							
Foundation									
Basement Area	1,300								
Basement Finish	500								
Bsmt Room Style	Finish LL								
Basement Walls									
Outside Entry									
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %	11				
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %	0				
Attached Component Computations									
HVAC									
Type	Yr Built	Condition	Area/Qty	Value					
Patio	1981	Good	264	2,244					
Patio	1981	Good	264	2,244					
Enclosed Porch	1981	Good	264	4,229					
Interior									
Floors	Carpet								
Attic Access									
Walls	Drywall								
Fireplaces	1								
Wood Stoves	0								
Exterior									
Exterior	Aluminum	Brick Veneer							
Roof Cover	Asphalt								
Roof Type	Gable								
Total Building Value			149,243						
Special Features									
Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1981	Average	80	560					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
6	3	1	2	1					



Location:	50 TOLL GATE RD				Map/Lot:	066 004		Zone:	A1	Date Printed:	04-19-22	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	04-12-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
SUZANNE D WAISBREN REVOCABLE TRUST					2144 /208	03-14-22	Warranty Deed		YES	392,000		
50 TOLL GATE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
REALTY SOURCE LLC					2131 /430	07-27-21	Warranty Deed		NO	207,000		
US BANK TRUST NATIONAL ASSOCIATION TRUSTEE					2128 /451	06-04-21	Foreclosure		NO	0		
RANDALL DENISE M					0692 /0208	03-30-98			YES	140,000		
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-21-0387	10-14-21	6,500	0	Install new 2-1/2 ton A/C equipment and ductwork.								
E-21-0465	09-11-21	1,400	0	Wiring of new bathroom including installing GFI's.								
P-21-0184	08-30-21	3,900	0	Install master bathroom toilet, sink and shower. Install kitchen sink.								
B-21-0596	08-05-21	5,500	0	STRIP & REROOF. REPL 17 WINDOWS								
B-21-0597	08-05-21	25,000	0	REMOVE LOAD BEARING WALL PUTTING LVL BEAM IN. REBUILD 3-SEASON PORCH FLR. FRAME MASTER BATH. RE								
P-17-81	05-16-17	1,135	100	REPL WATER HEATER								
State Item Codes					Appraised Value							
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 28	11- Res Land	0.34	58,100				Total Land Value 83,000				
Date	03/15/2022	13- Res Bldg	1.00	113,140				Total Building Value 161,626				
Inspector	SB							Total Outbuilding Value 0				
Action	LISTING REVIEW							Total Market Value 244,626				
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.34	0.00	83,000	1.00	0	83,000						
Total	0.34					83,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	58,100	58,100	58,100	58,100	58,100							
Building	113,140	78,260	78,260	78,260	78,260							
Outbuilding	0	0	0	0	0							
Total	171,240	136,360	136,360	136,360	136,360					Totals		
Comments												
2022GL: SALES REVIEW - FULL REMODEL, ADD C/A, ADD A FULL BATH, ENCL PORCH IS OPEN PORCH, CONDITION												

Unique ID: 066004

Wethersfield

Location:	50 TOLL GATE RD	Unit
911 Address:		
Map/Block/Lot	066 004	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,545	138,587
Unit		Basement	660	9,900
Overall Condition	Very Good/Ex	Central Air	1,545	2,318
Class	C	Fireplace	1	3,000
Stories	2.00	Full Baths	2	10,000
Design (Style)	Colonial	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	166,304
Year Built	1942	Depr/Adjust Amount	0	11,641
Percent Complete	100	Final Value (After Depr)	0	154,663

Finished Area	1,545
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	660
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	7
Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	1942	Very Good/Excellent	200	5,952
Fuel	Natural Gas		1942	Very Good/Excellent	20	214
Cooling Type	Central	100 %	2021	Average	70	797

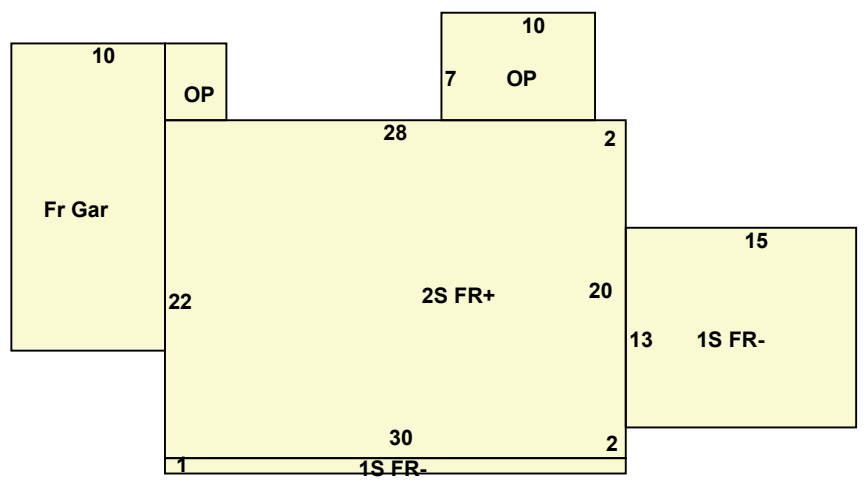
Interior	
Floors	Hardwood
Attic Access	Scuttle
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 161,626

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

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



Unique ID: 064016

Wethersfield

Card No: 1 of 1

Location: 69 CONCORD CIR		Map/Lot: 064 016		Zone: A		Date Printed: 04-19-22						
911 Address:		Exempt		Route 9		Nbhd: 94		Last Update: 04-12-22				
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price	
PATRUNO JESSICA R				2144 /154		03-14-22		Warranty Deed		YES	240,000	
69 CONCORD CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
STEVENS NICHOLAS B				1798 /0223		08-01-13				NO	178,500	
VAUGHN STEVEN				1395 /0198		03-05-07				NO	0	
VAUGHN PERCY C JR EST + VAUGHN SALVATRICE B EST				1395 /0197		03-05-07				NO	0	
VAUGHN PERCY C JR EST + VAUGHN SALVATRICE				1395 /0196		03-05-07				NO	0	
VAUGH PERCY C JR EST + VAUGHN SALVATRICE M				1395 /0195		03-05-07				NO	0	
Permit Number		Date	Cost	Assessor Status	Building Permit							
BP-0007		01-20-10	11,520	100	Construct a 12'x24' detached garage on slab							
				State Item Codes				Appraised Value				
Census/Tract 4923				Code	Quantity	Value	Code	Quantity	Value			
Dev Map		Dev Lot 19		11- Res Land	0.29	59,220				Total Land Value 84,600		
Date 11/05/2010				13- Res Bldg	1.00	60,000				Total Building Value 85,712		
Inspector CR				14- Res Outbldg	1.00	6,390				Total Outbuilding Value 9,124		
Action Exterior Only										Total Market Value 179,436		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.29	0.00	94,000	1.00	-10	84,600	House Lot	-10	Location	RT 5/15		
Total	0.29					84,600						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	59,220	59,220	59,220	59,220	59,220							
Building	60,000	60,000	60,000	60,000	60,000							
Outbuilding	6,390	6,390	6,390	6,390	6,390							
Total	125,610	125,610	125,610	125,610	125,610							
										Totals		
Comments												
2018GL-CHG DECK SKETCH, REMOVE UTS, PICTOMETRY 2010-DET FGR EXT = HIGHWAY												

Unique ID: 064016

Wethersfield

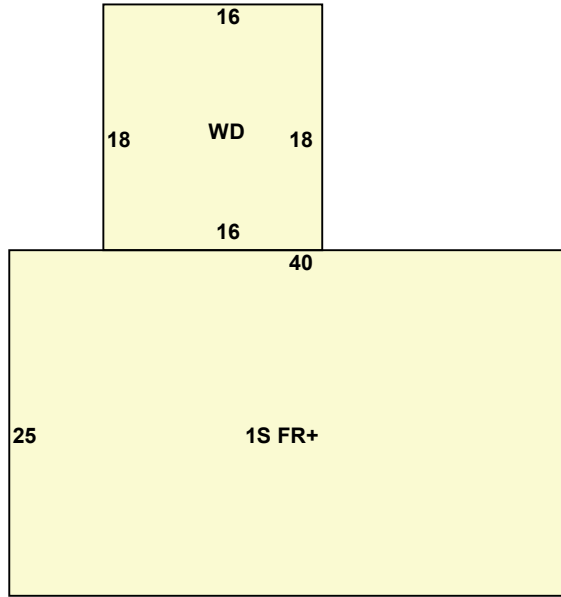
Location:	69 CONCORD CIR	Unit	
911 Address:			
Map/Block/Lot	064 016		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,000	80,920
Unit		Average Quality Basement Fi	300	4,500
Overall Condition	Good	Basement	1,000	15,000
Class	C	Central Air	1,000	1,500
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	109,420
Year Built	1951	Depr/Adjust Amount	0	27,355
Percent Complete	100	Final Value (After Depr)	0	82,065

Finished Area	1,000	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,000			
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	Forced Hot Air	100 %	Wood Deck	1951	Good	286	3,647
Fuel	Oil						
Cooling Type	Central	100 %					
Interior							
Floors	Carpet	Vinyl					
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Vinyl Siding						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						85,712	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	2010	Good	288	9,124					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	2	1	1	1					

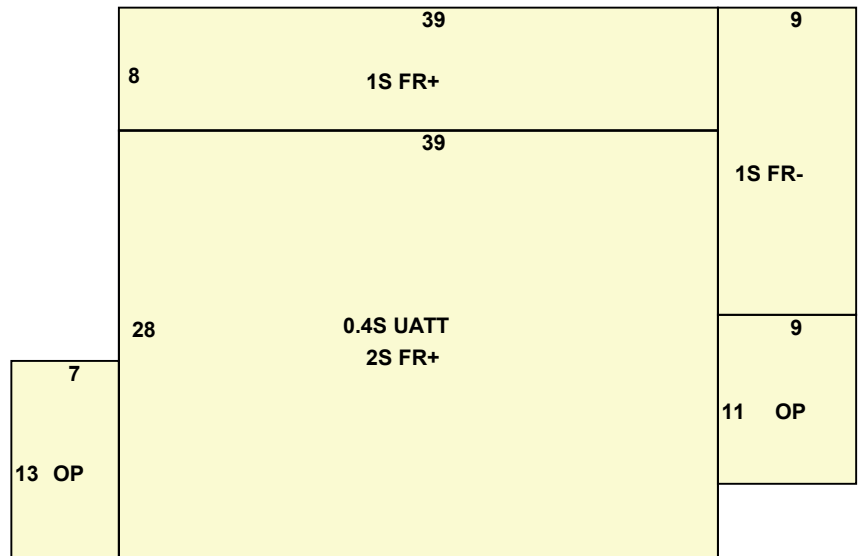


Location:	249 MAIN ST			Map/Lot:	248 066		Zone:	VB/B	Date Printed:	04-19-22		
911 Address:				Exempt		Route	7	Nbhd:	131	Last Update:	04-12-22	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
249 MAIN STREET LLC				2144 /384	03-17-22	Warranty Deed			YES	375,000		
988 SILAS DEANE HWY WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
LE TUCKER & BERMAN MARCIE				2063 /121	11-02-18	Warranty Surviv			YES	234,000		
BELDEN HOUSE LLC				1596 /0166	06-18-10				NO	350,900		
COMSTOCK FERRE & COMPANY				0652 /0113	05-15-97				NO	0		
				/								
				/								
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-20-0823	10-29-20	2,000	0	Removal of rear chimney and rods. Replace stained shingles and patch hole. Chimney will be remov								
B-20-0823	10-29-20	2,000	0	Removal of rear chimney and rods. Replace stained shingles and patch hole. Chimney will be remov								
B-19-0336	03-23-20	8,000	0	HANDICAP RAMP ON SOUTH SIDE INSTALLED WITH PORCH REPAIR ADJUSTING EXISTING NORTH SIDE RAMP INCLINE								
B-20-0010	01-31-20	1,980	0	INSTALL 11 WINDOWS TO 2ND & 3RD FLOOR ON REAR & SIDES OF HOUSE								
B-19-0770	09-30-19	2,000	100	REINFORCING EXISTING ROOF FRAMING & CHIMNEY SUPPORT AS OUTLINED BY ENGINEERING PLAN. REMOVE BRICK								
E-19-0087	03-26-19	3,500	0	ROUGH & WIRE KITCHEN. ADD 120V SMOKE DETECTOR FOR RESIDENTIAL. FINISH ROUGHING BATHROOM & MISC. OU								
			State Item Codes				Appraised Value					
Census/Tract			Code	Quantity	Value	Code	Quantity	Value				
Dev Map			11- Res Land	0.21	91,690				Total Land Value 131,000			
Date 11/03/2010			13- Res Bldg	1.00	79,240				Total Building Value 113,198			
Inspector CR			14- Res Outbldg	1.00	5,240				Total Outbuilding Value 7,480			
Action Exterior Only									Total Market Value 251,678			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.21	0.00	131,000	1.00	0	131,000						
Total	0.21					131,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	91,690	91,690	91,690	91,690	91,690	94,500						
Building	79,240	79,240	79,240	79,240	79,240	76,910						
Outbuilding	5,240	5,240	5,240	5,240	5,240	4,760						
Total	176,170	176,170	176,170	176,170	176,170	176,170				Totals		
Comments												
2019GL-ZONING APPROVED FOR SINGLE FAMILY USE, CONVERT RECORD TO RESIDENTIAL USE												
2010-CREATED PARCEL SURVEY MAP#2644												
2015-OWNER NEEDS TO CONTACT P&Z TO CHANGE USE PER PLANNING												
2017GL-249 ONE STREET NUMBER												
ESMT 2624-2627												

Unique ID: 248066

Wethersfield

Location:		249 MAIN ST			Unit				
911 Address:									
Map/Block/Lot		248 066							
General Description		Description	Area/Qty	Value					
Building Use	Single Family	Base Rate	2,676	240,037					
Unit		Basement	0	24,219					
Overall Condition	Average	Value Before Depr.	0	264,256					
Class	B-	Depr/Adjust Amount	0	147,983					
Stories	2.00	Final Value (After Depr)	0	116,273					
Design (Style)	Colonial								
Construction	Wood Frame								
Year Built	1767								
Percent Complete	100								
Finished Area	2,676								
Finished Area Does Not Include Finished Basement Area									
Foundation									
Basement Area	1,404								
Basement Finish	0								
Bsmt Room Style									
Basement Walls									
Outside Entry									
Basement Garage Bays	0								
Sump Pump	NO								
Grade Factor	0	Physical Depreciation %	56						
Economic Depreciation %	0	Functional Depreciation %	0						
Attached Component Computations									
HVAC			Type	Yr Built	Condition	Area/Qty Value			
Heating Type	Forced Hot Air	100 %	Unfinished Attic	1767	Average	437 7,739			
Fuel	Oil		Open Porch	1767	Average	99 575			
Cooling Type		0 %	Open Porch	1767	Average	91 530			
Interior									
Floors									
Attic Access									
Walls									
Fireplaces	0								
Wood Stoves	0								
Exterior									
Exterior	Clapboards								
Roof Cover									
Roof Type									
Total Building Value			125,118						
Special Features									
Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Paving	1999	Good	5,000	7,480					
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
0	0	0	0	0					



Unique ID: 071007

Wethersfield

Card No: 1 of 1

Location:	125 RIDGE RD				Map/Lot:	071 007		Zone:	A	Date Printed:	04-19-22	
911 Address:					Exempt		Route	6	Nbhd:	78	Last Update:	04-13-22
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
CABRERA DAMARIS C					2144 /479	03-18-22		Warranty Deed		YES	314,400	
125 RIDGE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DA CUNHA DIVINO					2130 /938	07-16-21		Warranty Deed		NO	182,000	
KUROCZKA TINA					2130 /937	07-16-21		Probate		NO	0	
KUROCZKA TINA					0300 /0470	04-15-76				NO	33,000	
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-21-0411	10-28-21	8,000	100	REMOVE EXISTING WARM AIR FURNACE & REPL W/ NEW GAS FIRED FURNACE. REPL NEW COOLING COIL, CONDENSE								
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		77,220		
Dev Map	Dev Lot 7 8	11- Res Land	0.21	54,050				Total Building Value		68,825		
Date	10/31/2018 03/11/2009	13- Res Bldg	1.00	48,180				Total Outbuilding Value		202		
Inspector	JW	14- Res Outbldg	1.00	140				Total Market Value		146,247		
Action	Measured & List BAA Reduction											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.21	0.00	78,000	0.99	0	77,220						
Total	0.21					77,220						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	54,050	54,050	54,050	54,050	54,050							
Building	48,180	48,180	48,180	48,180	48,180							
Outbuilding	140	140	140	140	140							
Total	102,370	102,370	102,370	102,370	102,370					Totals		
Comments												
MAPS AND OLD RECORDS MAINTENANCE, 12/20/08 16GL-CHANGE SKETCH PER OWNER,AERIAL REAR DORMER - 8 FT ATTIC-SCUTTLE ACCESS PROBLEMS. INTERNAL POOR-DEFERRED												

Unique ID: 071007

Wethersfield

Location:	125 RIDGE RD	Unit	
911 Address:			
Map/Block/Lot	071 007		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,698	148,405
Unit		Basement	878	13,170
Overall Condition	Poor	Central Air	1,698	2,547
Class	C	Full Baths	2	10,000
Stories	1.40	Half Baths	1	2,500
Design (Style)	Conventional	Value Before Depr.	0	176,622
Construction	Wood Frame	Depr/Adjust Amount	0	111,272
Year Built	1892	Final Value (After Depr)	0	65,350
Percent Complete	100			

Finished Area	1,698
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	878
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1992	Fair	156	2,281
Fuel	Natural Gas		Enclosed Porch	1892	Fair	24	173
Cooling Type	Central	100 %	Open Porch	1892	Fair	158	727
			Open Porch	1892	Fair	64	294

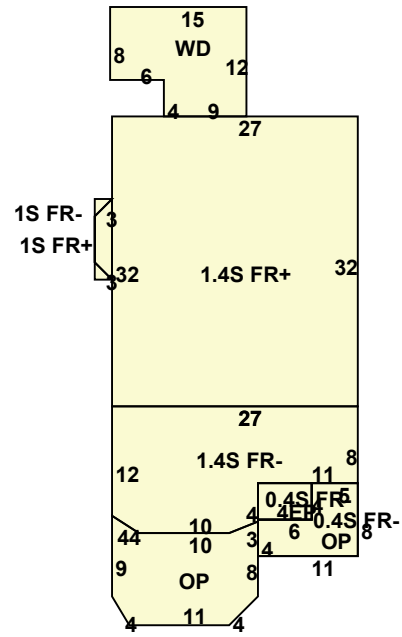
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	HIP

Total Building Value 68,825

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1992	Poor	48	202					

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



Location:	383 SILAS DEANE HWY					Map/Lot:	209 054		Zone:	O	Date Printed:	04-19-22
911 Address:						Exempt			Nbhd:	C35	Last Update:	04-12-22
Owner Of Record							Volume/Page	Date	Sales Type		Valid	Sale Price
383 SILAS DEANE HWY LLC							2144 /442	03-18-22	Warranty Deed		YES	372,500
383 SILAS DEANE HWY WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CES 383 LLC							1166 /0088	05-28-04			NO	248,719
CES 383 LLC							1166 /0086	05-28-04			NO	82,906
ICH LLC & SD 383 LLC							1140 /0090	02-26-04			NO	0
S D 383 L L C %PAUL BREGLIO							0664 /0062	08-14-97			NO	185,000
							/					
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
B-16-187	05-03-16	600	Yes	Imported Rec	0	01-01-01	COVER EXISTING LAWN SIGN WITH NEW PANEL FOR NATIONWIDE 2-SIDE. REMOVE					
P-16-67	03-30-16	4,000	Yes	Imported Rec	0	01-01-01	Install 4 lavs/ sinks- 2 to be relocated.					
B-16-92	03-28-16	29,000	Yes	Imported Rec	0	01-01-01	RENOVATE EXISTING DENTAL OFFICE.					
BP08054	02-27-08	12,000	No	Permit Issue	100		GARAGE					
BP04798	12-03-04	17,200	No	Permit Issue	100		Strip & reroof					
BP01844	12-21-01	2,208	No	Permit Issue	100	10-01-02	Signs: 19.2X91.362-front&side					
State Item Codes												
Census/Tract 4922		Code		Quantity	Value	Code		Quantity	Value	Appraised Value		
Dev Map Dev Lot PT34		21- Comm Land		0.44	200,200					Total Land Value 286,000		
Date 05/16/2018 02/01/2019		22-Comm Bldg		1.00	117,330					Total Building Value 167,621		
Inspector EQ		25-Comm Outbldg		2.00	14,970					Total Outbuilding Value 21,379		
Action Measure & List Hearing-No Chng										Total Market Value 475,000		
Acres												
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Influence Factors		Reason		Comment	
Primary Site	0.44	0.00	500,000	1.00	-50	286,000	Primary Site	-50	Location			
Total	0.44					286,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value	
Land	200,200	200,200	200,200	200,200	200,200							
Building	117,330	117,330	117,330	117,330	144,890							
Outbuilding	14,970	14,970	14,970	14,970	14,970							
Total	332,500	332,500	332,500	332,500	360,060				Totals			
Comments												
LYONS,WESTON,CARSO,AGAPE,ROTHA 2018 2018GL-BAA REDUCED 2018GL-REFUSED ASSESSMENT AGREEMENT 2 OFFICE RENTALS A/C ON 1ST												

Unique ID: 044036

Wethersfield

Card No: 1 of 1

Location:	38 PATRIOT LN				Map/Lot:	044 036		Zone:	AA	Date Printed:	04-19-22	
911 Address:					Exempt		Route	1	Nbhd:	131	Last Update:	04-13-22
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
LANZARONE ANTHONY W \$ SUSAN A					2144 /511	03-18-22	Warranty Deed			YES	765,000	
38 PATRIOT LA WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
PARSONS DANIEL C & JEAN R					0579 /0121	09-13-94				NO	125,000	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Assessor Status	Building Permit								
M-17-267	10-19-18	32,195	100	REPL EXISTING A/C & FURNACE AND CONDENSERS								
M-17-276	11-03-17	500	0	Run Gas Line From Meter To Generator.								
M-17-276	11-03-17	500	100	RUN GAS LINE FROM METER TO GENERATOR								
M-17-267	10-19-17	32,195	0	Replace the existing air conditioning and furnace equipment with new American Standard brand 96% e								
E-17-376	10-19-17	9,000	100	INSTALL & WIRE GENERATOR								
P-12-201	08-15-12	1,400	0	REPLACE TWO 50 GALLONS NATURAL GAS WATER HEATERS								
				State Item Codes				Appraised Value				
Census/Tract	4926	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot 10	11- Res Land	0.46	91,700				Total Land Value		131,000		
Date	05/07/2018	13- Res Bldg	1.00	317,290				Total Building Value		453,266		
Inspector	EQ	14- Res Outbldg	1.00	5,110				Total Outbuilding Value		7,302		
Action	DM Change							Total Market Value		591,568		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.46	0.00	131,000	1.00	0	131,000						
Total	0.46					131,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value	
Land	91,700	91,700	91,700	91,700	91,700							
Building	317,290	317,290	317,290	317,290	317,290							
Outbuilding	5,110	5,110	5,110	5,110	5,110							
Total	414,100	414,100	414,100	414,100	414,100				Totals			
Comments												

Unique ID: 044036

Wethersfield

Location:	38 PATRIOT LN	Unit	
911 Address:			
Map/Block/Lot	044 036		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	4,543	387,154
Unit		Basement	1,805	31,136
Overall Condition	Avg/Good	Central Air	4,543	7,837
Class	B-	Extra Fixtures	1	345
Stories	2.40	Full Baths	3	17,250
Design (Style)	Colonial	Half Baths	2	5,750
Construction	Wood Frame	Sauna	1	4,600
Year Built	1994	Value Before Depr.	0	454,072
Percent Complete	100	Depr/Adjust Amount	0	31,785
		Final Value (After Depr)	0	422,287

Finished Area	4,543	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,805			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Hatch			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
				7
				0

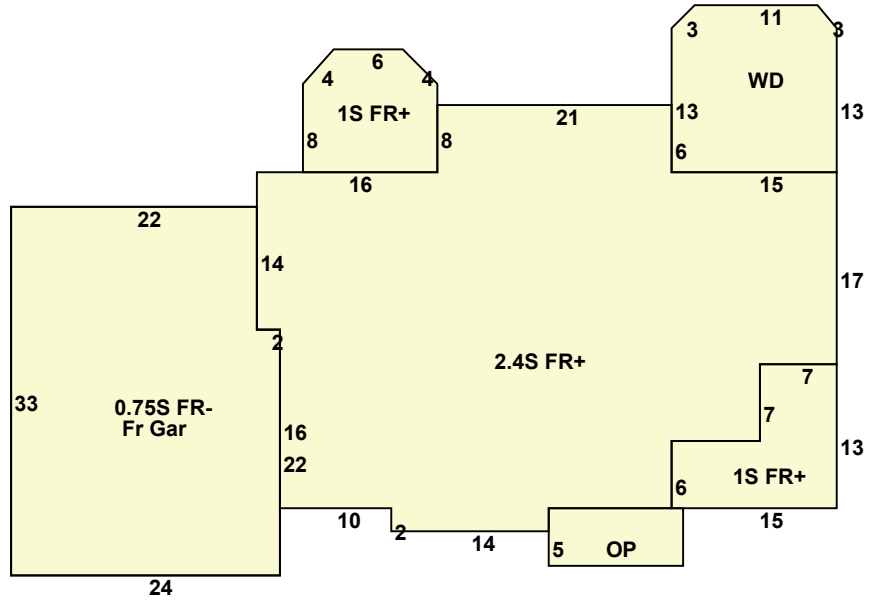
HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Wood Deck	1995	Average	221	3,889
Fuel	Natural Gas			Frame Garage	1994	Average/Good	770	26,352
Cooling Type	Central	100 %		Open Porch	1994	Average/Good	60	738

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

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

Special Features				Detached Component Computations							
Sauna	1	Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1	Wood Deck Detached	1995	Good	450	7,302					
Gas FP	1										
Central Vac	1										
Extra Fixtures	1										

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
10	4	1	3	2

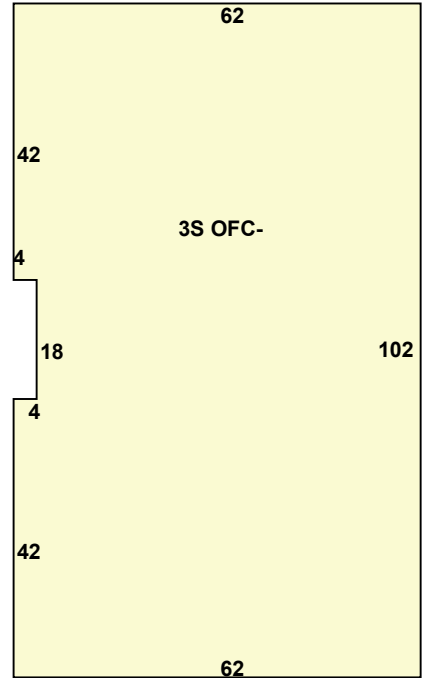


Location:	449 SILAS DEANE HWY				Map/Lot:	208 024		Zone:	O	Date Printed:	04-19-22	
911 Address:					Exempt			Nbhd:	C35	Last Update:	04-13-22	
Owner Of Record						Volume/Page	Date	Sales Type		Valid	Sale Price	
ADC HOLDINGS NE LLC						2144 /1773	03-24-22	Warranty Deed		YES	1,005,000	
300 TOLL GATE RD SUITE 303 WARWICK , RI 02886												
Additional Owners:												
Prior Owner History												
WETHERSFIELD HOLDINGS LLC						1815 /0079	11-21-13			NO	1,000,000	
449 SILAS DEANE LLC						1199 /0222	10-13-04			YES	1,300,000	
73 WOODLAWN RD LLC C/O JOHN BASILE						0756 /0182	06-11-99			NO	725,000	
						/						
						/						
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit					
B-21-0060	02-23-21	83,600	No	Closed	100	01-01-01	Roof replacement -EPDM flat roof - 70 sq.Tear off 2 layers of roof to m					
M-18-0066	11-12-19	73,000	No	Closed	100	06-21-19	REPL 4 ROOFTOP UNITS. GAS PIPING & DUCTWORK					
M-15-153	07-29-15	11,720	No	Permit Issue	100		REPL EXISTING HEAT PUMP W/ FURNACE & COOLING SYSTEM (PRIDE & JOY LEARNI					
TE-11-168	06-17-11	900	No	Permit Issue	100		WIRE OUTDOOR A/C COMPRESSOR					
TM-11-88	06-15-11	11,000	No	Permit Issue	100		REPL BLOWN A/C UNIT. MOVE LOCATIONOF CONDENSER. INSTALL NEW GAS LINE					
EP06175	06-15-06	500	No	Permit Issue	100		Install illum grnd sign					
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		507,300		
Dev Map	Dev Lot	MSC	21- Comm Land	1.19	355,110			Total Building Value		1,076,958		
Date	05/11/2018	12/12/2008	22-Comm Bldg	1.00	753,870			Total Outbuilding Value		19,380		
Inspector	EQ		25-Comm Outbldg	1.00	13,570			Total Market Value		1,603,638		
Action	Measure & List	Hearing-No Chng										
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	0.46	0.00	500,000	1.00	0	500,000						
Comm Excess	0.73	0.00	10,000	1.00	0	7,300						
Total	1.19					507,300						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	355,110	355,110	355,110	355,110	355,110							
Building	753,870	753,870	753,870	753,870	753,870							
Outbuilding	13,570	13,570	13,570	13,570	13,570							
Total	1,122,550	1,122,550	1,122,550	1,122,550	1,122,550					Totals		
Comments												
2019 COMPANION HEALTH,GOLF MAGAZINE,RONALD CHORCHES,PRIDE & JOY,WEICHERT REALTY,A LITTLE TIME FOR YOU ELEV-3 STOPS 85 FPM												

Unique ID: 208024 **Wethersfield**

Location: 449 SILAS DEANE HWY **Unit**

WEICHERT REALTORS/THIBODEAN & CO							
Use	Class	Quality	Sty	WH	Area	BG	Units
Office Building	Masonry	C+	3	10	18,756	NO	



Commercial Building Description		Description	Area/Qty	Value
Building Use	Office Building	Base Value	18,756	1,650,528
Class	Masonry	Central Air	1,650,528	24,758
Overall Condition	Good	Commercial Passenger Elev	3	135,000
Construction Quality	C+	Wet Sprinklers	18,756	28,134
Stories	3.00	Value Before Depr.	0	1,838,420
Year Built	1970	Depr/Adjust Amount	0	772,136
Remodel		Final Value (After Depr)	0	1,066,284
Percent Complete	100			
GLA	18,756			
Basement				
Basement Area				
Basement Unfinished Area		Grade Factor	0	Physical Depreciation % 17
HVAC		Functional Depreciation %	25	Economical Depreciation % 0

Attached Component Computations

Type	Yr BIt	Condition	Area/Qty	Value



Detached Component Computations

Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Paving	1999	Average	15,000	19,380					

Total Building Value			
Building	1	Value	1,066,284
Valuation Method	I		

Location: 103 CREST ST		Map/Lot: 108 026		Zone: A1		Date Printed: 04-19-22						
911 Address:		Exempt		Route 8		Nbhd: 103		Last Update: 04-18-22				
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price	
EPPICH TYLER J & EMILY T				2144 /939		03-25-22		Warranty Surviv		YES	360,000	
103 CREST ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
LEPPERT PAUL B				2121 /621		02-26-21		Probate		NO	0	
LEPPERT PAUL B & JEAN C				0365 /0732		04-03-86				NO	0	
				/								
				/								
				/								
Building Permit												
Permit Number	Date	Cost	Assessor Status									
E-11-419	12-27-11	750	100	INSTALL GENERATOR TRANSFER SWITCH								
B-11-202	05-27-11	12,461	0	STRIP AND REROOF WITH PEWTER GRAY GAF TIMBERLINE SHINGLES. ICE and WATER BARRIER, FELT PAPER, D								
TB-11-202	05-20-11	12,461	100	NEW ROOF & SEAMLESS GUTTERS								
MP-0198	10-23-08	4,500	100	INSTALL GAS BOILER								
MP000047	04-28-00	4,200	100	Install central A/C								
EP000077	03-22-00	450	100	Wire cntrl A/C								
				State Item Codes				Appraised Value				
Census/Tract 4924		Dev Map		Code		Quantity		Value		Total Land Value		103,000
		Dev Lot 92		11- Res Land		0.36		72,100		Total Building Value		147,094
Date 05/23/2018				13- Res Bldg		1.00		102,970		Total Outbuilding Value		0
Inspector EQ										Total Market Value		250,094
Action DM Change												
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.36	0.00	103,000	1.00	0	103,000						
Total	0.36					103,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value	
Land	72,100	72,100	72,100	72,100	72,100							
Building	102,970	102,970	102,970	102,970	102,970							
Outbuilding	0	0	0	0	0							
Total	175,070	175,070	175,070	175,070	175,070							
										Totals		
Comments												

Unique ID: 108026

Wethersfield

Location:	103 CREST ST	Unit	
911 Address:			
Map/Block/Lot	108 026		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,560	116,953
Unit		Basement	780	12,285
Overall Condition	Good	Central Air	1,560	2,457
Class	C+	Fireplace	2	6,300
Stories	1.00	Full Baths	2	10,500
Design (Style)	Split Level	Half Baths	1	2,625
Construction	Wood Frame	Value Before Depr.	0	151,120
Year Built	1959	Depr/Adjust Amount	0	31,735
Percent Complete	100	Final Value (After Depr)	0	119,385

Finished Area	1,560
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	780
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	21
Economic Depreciation %	0	Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1959	Good	252	3,554
Fuel	Natural Gas		Frame Garage	1959	Good	130	3,451
Cooling Type	Central	100 %	Frame Garage	1959	Good	780	20,704

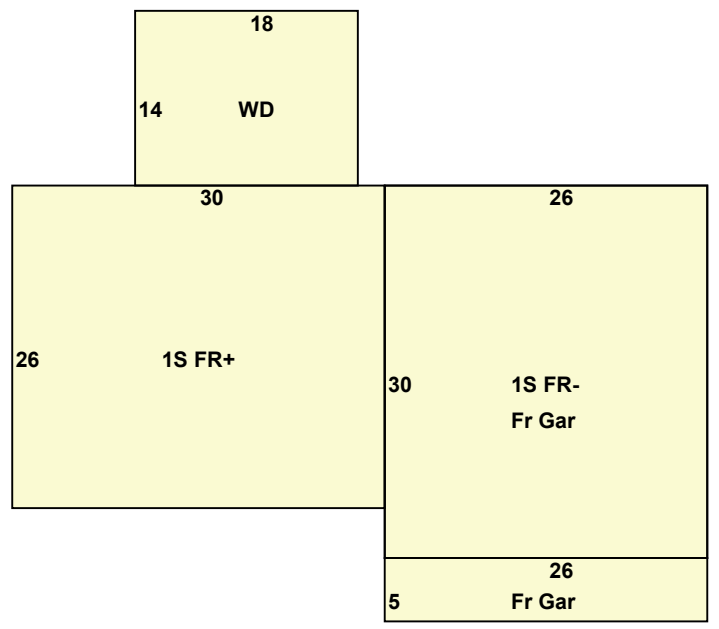
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	2
Wood Stoves	0

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 147,094

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

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



Unique ID: 074062

Wethersfield

Card No: 1 of 1

Location:		36 CRYSTAL ST				Map/Lot:		074 062		Zone:		A		Date Printed:		04-19-22					
911 Address:						Exempt				Route		8		Nbhd:		103		Last Update:		04-18-22	
Owner Of Record										Volume/Page		Date		Sales Type			Valid	Sale Price			
MORAN FRANCISCO J										2144 /1112		03-29-22		Warranty Deed			YES	280,000			
36 CRYSTAL ST WETHERSFIELD , CT 06109																					
Additional Owners:																					
Prior Owner History																					
RUCHWA ANDRZEJ										2143 /909		03-04-22		Quit Claim			NO	0			
RUCHWA ANDRZEJ & FETZER RENATA I										2143 /908		03-04-22		Name Change			NO	0			
RUCHWA ANDRZEJ & RENATA										0671 /0080		10-16-97					YES	137,000			
										/											
										/											
Permit Number		Date		Cost		Assessor Status		Building Permit													
State Item Codes										Appraised Value											
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			100,940								
Dev Map		Dev Lot 126		11- Res Land	0.17	70,660				Total Building Value			117,008								
Date		05/07/2018		13- Res Bldg	1.00	81,910				Total Outbuilding Value			1,075								
Inspector		EQ		14- Res Outbldg	1.00	750				Total Market Value			219,023								
Action		DM No Change																			
Acres										Influence Factors											
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment								
House Lot		0.17	0.00	103,000	0.98	0	100,940														
Total		0.17					100,940														
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals											
		Current	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value									
Land		70,660	70,660	70,660	70,660	70,660															
Building		81,910	81,910	81,910	81,910	81,910															
Outbuilding		750	750	750	750	750															
Total		153,320	153,320	153,320	153,320	153,320							Totals								
Comments																					
2007 - SHED																					

Unique ID: 074062

Wethersfield

Location:	36 CRYSTAL ST	Unit	
911 Address:			
Map/Block/Lot	074 062		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,108	84,097
Unit		Basement	1,040	15,600
Overall Condition	Good	Finished Lower Level	312	10,920
Class	C	Full Baths	2	10,000
Stories	1.00	Half Baths	1	2,500
Design (Style)	Raised Ranch	Value Before Depr.	0	123,117
Construction	Wood Frame	Depr/Adjust Amount	0	7,387
Year Built	1992	Final Value (After Depr)	0	115,730
Percent Complete	100			

Finished Area 1,108
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,040
Basement Finish	312
Bsmt Room Style	Finish LL
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

Grade Factor	0	Physical Depreciation %	6
Economic Depreciation %	0	Functional Depreciation %	0

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1992	Good	80	1,278
Fuel	Oil						
Cooling Type	None 0 %						

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

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 117,008

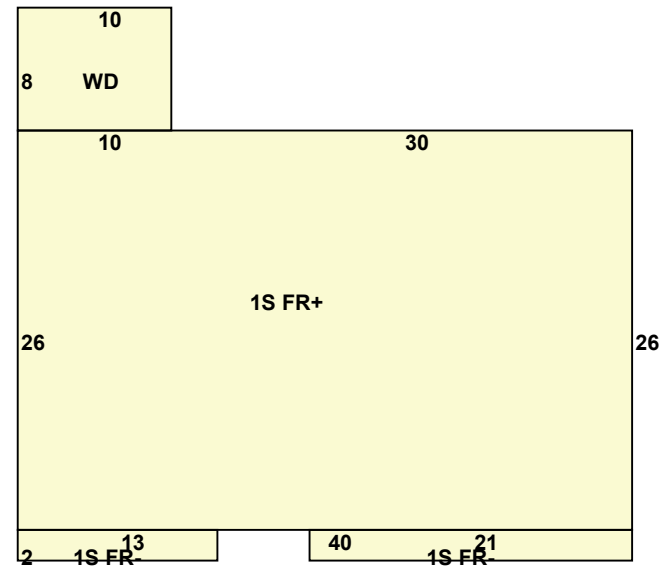
Special Features

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	2007	Average	96	1,075					

Room Summary

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



Unique ID: 086008

Wethersfield

Card No: 1 of 1

Location:		25 BANEBERRY LN				Map/Lot:		086 008		Zone:		AA	Date Printed:		04-19-22								
911 Address:						Exempt				Route		2	Nbhd:		131	Last Update:		04-19-22					
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price									
LIU PENG PENG & GAO JING DAN						2144 / 1165		03-29-22		Warranty Surviv			YES	505,000									
25 BANEBERRY LA WETHERSFIELD , CT 06109																							
Additional Owners:																							
Prior Owner History																							
LEVESQUE CLARENCE & MARIE A						0298 / 0768		11-07-75					NO	73,000									
						/																	
						/																	
						/																	
						/																	
Permit Number				Date		Cost		Assessor Status		Building Permit													
B-12-582				12-04-12		3,380		100		INSTALL 5 REPLACEMENT WINDOWS													
BP06709				12-01-06		4,000		100		Fill-in ingrnd pool													
Census/Tract						State Item Codes						Appraised Value											
4926						Code		Quantity		Value		Code		Quantity		Value		Total Land Value		131,000			
Dev Map						11- Res Land						0.46		91,700									
Date						13- Res Bldg						1.00		138,580						Total Building Value		197,968	
Inspector						14- Res Outbldg						2.00		14,160						Total Outbuilding Value		20,237	
Action																				Total Market Value		349,205	
DM Change																							
Acres							Influence Factors																
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
House Lot		0.46		0.00		131,000		1.00		0		131,000											
Total		0.46										131,000											
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
		Current		2021		2020		2019		2018		Type		Acres		Value		Type		Acres		Value	
Land		91,700		91,700		91,700		91,690		91,690													
Building		138,580		138,580		138,580		138,580		138,580													
Outbuilding		14,160		14,160		14,160		14,170		14,170													
Total		244,440		244,440		244,440		244,440		244,440													
														Totals									
Comments																							
2013 BRICK VENEER 2016GL-PATIO PICTOMETRY																							

Unique ID: 086008

Wethersfield

Location:	25 BANEBERRY LN	Unit
911 Address:		
Map/Block/Lot	086 008	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,236	181,384
Unit		Average Quality Basement Fi	600	9,000
Overall Condition	Average	Basement	1,116	16,740
Class	C	Central Air	2,236	3,354
Stories	2.00	Fireplace	1	3,000
Design (Style)	Colonial	Full Baths	2	10,000
Construction	Wood Frame	Half Baths	1	2,500
Year Built	1975	Value Before Depr.	0	225,978
Percent Complete	100	Depr/Adjust Amount	0	49,715
		Final Value (After Depr)	0	176,263

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

Foundation	
Basement Area	1,116
Basement Finish	600
Bsmt Room Style	Average
Basement Walls	
Outside Entry	Hatch
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	22
Functional Depreciation %	0

HVAC		Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	1975	Average	448	5,940
Fuel	Natural Gas		1975	Average	600	14,976
Cooling Type	Central	100 %	1975	Average	88	789

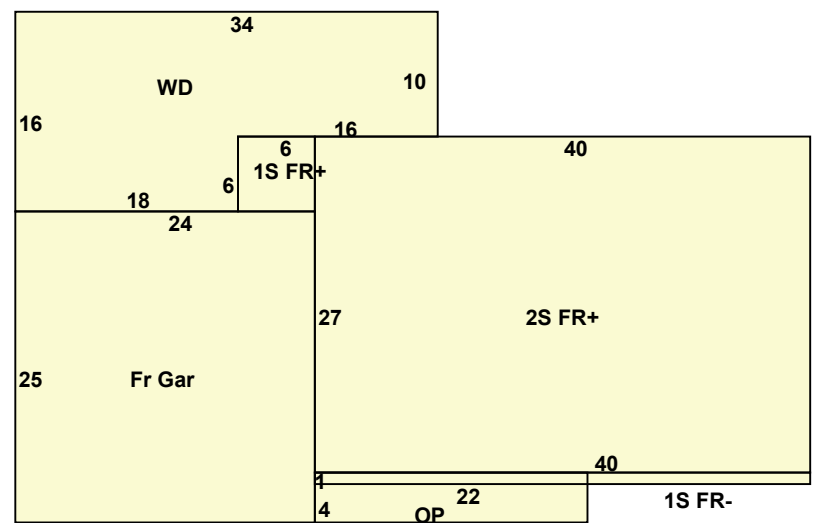
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum Brick Veneer
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value			197,968		
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Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	1975	Good	1,500	18,675					
Frame Shed	2008	Good	120	1,562					

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



Unique ID: 106040

Wethersfield

Card No: 1 of 1

Location: 543 WELLS RD		Map/Lot: 106 040		Zone: A1		Date Printed: 04-19-22						
911 Address:		Exempt		Route 6		Nbhd: 93		Last Update: 04-18-22				
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price	
COSGROVE MARGARET C				2144 / 1090		03-29-22		Warranty Deed		YES	205,000	
543 WELLS RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
RUSSO MARION P				1527 / 0127		05-14-09				NO	0	
RUSSO GAETANO A & MARION P				0372 / 0318		08-04-86				NO	0	
				/								
				/								
				/								
Building Permit												
Permit Number	Date	Cost	Assessor Status									
EP-0164	07-16-09	1,800	100	Service upgrade from 100 to 200 amps								
State Item Codes												
Census/Tract 4924		Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map		Dev Lot 8	11- Res Land	0.25	63,800			Total Land Value		91,140		
Date 06/20/2018			13- Res Bldg	1.00	69,610			Total Building Value		99,448		
Inspector EQ								Total Outbuilding Value		0		
Action DM Change								Total Market Value		190,588		
Acres												
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.25	0.00	93,000	0.98	0	91,140						
Total	0.25					91,140						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	63,800	63,800	63,800	63,800	63,800							
Building	69,610	69,610	69,610	69,610	69,610							
Outbuilding	0	0	0	0	0							
Total	133,410	133,410	133,410	133,410	133,410							
											Totals	
Comments												

Unique ID: 106040

Wethersfield

Location:	543 WELLS RD	Unit
911 Address:		
Map/Block/Lot	106 040	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,065	93,699
Unit		Basement	1,029	15,435
Overall Condition	Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.00	Value Before Depr.	0	117,134
Design (Style)	Cape	Depr/Adjust Amount	0	32,797
Construction	Wood Frame	Final Value (After Depr)	0	84,336

Finished Area	1,065
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	1,029
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	NO

Attached Component Computations			
Type	Yr Built	Condition	Value
Unfinished Attic	1940	Good	367
Frame Garage	1940	Good	220
Open Porch	1940	Good	8
Open Porch	1940	Good	88

HVAC		
Heating Type	Fuel	Cooling Type
Forced Hot Air	Oil	None

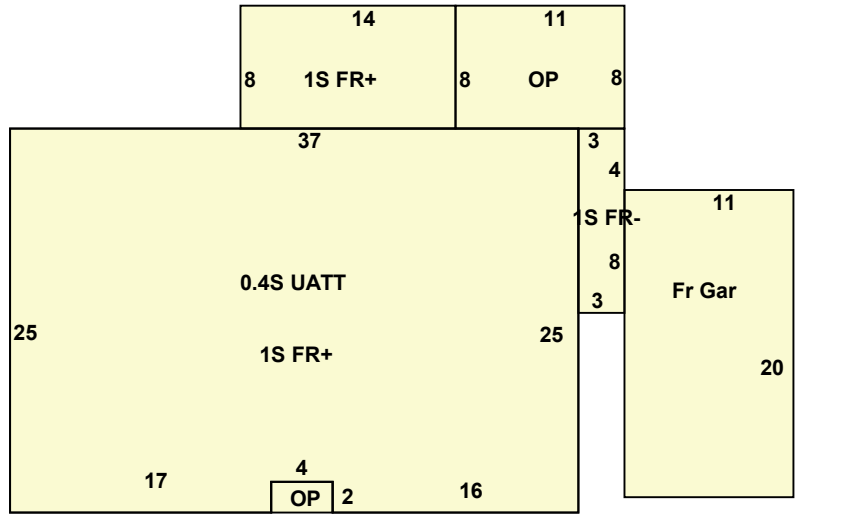
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Cedar/Redwood
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 99,448

Special Features				
Type	Yr Bilt	Condition	Area/Qty	Value

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



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

Unique ID: 170017

Wethersfield

Card No: 1 of 1

Location:	6 LORRAINE RD				Map/Lot:	170 017		Zone:	C	Date Printed:	04-19-22	
911 Address:					Exempt		Route	8	Nbhd:	92	Last Update:	04-19-22
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
PHILIP JED					2145 /5	03-30-22	Warranty Deed		YES	308,000		
6 LORRAINE RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GOMEZ-CRIADO ESTEPHANIE					2106 /44	06-29-20	Warranty Deed		YES	195,000		
MAZZARELLA SEBASTIAN PAUL & ANDREA					2018 /0250	11-08-17			NO	0		
MAZZARELLA SEBASTIAN PAUL					2018 /0249	11-08-17			NO	0		
MAZZARELLA SEBASTIAN & SEBASTIAN PAUL					1808 /0241	10-08-13			NO	105,000		
SALVATO JAMES R EST					1808 /0238	10-08-13			NO	0		
Permit Number	Date	Cost	Assessor Status	Building Permit								
B-20-0373	06-19-20	3,600	100	CONSTRUCT 20'X12' GROUND LEVEL DECK. WORK DONE WITHOUT PERMIT								
P-14-123	06-06-14	0	0	PLUMBING FOR BASEMENT REMODEL TO ADD A BATHROOM AND KITCHEN.								
P-14-123	06-06-14	0	100	PLUMBING FOR BASEMENT REMODEL TO ADD BATHROOM & KITCHEN								
B-14-316	06-05-14	15,750	0	BASEMENT REMODEL TO CREATE ROOM WITH KITCHEN AND BATHROOM.								
B-14-316	06-05-14	15,750	100	BASEMENT REMODEL TO CREATE ROOM W/ KITCHEN & BATHROOM: C/A 6/5/14								
E-14-209	06-03-14	0	100	INSTALL 6 PLUGS FOR BASEMENT REMODEL								
				State Item Codes				Appraised Value				
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		92,000		
Dev Map	Dev Lot 39	11- Res Land	0.19	64,400				Total Building Value		89,176		
Date	12/22/2020	13- Res Bldg	1.00	62,420				Total Outbuilding Value		11,199		
Inspector		14- Res Outbldg	2.00	7,840				Total Market Value		192,375		
Action	PICTOMETRY											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.19	0.00	92,000	1.00	0	92,000						
Total	0.19					92,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value
Land	64,400	64,400	64,400	64,400	64,400							
Building	62,420	62,420	62,420	66,330	66,330							
Outbuilding	7,840	7,840	7,840	3,100	3,100							
Total	134,660	134,660	134,660	133,830	133,830					Totals		
Comments												
2020GL-UPDATED, DECK, CENTRAL AIR; PATIO WATER IN BASEMENT= FUNC 2014 EXTRA KIT1/BATH CNT/FBM 2015 DEP CODE												

Unique ID: 170017

Wethersfield

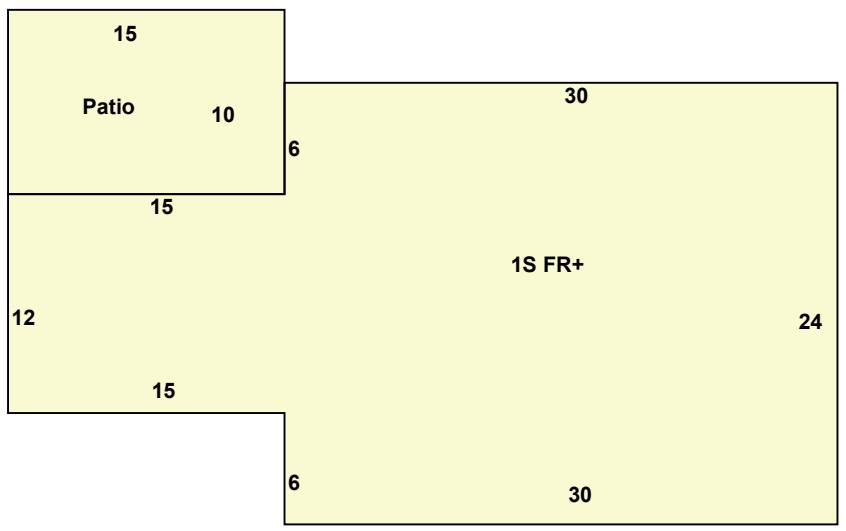
Location:	6 LORRAINE RD	Unit
911 Address:		
Map/Block/Lot	170 017	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	900	74,052
Unit		Average Quality Basement Fi	700	10,500
Overall Condition	Good	Basement	900	13,500
Class	C	Central Air	900	1,350
Stories	1.00	Extra Kitchen	1	7,500
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	116,902
Year Built	1950	Depr/Adjust Amount	0	29,226
Percent Complete	100	Final Value (After Depr)	0	87,677

Finished Area	900	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	900			
Basement Finish	700			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
Grade Factor	0	Physical Depreciation %	25	
Economic Depreciation %	0	Functional Depreciation %	0	
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Patio	2020	Average	150	1,500
Fuel	Natural Gas						
Cooling Type	Central	100 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Plaster						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Wood Shingle						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						89,177	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Kitchen	1				Composite Deck	2019	Average	240	4,752
					Frame Garage	1946	Good	276	6,447
Room Summary									
Total	Bedroom	Kitchens	Full Bath	Half Bath					
5	3	1	2	0					



Unique ID: 188020

Wethersfield

Card No: 1 of 1

Location:	157 CLOVERDALE CIR				Map/Lot:	188 020		Zone:	A1	Date Printed:	04-19-22		
911 Address:					Exempt		Route	3	Nbhd:	126	Last Update:	04-19-22	
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price		
PEREIRA CHRISTOPHER M & JOANNE MARY					2145 / 124	03-31-22		Warranty Surviv		YES	380,000		
157 CLOVERDALE CIR WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
LENARES NICOLE D					2093 / 691	09-03-19		Warranty Deed		YES	267,000		
ROTUNDO RICHARD P					1963 / 0076	10-28-16				NO	0		
ROTUNDO RICHARD P & JAMES S					1250 / 0090	05-31-05				NO	0		
ROTUNDO FRANCESCHINA					0358 / 0175	08-19-85				NO	0		
					/								
Permit Number	Date	Cost	Assessor Status	Building Permit									
M-14-313	11-25-14	1,500	0	Install (1) 40 Gallon Natural Gas Water Heater.									
M-14-313	11-25-14	1,500	100	INSTALL GAS PIPING TO WATER HEATER-INSTALL GAS PIPING TO WATER HEATER									
				State Item Codes					Appraised Value				
Census/Tract	4926			Code	Quantity	Value	Code	Quantity	Value	Total Land Value			127,260
Dev Map		Dev Lot	36	11- Res Land	0.38	89,080				Total Building Value			138,396
Date	05/23/2018			13- Res Bldg	1.00	96,870				Total Outbuilding Value			1,008
Inspector	EQ			14- Res Outbldg	1.00	710				Total Market Value			266,664
Action	DM Change												
Acres							Influence Factors						
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment			
House Lot	0.38	0.00	126,000	1.01	0	127,260							
Total	0.38					127,260							
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
	Current	2021	2020	2019	2018		Type	Acres	Value	Type	Acres	Value	
Land	89,080	89,080	89,080	89,080	89,080								
Building	96,870	96,870	96,870	71,060	71,060								
Outbuilding	710	710	710	590	590								
Total	186,660	186,660	186,660	160,730	160,730					Totals			
Comments													
2020GL-RENOVATED, 3 FULL BATHS, FBA, 2 PATIO, 2ND KITCHEN IN BSMT													

Unique ID: 188020

Wethersfield

Location:	157 CLOVERDALE CIR	Unit	
911 Address:			
Map/Block/Lot	188 020		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,292	100,156
Unit		Average Quality Basement Fi	1,000	15,000
Overall Condition	Good	Basement	1,232	18,480
Class	C	Central Air	1,292	1,938
Stories	1.00	Extra Kitchen	1	7,500
Design (Style)	Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	3	15,000
Year Built	1959	Value Before Depr.	0	161,074
Percent Complete	100	Depr/Adjust Amount	0	33,826
		Final Value (After Depr)	0	127,248

Finished Area	1,292	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,232			
Basement Finish	1,000			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
				21
				0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1959	Good	294	7,432
Fuel	Natural Gas		Patio	1959	Good	288	2,074
Cooling Type	Central	100 %	Patio	1959	Good	228	1,642

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

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 138,396

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Extra Kitchen	1				Frame Shed	1993	Good	120	1,008

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

