

Unique ID: 164006

Wethersfield

Card No: 1 of 1

Location:	80 REED DR				Map/Lot:	164 006		Zone:	B	Date Printed:	01-25-24	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	11-06-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
PRICE NANCY BETH					2164 /444	11-01-23	Warranty Deed		YES	240,100		
80 REED DR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SCANLON STEPHANIE E					2122 /82	03-04-21	Warranty Deed		YES	159,000		
VU JIMMY M & NGUYEN THUY T					1908 /61	10-16-15	Other		NO	111,111		
VU PETER DUC					1781 /0234	04-30-13			NO	111,111		
SECRETARY OF HOUSING & URBAN DEVELO MICHAELSON CONNER & BOUL					1772 /0176	03-15-13			NO	0		
BANK OF AMERICA NA					1765 /0299	02-07-13			NO	0		
Permit Number	Date	Cost	Building Permit									
E-23-0236	05-12-23	3,000	ELECTRICAL UPGRADE 100 AMP TO 200 AMP									
ROW-23-0262	05-11-23	0	Install gas service from street to house.									
P-22-0047	03-13-22	3,300	CUT & TAP BACKWATER VALVE. ADD SUMP PUMP WITH BATTERY BACKUP									
E-22-0080	03-10-22	395	ADD POWER FOR SUMP PUMP									
M-16-235	11-21-16	5,870	REPL BOILER & WATER HEATER									
PP06125	07-21-06	1,000	Repl backwater valve									
Census/Tract 4923					State Item Codes			Appraised Value				
Dev Map	Dev Lot 30	Date 11/06/2023	Inspector SB	Action LISTING REVIEW	Code	Quantity	Value	Code	Quantity	Value	Total Land Value 83,000	
					11- Res Land	0.17	58,100				Total Building Value 90,944	
					13- Res Bldg	1.00	63,660				Total Outbuilding Value 1,225	
					14- Res Outbldg	1.00	860				Total Market Value 175,169	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.17	0.00	83,000	1.00	0	83,000						
Total	0.17					83,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	58,100	58,100	58,100	58,100	58,100							
Building	63,660	62,810	62,810	62,810	62,810							
Outbuilding	860	860	860	860	860							
Total	122,620	121,770	121,770	121,770	121,770					Totals		
Comments												
2023GL: LISTING REVIEW - DECK YEAR BUILT												

Unique ID: 164006

Wethersfield

Location:	80 REED DR	Unit	
911 Address:			
Map/Block/Lot	164 006		

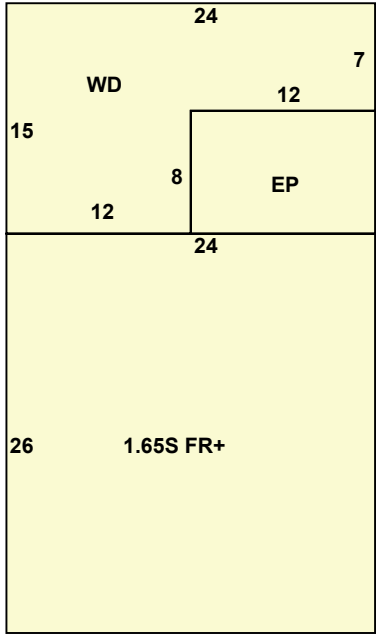
General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,030	93,153
Unit		Average Quality Basement Fi	360	5,400
Overall Condition	Good	Basement	624	9,360
Class	C	Fireplace	1	3,000
Stories	1.65	Full Baths	1	5,000
Design (Style)	Conventional	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	118,413
Year Built	1942	Depr/Adjust Amount	0	33,156
Percent Complete	100	Final Value (After Depr)	0	85,258

Finished Area	1,030	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	624			
Basement Finish	360			
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 %
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	2023	Good	264	4,448
Fuel	Natural Gas		Enclosed Porch	1942	Good	96	1,244
Cooling Type	None	0 %					
Interior							
Floors	Hardwood						
Attic Access							
Walls	Plaster						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Aluminum						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						90,945	

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1978	Good	100	1,225					

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



Unique ID: 139045

Wethersfield

Card No: 1 of 1

Location:	41 BUTTERNUT CIR				Map/Lot:	139 045		Zone:	AAOS	Date Printed:	01-25-24	
911 Address:					Exempt		Route	3	Nbhd:	128	Last Update:	12-19-23
Owner Of Record					Volume/Page	Date		Sales Type			Valid	Sale Price
GERARDI CHRISTIAN JAMES & KYLE L					2164 /480	11-01-23		Warranty Surviv			YES	620,000
41 BUTTERNUT CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ZITO KATHLEEN M					0429 /0398	10-06-88					NO	0
					/							
					/							
					/							
Building Permit												
Permit Number	Date	Cost										
B-11-410	08-12-11	8,500	REMOVE (2) LAYERS AND REROOF LIFETIME GAF SHINGLES (26SQ), VENTS, ICE and WATER SHIELD, DRIP EDGE, FELT,									
TB-11-410	08-12-11	8,500	REMOVE 2 LAYERS AND REROOF									
BP06151	05-11-06	3,502	Repl 4 windows									
State Item Codes												
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 42		11- Res Land	0.47	89,600				Total Land Value		128,000	
Date	12/19/2023		13- Res Bldg	1.00	176,080				Total Building Value		251,541	
Inspector	SB		14- Res Outbldg	1.00	3,360				Total Outbuilding Value		4,800	
Action	Interior								Total Market Value		384,341	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.47	0.00	128,000	1.00	0	128,000						
Total	0.47					128,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	89,600	89,600	89,600	89,600	89,600							
Building	176,080	167,520	167,520	167,520	169,590							
Outbuilding	3,360	3,360	3,360	3,360	0							
Total	269,040	260,480	260,480	260,480	259,190					Totals		
Comments												
2023GL: LISTING REVIEW - 2 XTRA FIXTURES; SUNROOM IS HEATED 2020GL-PATIO SF, ADD AS DETACHED 2013 KIT1/FBM												

Unique ID: 224017

Wethersfield

Card No: 1 of 1

Location:	638-642 SILAS DEANE HWY				Map/Lot:	224 017		Zone:	TC	Date Printed:	01-25-24
911 Address:					Exempt			Nbhd:	C35	Last Update:	01-23-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price	
K&B FINESSE PROPERTIES LLC					2164 /461	11-01-23	Warranty Surviv		YES	900,000	
1515 MOUNT VERNON RD SOUTHTON , CT 064892120											
Additional Owners:											
Prior Owner History											
409 MAIN LLC					1499 /0185	10-31-08			YES	658,000	
SUMMIT PROPERTIES OF CT LLC					0600 /0200	12-18-95			NO	0	
					/						
					/						
					/						
Building Permit											
Permit Number	Date	Cost									
B-17-295	06-07-17	30,000	REMOVE ROOF SYSTEM & INSULATION ON RIGHT SIDE OF BUILDING & INSTALL NEW								
PP-0105	08-27-08	2,400	move hot/cold supplies/drain pipe for handicap bathroom.move gas pipe at 638 SD								
EP-0148	07-11-08	1,000	Wire handicap bathroom								
BP-0177	06-13-08	3,000	Expand bathroom for handicapped accessibility								
BP-0176	06-13-08	1,500	Remodel Interior Walls								
EP07378	11-26-07	800	Outlets & exit signs								
State Item Codes											
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 4A	21- Comm Land	0.42	140,000				Total Land Value		200,000	
Date	05/11/2018 01/30/2019	22-Comm Bldg	1.00	303,480				Total Building Value		433,540	
Inspector	EQ	25-Comm Outbldg	1.00	4,520				Total Outbuilding Value		6,460	
Action	Measure & List Hearing Change							Total Market Value		640,000	
Acres											
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment	
Primary Site	0.42	0.00	500,000	1.00	-60	200,000	Primary Site	-60	Location		
Total	0.42					200,000					
Assessment History (Prior Years as of Oct 1)											
	Current	2022	2021	2020	2019	490 Appraised Totals					
						Type	Acres	Value	Type	Acres	Value
Land	140,000	140,000	140,000	140,000	140,000						
Building	303,480	303,480	303,480	303,480	303,480						
Outbuilding	4,520	4,520	4,520	4,520	4,520						
Total	448,000	448,000	448,000	448,000	448,000				Totals		
Comments											
2018GL-INFORMAL APPEAL AGREEMENT LEONA CORP FIRE FINESSE/GRILLS HOT TUBS SMOKERS DISCOUNT#638 / J + L MEDICAL											

Unique ID: 224017

Wethersfield

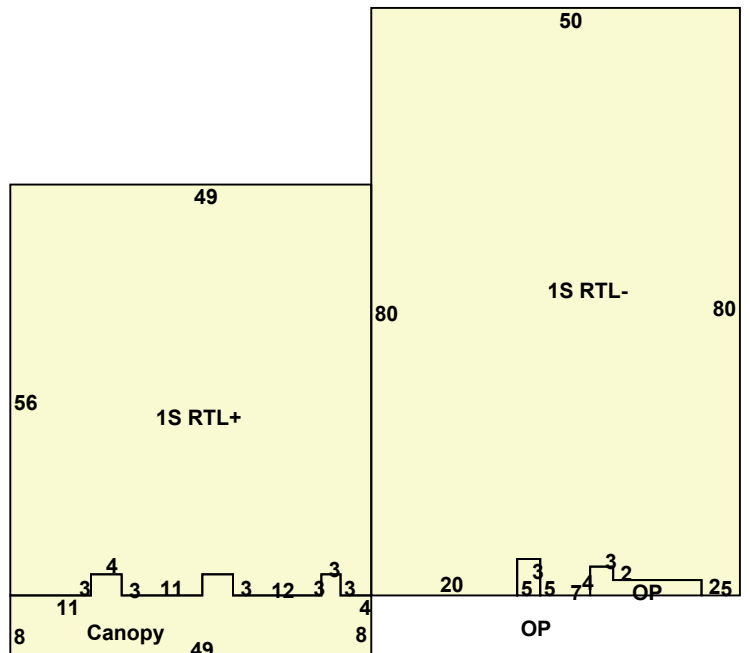
Location: 638-642 SILAS DEANE HWY Unit

SMOKERS DISCOUNT/ALTMAN PROSTHETICS/FIRE FINESSE/GRILLS HOT TUBS							
Use	Class	Quality	Stry	WH	Area	BG	Units
Retail Store	Masonry	C+	1	10	6,660	NO	

Commercial Building Description		Description	Area/Qty	Value
Building Use	Retail Store	Base Value	6,660	512,820
Class	Masonry	Central Air	512,820	7,692
Overall Condition	Good	Unfinished Basement Area	2,711	54,220
Construction Quality	C+	Value Before Depr.	0	574,732
Stories	1.00	Depr/Adjust Amount	0	120,694
Year Built	1957	Final Value (After Depr)	0	454,039
Remodel				
Percent Complete	100			
GLA	6,660			
Basement				
Basement Area	2711			

Basement Unfinished Area		Grade Factor	0	Physical Depreciation %	21
HVAC		Functional Depreciation %	0	Economical Depreciation %	0
Heating Type	Forced Hot Air	Attached Component Computations			
Fuel Type	Natural Gas	Type	Yr BIt	Condition	Area/Qty Value
Cooling Type	Central 100 %	Canopy	1957	Good	425 5,823
Interior		Open Porch	1957	Good	36 278
Floors	Carpet	Open Porch	1957	Good	15 116
Walls	Plaster				
Wall Height	10				
Exterior					
Exterior Walls	Brick				
Roof Cover	T+G/Rubber				
Special Features					

Detached Component Computations					
Type	Year	Condition	Area/Qty	Value	
Paving	1999	Average	5,000	6,460	
Total Building Value					
Building	1	Value	460,256		
Valuation Method	I				



Unique ID: 177048

Wethersfield

Card No: 1 of 1

Location:	16 DUDLEY RD				Map/Lot:	177 048		Zone:	B	Date Printed:	01-25-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	01-03-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
CASEY KELLY E					2164 /497	11-01-23	Warranty Deed			YES	305,000	
16 DUDLEY RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MAHAR AILEEN L					1950 /0081	08-11-16				YES	220,000	
FONTANA KYLE J					1932 /0117	04-19-16				YES	126,000	
DEGEN THOMAS E & WHITTAKER-DEGEN HELEN E					1358 /0032	08-29-06				YES	242,500	
LOHREY PETER L					1245 /0330	05-09-05				YES	236,500	
RACZKOWSKI ROMAN & GINA A					0466 /0388	03-01-90				NO	150,000	
Permit Number	Date	Cost	Building Permit									
E-23-0017	01-13-23	2,000	PROVIDE WIRING FOR 100 TO 200 AMP SVC UPGR									
M-16-164	08-26-16	9,100	REPL OIL FURNACE. RUN GAS MAIN FROM METER BRACKET IN BLACK PIPE. INSTALL A/C. INSTALL GAS WATER HEATER									
State Item Codes												
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 68	11- Res Land	0.19	65,100				Total Land Value		93,000		
Date	09/03/2020	13- Res Bldg	1.00	82,950				Total Building Value		118,510		
Inspector		14- Res Outbldg	2.00	1,550				Total Outbuilding Value		2,211		
Action	LISTING REVIEW							Total Market Value		213,721		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.19	0.00	93,000	1.00	0	93,000						
Total	0.19					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100							
Building	82,950	82,950	82,950	82,950	82,950							
Outbuilding	1,550	1,550	1,550	1,550	1,550							
Total	149,600	149,600	149,600	149,600	131,520					Totals		
Comments												
2020GL-RENOVATED IN 2016, CHANGE GRADE & CONDITION 2016GL-OIL FURNACE												

Unique ID: 177048

Wethersfield

Location:	16 DUDLEY RD	Unit	
911 Address:			
Map/Block/Lot	177 048		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,483	131,868
Unit		Basement	588	8,820
Overall Condition	Good	Central Air	1,483	2,225
Class	C	Extra Fixtures	1	300
Stories	2.00	Fireplace	1	3,000
Design (Style)	Conventional	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	156,213
Year Built	1951	Depr/Adjust Amount	0	39,053
Percent Complete	100	Final Value (After Depr)	0	117,160

Finished Area 1,483
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	588
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	NO

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

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

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

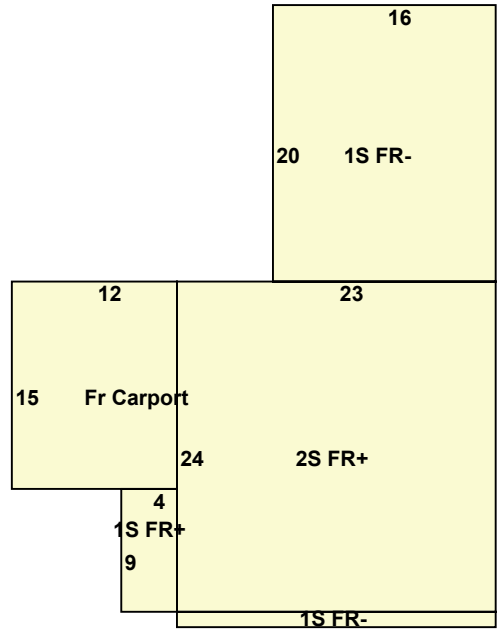
Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Attached Component Computations					
Type	Yr Built	Condition	Area/Qty	Value	
Frame Carport	1951	Good	180	1,350	
Total Building Value				118,510	

Special Features	
Extra Fixtures	1

Detached Component Computations									
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	1990	Average	120	1,494					
Frame Shed	2008	Average	64	717					

Room Summary				
Total	Bedroom	Kitchens	Full Bath	Half Bath
6	4	1	2	0



Unique ID: 16307900C6

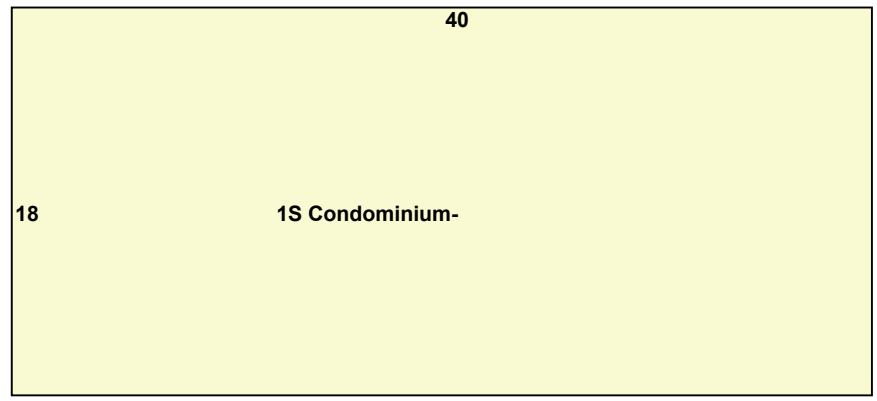
Wethersfield

Card No: 1 of 1

Location:		53 WOLCOTT HILL RD				Map/Lot:		163 079 00C6		Zone:		SRD		Date Printed:		01-25-24							
911 Address:						Exempt				Nbhd:		010-		Last Update:		11-07-23							
Owner Of Record								Volume/Page		Date		Sales Type			Valid	Sale Price							
JOSEPH REGI & JOBY								2164 /535		11-02-23		Warranty Surviv			YES	106,000							
25 WAVERLY DR NEWINGTON , CT 06111																							
Additional Owners:																							
Prior Owner History																							
PARROTT HAROLD E & STEPHANIE C								1252 /0322		06-08-05					YES	62,500							
KRISHER WILLIAM K								0418 /0083		06-08-88					NO	90,000							
								/															
								/															
								/															
Permit Number		Date		Cost		Building Permit																	
				State Item Codes								Appraised Value											
Census/Tract		4923		Code		Quantity		Value		Code		Quantity		Value		Total Land Value		0					
Dev Map		Dev Lot		15- Condominium		1.00		34,630								Total Building Value		49,478					
Date		06/20/2018														Total Outbuilding Value		0					
Inspector		EQ														Total Market Value		49,478					
Action		DM No Change																					
Acres								Influence Factors															
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment			
Total		0.00										0											
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals													
		Current		2022		2021		2020		2019		Type		Acres		Value		Type		Acres		Value	
Land		0		0		0		0		0													
Building		34,630		34,630		34,630		34,630		34,630													
Outbuilding		0		0		0		0		0													
Total		34,630		34,630		34,630		34,630		34,630													
Totals																							
Comments																							

LOCATION:	53 WOLCOTT HILL RD C6
911 ADDRESS:	
MAP/BLOCK/LOT:	163 079 00C6

GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex Wolcott Hill		Base Rate	720	62,640	
Model Third		Central Air	720	1,080	
Style Condominium		Full Baths	1	5,000	
		Value Before Depr.	0	68,720	
		Depr/Adjust Amount	0	19,242	
		Final Value (After Dep)	0	49,478	
Building Use Residential					
Condition Average					
Class C					
Stories 1.00					
Construction					
Year Built 1965					
Percent Complete 100					
FOUNDATION					
Basement Area 0					
Basement Finished Area 0					
Room Style					
Access		GRADE FACTOR	0		
Garage Bays 0		ECONOMIC DEPR %	0		
Sump Pump NO		PHYSICAL DEPR %	28		
		FUNCTIONAL DEPR %	0		
HVAC		ATTACHED OUTBUILDING/COMPONENTS			
Heating Type Hot Water	100 %	Description	Area/Qty	Value	
Fuel Type Oil					
Cooling Type Central	100 %				
INTERIOR					
Floors Carpet	Vinyl				
Fireplaces 0					
Wood Stoves 0					
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
		Location			
		Floor/Unit Location			
		Amenities			
		Parking Type			
		Parking Spaces 0			
		Parking Distance 0			
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
720	3	1	1	1	0



Description	Year Blt	Area/Qty	Value

Unique ID: 130064

Wethersfield

Card No: 1 of 1

Location:	232 CLEARFIELD RD				Map/Lot:	130 064		Zone:	A	Date Printed:	01-25-24	
911 Address:					Exempt		Route	6	Nbhd:	105	Last Update:	12-19-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
KRUGER NICHOLAS J					2164 /633	11-07-23	Warranty Deed		YES	350,000		
232 CLEARFIELD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
MCDOWELL THOMAS MICHAEL					2163 /136	09-18-23	Probate		NO	0		
MCDOWELL THOMAS MICHAEL & LUCINDA S					1631 /0345	12-29-10			YES	250,000		
KIRSCHER STEPHEN JR					1234 /0183	03-21-05			YES	242,500		
BOVINO JOSEPH A JR & NICOLE S					0768 /0330	08-31-99			YES	145,000		
					/							
Permit Number	Date	Cost	Building Permit									
BP05128	05-09-05	8,000	Strip & reroof									
			State Item Codes					Appraised Value				
Census/Tract	4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			103,950
Dev Map		Dev Lot	11- Res Land	0.22	72,760				Total Building Value			124,105
Date	12/19/2023		13- Res Bldg	1.00	86,880				Total Outbuilding Value			9,069
Inspector	SB		14- Res Outbldg	2.00	6,350				Total Market Value			237,124
Action	Interior											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.22	0.00	105,000	0.99	0	103,950						
Total	0.22					103,950						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	72,760	72,760	72,760	72,760	72,760							
Building	86,880	85,090	85,090	85,090	85,090							
Outbuilding	6,350	6,350	6,350	6,350	6,350							
Total	165,990	164,200	164,200	164,200	164,200					Totals		
Comments												
2023GL: LISTING REVIEW - 1 XTRA FIXTURE, FBA												

Unique ID: 130064

Wethersfield

Location:	232 CLEARFIELD RD	Unit
911 Address:		
Map/Block/Lot	130 064	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,762	144,784
Unit		Average Quality Basement Fi	216	3,240
Overall Condition	Good	Basement	953	14,295
Class	C	Extra Fixtures	1	300
Stories	1.65	Full Baths	1	5,000
Design (Style)	Cape	Half Baths	1	2,500
Construction	Wood Frame	Value Before Depr.	0	170,119
Year Built	1940	Depr/Adjust Amount	0	47,633
Percent Complete	100	Final Value (After Depr)	0	122,485

Finished Area 1,762
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	953
Basement Finish	216
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

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

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Open Porch	1940	Good	28	232
Fuel	Natural Gas		Open Porch	1940	Good	55	455
Cooling Type	None	0 %	Screened Porch	1940	Good	81	933

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

Exterior	
Exterior	Vinyl Siding
Roof Cover	Asphalt
Roof Type	Gable

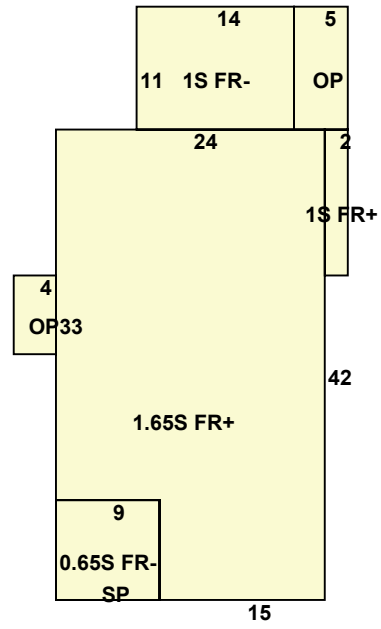
Total Building Value 124,105

Special Features	
Gas FP	1
Extra Fixtures	1

Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Garage	1940	Average	380	8,147					
Det Masonry Patio	2008	Average	64	922					

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



Unique ID: 059009

Wethersfield

Card No: 1 of 1

Location:	15 TRIVET LN	Map/Lot:	059 009	Zone:	A1	Date Printed:	01-25-24
------------------	--------------	-----------------	---------	--------------	----	----------------------	----------

911 Address:		Exempt		Route	9	Nbhd:	106	Last Update:	11-13-23
---------------------	--	---------------	--	--------------	---	--------------	-----	---------------------	----------

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
COROSO BRIAN J & ATHENA K		2164 /616	11-07-23	Warranty Surviv	YES	433,000
15 TRIVET LA WETHERSFIELD , CT 06109						

Additional Owners:						
Prior Owner History						
TUROWSKA IWONA		1109 /0083	10-23-03		YES	288,000
POPIELARCZYK NANCY		0871 /0163	09-18-01		YES	253,000
MARTIN MARY JO		0732 /0090	12-23-98		NO	0
		/				
		/				

Permit Number	Date	Cost	Building Permit
EP02272	08-19-02	900	200 amp service

Census/Tract		State Item Codes					Appraised Value		
4925		Code	Quantity	Value	Code	Quantity	Value	Total Land Value	106,000
Dev Map	Dev Lot 11	11- Res Land	0.32	74,200				Total Building Value	143,911
Date 11/13/2023		13- Res Bldg	1.00	100,740				Total Outbuilding Value	0
Inspector SB								Total Market Value	249,911
Action LISTING REVIEW									

Acres							Influence Factors			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
House Lot	0.32	0.00	106,000	1.00	0	106,000				
Total	0.32					106,000				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	Current	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	74,200	74,200	74,200						
Building	100,740	100,580	100,580	100,580	100,580						
Outbuilding	0	0	0	0	0						
Total	174,940	174,780	174,780	174,780	174,780				Totals		

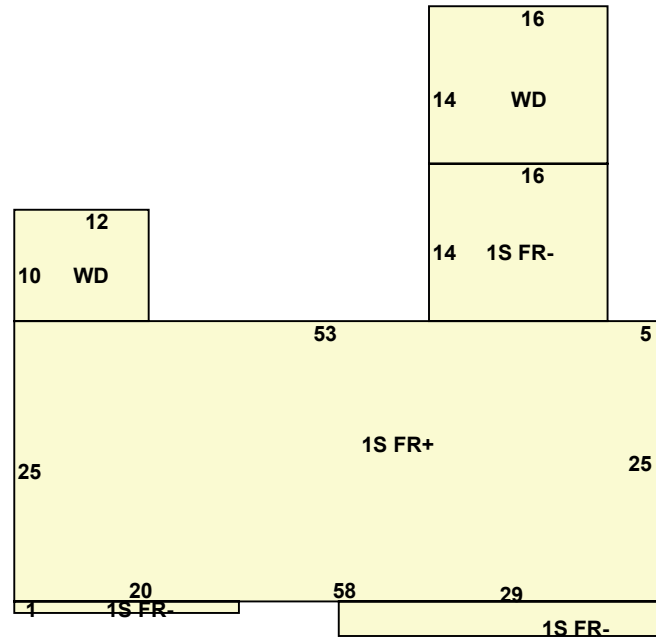
Comments

2023GL: LISTING REVIEW - 1 XTRA FIXTURE
 3/26/08
 REAR YARD FENCED NO ACCESS

Unique ID: 059009

Wethersfield

Location:		15 TRIVET LN		Unit								
911 Address:												
Map/Block/Lot		059 009										
General Description		Description	Area/Qty	Value								
Building Use	Single Family	Base Rate	1,781	126,576								
Unit		Basement	1,450	21,750								
Overall Condition	Average	Basement Garage Bays	2	4,000								
Class	C	Extra Fixtures	1	300								
Stories	1.00	Finished Lower Level	500	17,500								
Design (Style)	Raised Ranch	Fireplace	2	6,000								
Construction	Wood Frame	Full Baths	2	10,000								
Year Built	1967	Half Baths	1	2,500								
Percent Complete	100	Value Before Depr.	0	188,626								
		Depr/Adjust Amount	0	49,043								
		Final Value (After Depr)	0	139,583								
Finished Area	1,781	Finished Area Does Not Include Finished Basement Area										
Foundation												
Basement Area	1,450											
Basement Finish	500											
Bsmt Room Style	Finish LL											
Basement Walls												
Outside Entry												
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %	26							
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	1967	Average	120	1,510					
Fuel	Oil		Wood Deck	1967	Average	224	2,813					
Cooling Type	None	0 %										
Interior												
Floors	Hardwood											
Attic Access												
Walls	Drywall											
Fireplaces	2											
Wood Stoves	0											
Exterior												
Exterior	Wood Shingle											
Roof Cover	Asphalt											
Roof Type	Gable											
				Total Building Value		143,911						
Special Features			Detached Component Computations									
Extra Fixtures	1		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								



Location:	99 PROSPECT ST			Map/Lot:	200 021		Zone:	A	Date Printed:	01-25-24		
911 Address:				Exempt		Route	6	Nbhd:	90	Last Update:	12-05-23	
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
ST LAURENT JENNIFER & ALEXANDER				2164 /668	11-08-23	Warranty Surviv			YES	370,000		
99 PROSPECT ST WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
FIRST AMERICAN HOME CONSTRUCTION LL				2159 /773	05-22-23	Probate			NO	0		
FIRST AMERICAN HOME CONSTRUCTION LL GOODMAN CAROL P EST				2158 /477	04-04-23	Probate			NO	225,000		
GOODMAN CAROL P EST GOODMAN JOHN R III EXECUTOR				2158 /476	04-04-23	Probate			NO	0		
GOODMAN CAROL P				1431 /0130	09-04-07				NO	270,000		
MARTINEZ WALTER N & ROSA S				0689 /0026	03-02-98				NO	0		
Permit Number	Date	Cost	Building Permit									
B-24-0014	01-24-24	20,000	Build walls for new bedroom, kitchen and living room area in partially finished basement. Install sheetroc									
B-23-0827	10-02-23	1,000	Install an 8' X 10' gazebo on existing deck. Gazebo has for posts and a roof.									
B-23-0697	08-17-23	5,000	TEAR OFF AND RESIDE 11 SQ									
B-16-534	09-13-16	6,200	STRIP & REROOF									
PP-0101	08-27-08	3,500	Plmg.for handicap access.bathroom in basement									
BP-0400	08-14-08	7,980	Handicapped vert. chair lift									
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value 90,000				
Dev Map	Dev Lot 10	11- Res Land	0.23	63,000				Total Building Value 118,027				
Date	12/05/2023	13- Res Bldg	1.00	82,620				Total Outbuilding Value 0				
Inspector	SB							Total Market Value 208,027				
Action	Interior											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.23	0.00	90,000	1.00	0	90,000						
Total	0.23					90,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	63,000	63,000	63,000	63,000	63,000							
Building	82,620	82,620	82,620	82,620	82,620							
Outbuilding	0	0	0	0	0							
Total	145,620	145,620	145,620	145,620	145,620					Totals		
Comments												
PULL DOWN STAIRS TO ATTIC												

Unique ID: 200021

Wethersfield

Location:	99 PROSPECT ST	Unit	
911 Address:			
Map/Block/Lot	200 021		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,285	99,613
Unit		Average Quality Basement Fi	556	8,340
Overall Condition	Good	Basement	1,285	19,275
Class	C	Basement Garage Bays	1	2,000
Stories	1.00	Extra Fixtures	1	300
Design (Style)	Ranch	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1959	Value Before Depr.	0	142,528
Percent Complete	100	Depr/Adjust Amount	0	29,931
		Final Value (After Depr)	0	112,597

Finished Area 1,285
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	1,285
Basement Finish	556
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	1
Sump Pump	NO

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

Attached Component Computations

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1959	Good	384	5,157
Fuel	Natural Gas		Open Porch	1959	Good	30	273
Cooling Type	None	0 %					

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

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

Total Building Value 118,027

Special Features

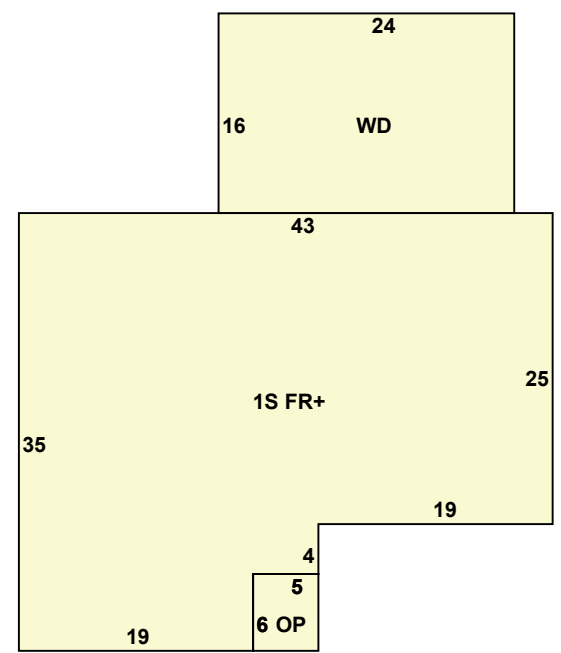
Extra Fixtures	1
----------------	---

Detached Component Computations

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

Room Summary

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



Unique ID: 154003

Wethersfield

Card No: 1 of 1

Location:	373 WELLS RD				Map/Lot:	154 003		Zone:	A	Date Printed:	01-25-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	11-20-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
ST PIERRE AVERITTE & LEDA					2164 /1713	11-13-23		Warranty Surviv		YES	410,000	
373 WELLS RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
CUCCIA KRISTIN M & GAVIRIA DIEGO F					2138 /1059	11-19-21		Warranty Surviv		YES	350,000	
LEBLANC DAVID & PAMELA A					1827 /0155	03-21-14				YES	265,000	
COMEAU COLLEEN A					1781 /0119	04-29-13				YES	260,000	
MULLOOLY JAMES & LEACH KATHRYN					1548 /0019	08-19-09				YES	267,500	
WANAT DAVID J & DONNA D					0338 /0539	11-16-83				NO	87,000	
Permit Number	Date	Cost	Building Permit									
EP-0367	12-08-08	675	Rewire bathroom/install fan w/ vent,GRI and lights									
			State Item Codes					Appraised Value				
Census/Tract	4924		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.34	65,750				Total Land Value		93,930	
Date	01/13/2022	205C	13- Res Bldg	1.00	89,950				Total Building Value		128,500	
Inspector	SB								Total Outbuilding Value		0	
Action	LISTING REVIEW								Total Market Value		222,430	
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.34	0.00	93,000	1.01	0	93,930						
Total	0.34					93,930						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	65,750	65,750	65,750	65,760	65,760							
Building	89,950	89,950	89,950	87,570	87,570							
Outbuilding	0	0	0	0	0							
Total	155,700	155,700	155,700	153,330	153,330					Totals		
Comments												
28' REAR DORMER INTERIOR ORIGINAL 2009 NVI												

Unique ID: 154003

Wethersfield

Location:	373 WELLS RD	Unit	
911 Address:			
Map/Block/Lot	154 003		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,460	121,180
Unit		Average Quality Basement Fi	710	10,650
Overall Condition	Average	Basement	885	13,275
Class	C	Central Air	1,460	2,190
Stories	1.65	Fireplace	1	3,000
Design (Style)	Cape	Full Baths	3	15,000
Construction	Wood Frame	Value Before Depr.	0	165,295
Year Built	1965	Depr/Adjust Amount	0	44,630
Percent Complete	100	Final Value (After Depr)	0	120,665

Finished Area 1,460
 Finished Area Does Not Include Finished Basement Area

Foundation	
Basement Area	885
Basement Finish	710
Bsmt Room Style	Average
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1965	Average	308	7,195
Fuel	Natural Gas		Patio	1965	Average	100	640
Cooling Type	Central	100 %					

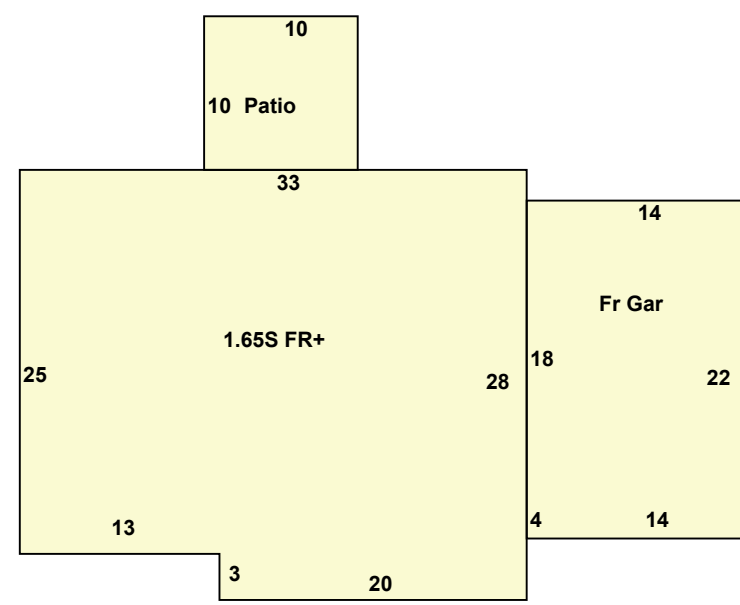
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 128,500

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	3	0



Unique ID: 178064

Wethersfield

Card No: 1 of 1

Location:	964 FOLLY BROOK BLVD				Map/Lot:	178 064		Zone:	B	Date Printed:	01-25-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	11-20-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
HOFFMAN MARY					2164 /732	11-13-23		Warranty Deed		YES	336,000	
964 FOLLY BROOK BLVD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
BOWERS JOHN N & LINDA R					2109 /534	08-17-20		Warranty Surviv		YES	235,000	
BAILEY THOMAS H & BARBARA A L/U					2082 /259	05-03-19		Quit Claim		NO	0	
BAILEY THOMAS H & BARBARA A L/U					1977 /0329	01-24-17				NO	0	
BAILEY THOMAS A & BARBARA A					1312 /0232	02-01-06				YES	205,000	
HARRINGTON NORMA S EST C/O HARRINGTON,DENIS R CO-ADMN,ET A					1278 /0251	09-08-05				NO	0	
Permit Number	Date	Cost	Building Permit									
B-23-0695	08-17-23	6,200	Reshingle existing roof - one layer with flashing . 15 squares									
M-17-222	09-14-17	4,000	FURNACE REPLACEMENT									
BP-0032	03-16-09	3,915	10'x16' shed									
PP-0077	08-26-08	1,350	Plumbing for kitchen remodel									
BP-0118	05-12-08	6,850	Remodel Kitchen									
EP0091	04-14-08	1,800	Kitchen remodel service upgrade									
			State Item Codes					Appraised Value				
Census/Tract	4922		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.18	65,100				Total Land Value 93,000			
Date	05/07/2018		13- Res Bldg	1.00	61,620				Total Building Value 88,028			
Inspector	EQ		14- Res Outbldg	1.00	2,140				Total Outbuilding Value 3,060			
Action	DM Change								Total Market Value 184,088			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.18	0.00	93,000	1.00	0	93,000						
Total	0.18					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100							
Building	61,620	61,620	61,620	61,620	61,620							
Outbuilding	2,140	2,140	2,140	2,140	3,510							
Total	128,860	128,860	128,860	130,230	130,230					Totals		
Comments												
2021GL-SHED REMOVED & RELOCATED TO 47 CIDER BROOK (Z-21-0028) 2009 SHD1												

Unique ID: 178064

Wethersfield

Location:	964 FOLLY BROOK BLVD	Unit
911 Address:		
Map/Block/Lot	178 064	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,173	93,324
Unit		Basement	1,077	16,155
Overall Condition	Average	Central Air	1,173	1,760
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	119,238
Construction	Wood Frame	Depr/Adjust Amount	0	36,964
Year Built	1949	Final Value (After Depr)	0	82,274
Percent Complete	100			

Finished Area	1,173
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,077
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	Interior
Basement Garage Bays	0
Sump Pump	YES
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	31
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Frame Garage	1949	Average	248	5,476
Fuel	Natural Gas		Open Porch	1949	Average	35	273
Cooling Type	Central	100 %					

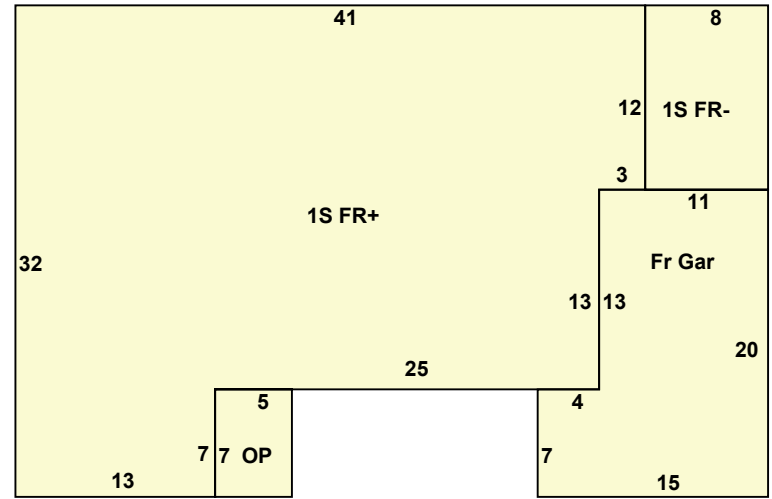
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 88,028

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Det Masonry Patio	1990	Fair	300	3,060					

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



Unique ID: 232024

Wethersfield

Card No: 1 of 1

Location:	77 CHARTER RD				Map/Lot:	232 024		Zone:	A	Date Printed:	01-25-24	
911 Address:					Exempt		Route	4	Nbhd:	96	Last Update:	11-20-23
Owner Of Record					Volume/Page	Date		Sales Type		Valid	Sale Price	
CARPENTER JACOB & MICHELLE					2164 /736	11-14-23		Warranty Surviv		YES	331,000	
77 CHARTER RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
NARDOZZI STEPHANIE & MEIR RAMON & LORELEI					2150 /778	08-10-22		Exec Deed		NO	255,000	
MOKRITSKY CORA F EST CLARK SEAN P ESQ EXECUTOR					2145 /660	04-13-22		Probate		NO	0	
MOKRITSKY CORA F					0355 /0936	06-24-85				NO	92,000	
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-17-613	10-19-17	9,000	Strip and reroof 15 squares certainteed landmark pro shingles and diamond deck underlayment.									
B-17-613	10-19-17	9,000	STRIP & REROOF									
B-15-594	09-02-15	15,992	INSTALL (10) REPLACEMENT WINDOWS. NO STRUCTURAL CHANGES.									
B-15-594	09-02-15	15,992	INSTALL 10 REPLACEMENT WINDOWS									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map	Dev Lot 118E		11- Res Land	0.38	67,870				Total Land Value 96,960			
Date	05/07/2018		13- Res Bldg	1.00	69,530				Total Building Value 99,325			
Inspector	EQ								Total Outbuilding Value 0			
Action	DM No Change								Total Market Value 196,285			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.38	0.00	96,000	1.01	0	96,960						
Total	0.38					96,960						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	67,870	67,870	67,870	67,870	67,870							
Building	69,530	69,530	69,530	69,530	69,530							
Outbuilding	0	0	0	0	0							
Total	137,400	137,400	137,400	137,400	137,400					Totals		
Comments												

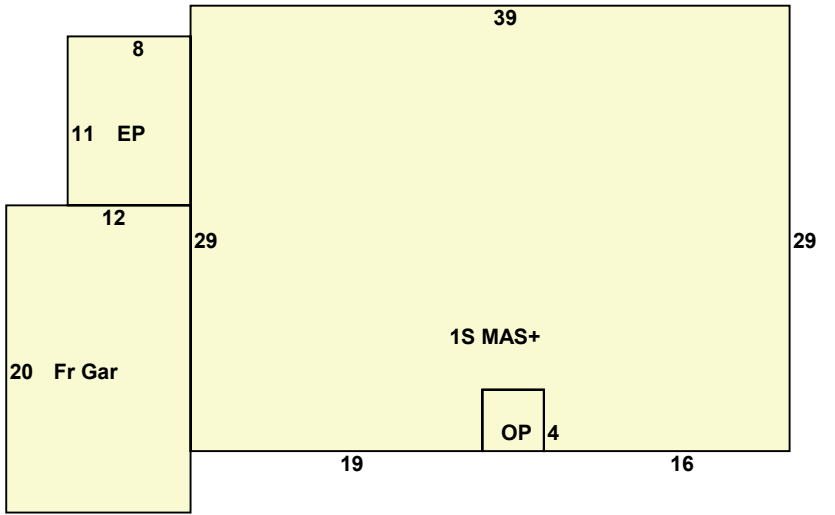
Location:	77 CHARTER RD	Unit
911 Address:		
Map/Block/Lot	232 024	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,115	93,147
Unit		Basement	1,115	16,725
Overall Condition	Good	Central Air	1,115	1,673
Class	C	Fireplace	1	3,000
Stories	1.00	Full Baths	1	5,000
Design (Style)	Ranch	Value Before Depr.	0	119,545
Construction	Masonry	Depr/Adjust Amount	0	27,495
Year Built	1955	Final Value (After Depr)	0	92,049
Percent Complete	100			

Finished Area	1,115
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	1,115
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 %	23
Functional Depreciation %	0
Attached Component Computations	

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Frame Garage	1955	Good	240	5,914
Fuel	Oil		Enclosed Porch	1955	Good	88	1,220
Cooling Type	Central	100 %	Open Porch	1955	Good	16	142
Interior							
Floors	Hardwood						
Attic Access							
Walls	Plaster						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Brick/Masonr						
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						99,325	

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: 271015

Wethersfield

Card No: 1 of 1

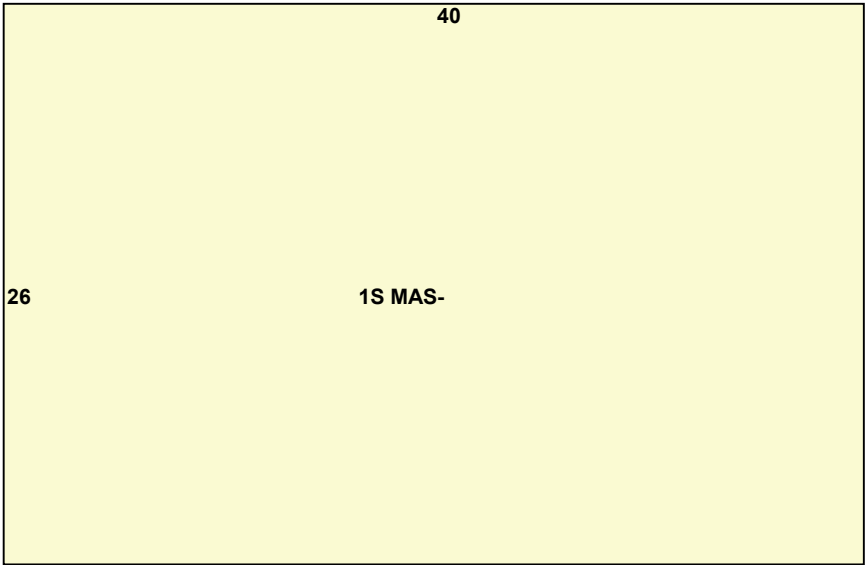
Location:	455 MIDDLETOWN AVE				Map/Lot:	271 015		Zone:	C	Date Printed:	01-25-24	
911 Address:					Exempt		Route	5	Nbhd:	93	Last Update:	01-23-24
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
SANTOS ROSA SHEILA M					2164 /810	11-15-23	Warranty Deed			YES	275,000	
455 MIDDLETOWN AVE WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
GUNNING SEAN					2159 /715	05-19-23	Warranty Deed			NO	141,500	
MAZZAFERRO ROBERT					1889 /0123	06-12-15				NO	0	
MAZZAFERRO ROBERT & ALBERT E JR					0847 /0123	05-25-01				NO	0	
MAZZAFERRO ALBERT E					0471 /0073	05-04-90				NO	0	
					/							
Permit Number	Date	Cost	Building Permit									
B-23-1052	11-08-23	0	Permit for 3 windows not included in the total count of windows in permit #B-23-0940. Estimated cost and									
B-23-0940	10-11-23	5,000	Replace 9 vinyl windows .									
ROW-23-0512	09-26-23	0	Remove and replace driveway.									
E-23-0441	08-17-23	5,000	REPLACE EXISTING SERVICE & FUSE PANELS TO NEW 100 AMP SERVICE & REPLACE ALL OLD & BROKEN OUTLETS AND PLUGS									
P-23-0159	08-15-23	4,000	INSTALL NEW SHOWER, INSTALL KITCHEN SINK, BATH SINK									
B-23-0687	08-15-23	1,000	SHEETROCK BATHROOM									
			State Item Codes					Appraised Value				
Census/Tract	4921		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.24	62,460				Total Land Value 89,234			
Date	05/19/2023		13- Res Bldg	1.00	39,320				Total Building Value 56,169			
Inspector	SB								Total Outbuilding Value 0			
Action	Letter Sent								Total Market Value 145,403			
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	1.01	-5	89,234	House Lot	-5	Economic Factor	CI/RR/PL		
Total	0.24					89,234						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	62,460	62,460	62,460	62,460	62,460							
Building	39,320	39,320	39,320	39,320	39,320							
Outbuilding	0	0	0	0	0							
Total	101,780	101,780	101,780	101,780	101,780					Totals		
Comments												
EXT= RAILROAD ON SLAB												

Location:	455 MIDDLETOWN AVE	Unit	
911 Address:			
Map/Block/Lot	271 015		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,040	84,157
Unit		Full Baths	1	5,000
Overall Condition	Avg/Fair	Value Before Depr.	0	89,157
Class	C	Depr/Adjust Amount	0	32,988
Stories	1.00	Final Value (After Depr)	0	56,169
Design (Style)	Ranch			
Construction	Wood Frame			
Year Built	1952			
Percent Complete	100			

Finished Area	1,040	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	0			
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 %
				37
				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	Carpet						
Attic Access							
Walls	Drywall						
Fireplaces	0						
Wood Stoves	0						
Exterior							
Exterior	Aluminum	Brick Veneer					
Roof Cover	Asphalt						
Roof Type	Gable						
Total Building Value						56,169	



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

Unique ID: 112065

Wethersfield

Card No: 1 of 1

Location: 70 SPRUCE ST		Map/Lot: 112 065		Zone: SRD		Date Printed: 01-25-24							
911 Address:		Exempt		Route 8		Nbhd: 103		Last Update: 11-21-23					
Owner Of Record				Volume/Page		Date		Sales Type		Valid	Sale Price		
COPPINGER BRENDAN				2164 /911		11-17-23		Warranty Deed		YES	335,000		
70 SPRUCE ST WETHERSFIELD , CT 06109													
Additional Owners:													
Prior Owner History													
CANTAFI ELIZABETH A				0598 /0218		11-14-95				YES	122,900		
				/									
				/									
				/									
				/									
Permit Number			Date		Cost		Building Permit						
P-16-64			03-30-16		1,276		Replace 50 gallon natural gas water heater.						
TP-16-64			03-30-16		1,276		WATER HTR						
State Item Codes													
Census/Tract 4923			Code			Quantity		Value		Appraised Value			
Dev Map			Dev Lot 20			11- Res Land		0.16		72,100		Total Land Value	103,000
Date 05/19/2018			11/23/1999			13- Res Bldg		1.00		88,770		Total Building Value	126,819
Inspector EQ												Total Outbuilding Value	0
Action DM No Change			Hearing-No Chng									Total Market Value	229,819
Acres							Influence Factors						
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot		0.16	0.00	103,000	1.00	0	103,000						
Total		0.16					103,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals						
Current		2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value		
Land		72,100	72,100	72,100	72,100								
Building		88,770	88,770	88,770	88,770								
Outbuilding		0	0	0	0								
Total		160,870	160,870	160,870	160,870	160,870							
Comments													

Unique ID: 112065

Wethersfield

Location:	70 SPRUCE ST	Unit	
911 Address:			
Map/Block/Lot	112 065		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,232	113,393
Unit		Basement	616	9,240
Overall Condition	Average	Full Baths	1	5,000
Class	C	Half Baths	1	2,500
Stories	2.00	Value Before Depr.	0	130,133
Design (Style)	Colonial	Depr/Adjust Amount	0	13,013
Construction	Wood Frame	Final Value (After Depr)	0	117,120
Year Built	1995			
Percent Complete	100			

Finished Area	1,232	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	616			
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 %
				10
				0
Attached Component Computations				

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1995	Average	162	2,479
Fuel	Natural Gas		Frame Garage	1995	Average	232	6,682
Cooling Type	None	0 %	Open Porch	1995	Average	32	331
			Open Porch	1995	Average	20	207

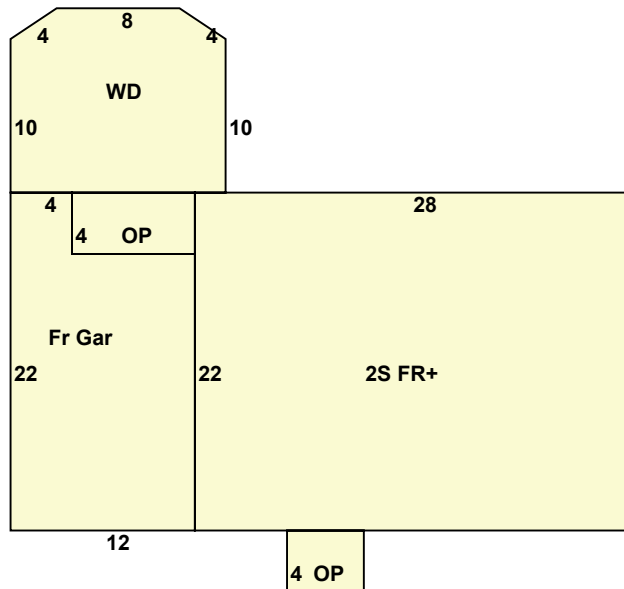
Interior		
Floors	Carpet	Hardwood
Attic Access		
Walls	Drywall	
Fireplaces	0	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	
Roof Cover	Asphalt	
Roof Type	Gable	

Total Building Value 126,819

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:	29 DEERFIELD RD				Map/Lot:	222 013		Zone:	B	Date Printed:	01-25-24	
911 Address:					Exempt		Route	7	Nbhd:	125	Last Update:	11-21-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
BLOMSTRANN KATHERINE TAYLOR					2164 /886	11-17-23	Warranty Deed			YES	308,000	
29 DEERFIELD RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
HARRIS EMANUEL D					0263 /0243	12-30-68				NO	0	
					/							
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-13-654	10-24-13	9,000	REBUILD SCREEN PORCH IN KIND.									
TB13654	10-24-13	9,000	REBUILD SCREEN PORCH									
E-12-475	12-18-12	3,500	INSTALL 7KW GENERATOR & AUTO XFR SWITCH									
P-12-290	11-27-12	500	INSTALL 2 120-LP TANKS WITH LINE TO GENERATOR									
PP-0045	04-28-09	1,000	Replace backwater valve on footing drain									
BP07596	11-06-07	4,500	STRIP 2 LAYERS AND REROOF									
				State Item Codes				Appraised Value				
Census/Tract	4921	Code	Quantity	Value	Code	Quantity	Value					
Dev Map	Dev Lot P39	11- Res Land	0.21	78,760				Total Land Value		112,500		
Date	12/27/2023 01/03/2014	13- Res Bldg	1.00	62,960				Total Building Value		89,948		
Inspector	SB	14- Res Outbldg	1.00	310				Total Outbuilding Value		448		
Action	Interior Hearing-Change							Total Market Value		202,896		
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.21	0.00	125,000	1.00	-10	112,500	House Lot	-10	Economic Factor	RR/CI		
Total	0.21					112,500						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	78,760	78,760	78,760	78,760	78,760							
Building	62,960	62,960	62,960	62,960	62,960							
Outbuilding	310	310	310	310	310							
Total	142,030	142,030	142,030	142,030	142,030					Totals		
Comments												
DEANE HIGHWAY 2014 FOP&UEP TO FEP EXT = COMM INF AND RAILROAD 20FT REAR DRMR SUMP PUMP 2/08 VIEW OF COMMERCIAL BUILDINGS+SILAS DEANE HWY												

Location:	29 DEERFIELD RD	Unit
911 Address:		
Map/Block/Lot	222 013	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,109	96,649
Unit		Basement	672	10,080
Overall Condition	Avg/Good	Fireplace	1	3,000
Class	C	Full Baths	1	5,000
Stories	1.65	Half Baths	1	2,500
Design (Style)	Cape	Value Before Depr.	0	117,229
Construction	Wood Frame	Depr/Adjust Amount	0	37,513
Year Built	1936	Final Value (After Depr)	0	79,716
Percent Complete	100			

Finished Area	1,109
Finished Area Does Not Include Finished Basement Area	
Foundation	
Basement Area	672
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	32
Functional Depreciation %	0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Frame Garage	1936	Average/Good	324	7,050
Fuel	Oil			Enclosed Porch	1936	Average/Good	230	2,815
Cooling Type	None	0 %		Enclosed Porch	1936	Average/Good	30	367

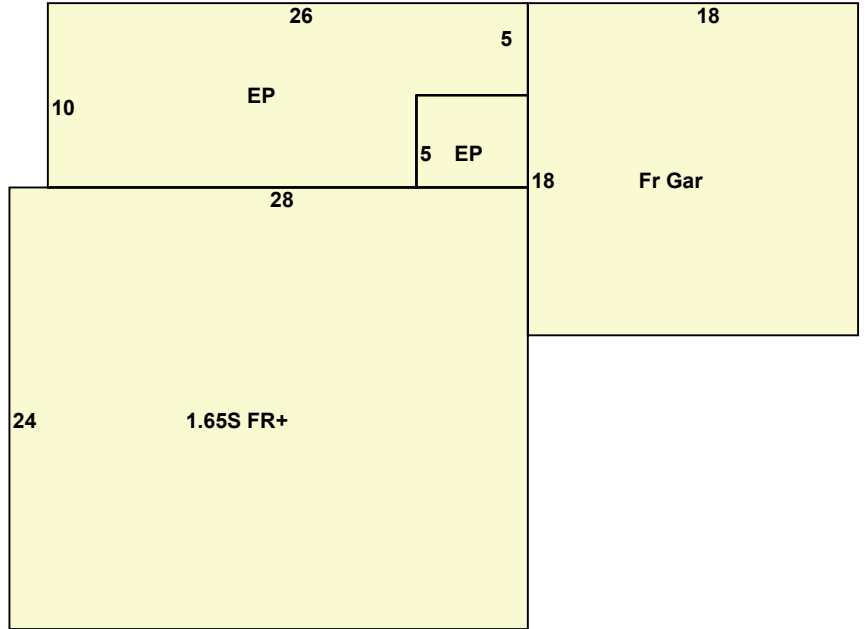
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 89,948

Special Features					Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Generator	1				Frame Shed	1983	Average	64	448

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



Unique ID: 0680021212

Wethersfield

Card No: 1 of 1

Location:	1310-20 BERLIN TPK				Map/Lot:	068 002 1212		Zone:	SRD	Date Printed:	01-25-24	
911 Address:					Exempt			Nbhd:	010-	Last Update:	11-21-23	
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
ONE MILL WAY LLC					2164 /963	11-20-23	Warranty Deed			YES	119,000	
2389 MAIN ST SUITE 100 GLASTONBURY , CT 06033												
Additional Owners:												
Prior Owner History												
TREVISI LUCIA FUENTES DE					2152 /229	09-15-22	Probate			NO	0	
TREVISI LUCIA FUENTES DE & AQUILES					0547 /0522	06-01-93				YES	64,000	
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-23-0671	08-15-23	10,000	Repair damaged ceiling and wall due to water damage.									
State Item Codes												
Census/Tract	4923		Code	Quantity	Value	Code	Quantity	Value	Appraised Value			
Dev Map	Dev Lot 1-21		15- Condominium	1.00	56,590				Total Land Value 0			
Date	05/19/2018		17-Condo Option	1.00	430				Total Building Value 80,847			
Inspector	EQ								Total Outbuilding Value 613			
Action	DM Change								Total Market Value 81,460			
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	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	0	0	0	0	0							
Building	56,590	56,590	56,590	56,590	56,590							
Outbuilding	430	430	430	430	430							
Total	57,020	57,020	57,020	57,020	57,020							
Comments												
BUILDING 1 UNIT 212												

LOCATION:	1310-20 BERLIN TPK 1212
911 ADDRESS:	
MAP/BLOCK/LOT:	068 002 1212

GENERAL DESCRIPTION	DESCRIPTION	AREA	VALUE
Complex Park Ridge Model Style H 935 sf Style Condominium	Base Rate	935	102,850
	Central Air	935	1,403
	Full Baths	1	5,000
	Value Before Depr.	0	109,253
	Depr/Adjust Amount	0	28,406
	Final Value (After Dep)	0	80,847

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

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

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	
-----------------------	--

SPECIAL FEATURES

ATTACHED OUTBUILDING/COMPONENTS		
Description	Area/Qty	Value

Unit Features

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



Description	Year Blt	Area/Qty	Value
Open Porch	1968	72	613

Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
935	4	2	1	1	0

Unique ID: 094031

Wethersfield

Card No: 1 of 1

Location:	321 HANG DOG LN				Map/Lot:	094 031		Zone:	AAOS	Date Printed:	01-25-24	
911 Address:					Exempt		Route	3	Nbhd:	125	Last Update:	11-29-23
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price	
JASINSKI CRAIG & NICOLE					2164 / 1042	11-20-23	Warranty Surviv			YES	545,000	
321 HANG DOG LN WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
DEBENIAN ELAINE M & KLOPFER CARRINGTON J & ASHLEY M					2090 / 224	07-01-19	Warranty Deed			YES	360,000	
RODRIGUEZ MARGARET & RODRIGUEZ-AMAYA CAMILO					1852 / 0026	09-11-14				YES	370,000	
COTTER DIANE J					1850 / 0270	08-29-14				NO	0	
COTTER THOMAS D & DIANE J					0358 / 0879	09-03-85				NO	169,000	
					/							
Permit Number	Date	Cost	Building Permit									
P-23-0236	10-03-23	1,000	Install 50 gallon gas water heater.									
B-23-0118	02-28-23	22,000	Replace 32 sq architectural shingles. Install ice and water and underlayment. Plywood only if needed.									
E-23-0019	01-27-23	39,000	WIRE 27 ROOF MOUNTED SOLAR PANELS									
B-23-0021	01-25-23	17,000	INSTALL 27 ROOF MOUNTED SOLAR PANELS									
P-22-0269	12-05-22	1,225	Install 1 1/4 " NG steel piping to generator.									
P-22-0269	12-05-22	1,225	INSTALL 1-1/4" NG STEEL PIPING TO GENERATOR									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.37	84,880				Total Land Value 121,250			
Date	11/21/2023		13- Res Bldg	1.00	150,300				Total Building Value 214,723			
Inspector	SB		14- Res Outbldg	1.00	10,310				Total Outbuilding Value 14,729			
Action	LISTING REVIEW								Total Market Value 350,702			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.37	0.00	125,000	0.97	0	121,250						
Total	0.37					121,250						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	84,880	84,880	84,880	84,880	84,870							
Building	150,300	148,760	148,760	148,760	148,760							
Outbuilding	10,310	10,300	10,300	10,300	10,310							
Total	245,490	243,940	243,940	243,940	243,940					Totals		
Comments												
2023GL: SOLAR (10.8 Kw); GENERATOR; LISTING REVIEW - HOT TUB & 2 XTRA FIXTURES												

Unique ID: 094031

Wethersfield

Location:	321 HANG DOG LN	Unit
911 Address:		
Map/Block/Lot	094 031	

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	2,394	190,467
Unit		Basement	1,176	17,640
Overall Condition	Avg/Good	Central Air	2,394	3,591
Class	C	Extra Fixtures	2	600
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	Hot Tub	1	2,000
Percent Complete	100	Value Before Depr.	0	229,798
		Depr/Adjust Amount	0	34,470
		Final Value (After Depr)	0	195,328

Finished Area	2,394	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,176			
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 %
				15
				0
Attached Component Computations				

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %		Frame Garage	1975	Average	546	14,310
Fuel	Natural Gas			Patio	1975	Average	160	1,198
Cooling Type	Central	100 %		Enclosed Porch	1975	Average	264	3,892

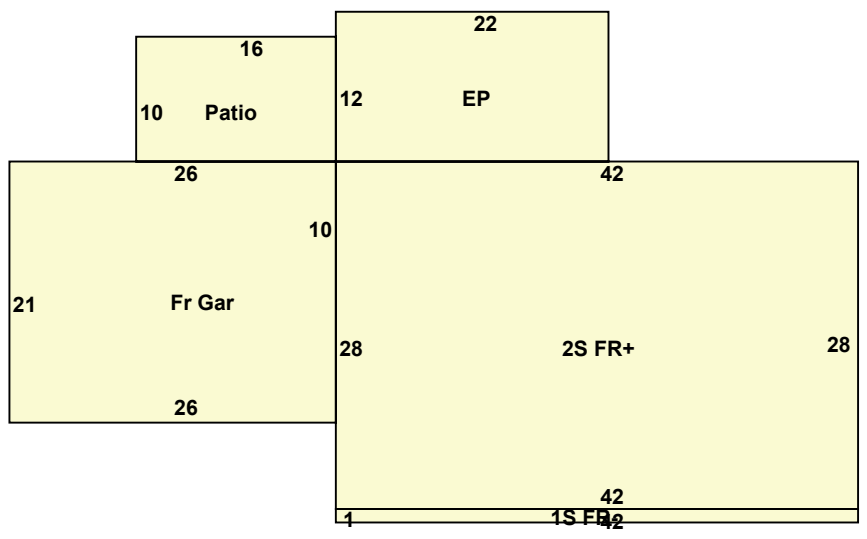
Interior	
Floors	Carpet
Attic Access	
Walls	Drywall
Fireplaces	1
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 214,723

Special Features				Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Hot Tub	1								
Solar Panels	27								
Generator	1								
Extra Fixtures	2								
Vinyl Pool	1999	Good	381	14,729					

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



Unique ID: 0680021604

Wethersfield

Card No: 1 of 1

Location:		1310-20 BERLIN TPK				Map/Lot:		068 002 1604		Zone:		SRD	Date Printed:		01-25-24	
911 Address:						Exempt				Nbhd:		010-	Last Update:		11-21-23	
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price		
ONE MILL WAY LLC						2164 /966		11-20-23		Warranty Deed			YES	125,000		
256 WEBSTER ST WORCESTER , MA 01603																
Additional Owners:																
Prior Owner History																
NUNES ILIDIO						1913 /0266		11-13-15		Warranty Deed			YES	50,000		
VELEY BRIAN P						0432 /0367		11-10-88					NO	89,000		
						/										
						/										
						/										
Permit Number		Date		Cost		Building Permit										
				State Item Codes							Appraised Value					
Census/Tract		4923		Code	Quantity	Value	Code	Quantity	Value	Total Land Value			0			
Dev Map		Dev Lot 1-60		15- Condominium	1.00	41,810				Total Building Value			59,736			
Date		05/23/2018		17-Condo Option	1.00	430				Total Outbuilding Value			613			
Inspector		EQ								Total Market Value			60,349			
Action		DM No Change														
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	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value				
Land	0	0	0	0	0											
Building	41,810	41,810	41,810	41,810	41,810											
Outbuilding	430	430	430	430	430											
Total	42,240	42,240	42,240	42,240	42,240											
											Totals					
Comments																
BUILDING 1 UNIT 604																

LOCATION:		1310-20 BERLIN TPK 1604			
911 ADDRESS:					
MAP/BLOCK/LOT:		068 002 1604			
GENERAL DESCRIPTION		DESCRIPTION	AREA	VALUE	
Complex Park Ridge		Base Rate	650	74,750	
Model Style D 650 sf		Central Air	650	975	
Style Condominium		Full Baths	1	5,000	
		Value Before Depr.	0	80,725	
		Depr/Adjust Amount	0	20,989	
		Final Value (After Dep)	0	59,737	
Building Use Residential					
Condition Average					
Class C					
Stories 1.00					
Construction					
Year Built 1968					
Percent Complete 100					
FOUNDATION					
Basement Area 0					
Basement Finished Area 0					
Room Style					
Access		GRADE FACTOR	0		
Garage Bays 0		ECONOMIC DEPR %	0		
Sump Pump NO		PHYSICAL DEPR %	26		
		FUNCTIONAL DEPR %	0		
HVAC			ATTACHED OUTBUILDING/COMPONENTS		
Heating Type Hot Water	100 %	Description	Area/Qty	Value	
Fuel Type Oil					
Cooling Type Central	100 %				
INTERIOR					
Floors Carpet	Vinyl				
Fireplaces 0					
Wood Stoves 0					
EXTERIOR					
Exterior Walls		Unit Features			
SPECIAL FEATURES					
		Location			
		Floor/Unit Location	End Unit		
		Amenities			
		Parking Type			
		Parking Spaces	0		
		Parking Distance	0		
Finished Area	Total Rooms	Bedrooms	Kitchens	Full Baths	Half Baths
650	3	1	1	1	0



Description	Year Blt	Area/Qty	Value
Open Porch	1968	72	613

Unique ID: 233006

Wethersfield

Card No: 1 of 1

Location:		40 KIMBALL RD				Map/Lot:		233 006		Zone:		A	Date Printed:		01-25-24						
911 Address:						Exempt				Route		4	Nbhd:		106	Last Update:		12-04-23			
Owner Of Record						Volume/Page		Date		Sales Type			Valid	Sale Price							
GREGOR SCOTT & MASKELL AMANDA						2164 / 1143		11-27-23		Warranty Surviv			YES	359,900							
40 KIMBALL RD WETHERSFIELD , CT 06109																					
Additional Owners:																					
Prior Owner History																					
MIGLIORATI SANDRA L						2154 / 566		11-14-22		Probate			NO	0							
MIGLIORATI ARMANDO & SANDRA L						0756 / 0343		06-15-99					YES	156,000							
						/															
						/															
						/															
Building Permit																					
Permit Number		Date		Cost																	
E-24-0022		01-12-24		500		Add a 20 amp circuit with 4 receptacles to the basement.															
E-11-394		12-12-11		2,100		SVC UPGR FROM 100 TO 200 AMPS															
State Item Codes																					
Census/Tract				Code				Quantity				Value				Appraised Value					
4926				11- Res Land				0.28				74,200				Total Land Value				106,000	
Dev Map				13- Res Bldg				1.00				86,870				Total Building Value				124,102	
Date																Total Outbuilding Value				0	
05/07/2018																Total Market Value				230,102	
Inspector																					
EQ																					
Action																					
DM Change																					
Acres																					
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Land Type		Influence		Reason		Comment	
House Lot		0.28		0.00		106,000		1.00		0		106,000									
Total		0.28										106,000									
Assessment History (Prior Years as of Oct 1)																					
Current		2022		2021		2020		2019		Type		Acres		Value		Type		Acres		Value	
Land		74,200		74,200		74,200		74,200													
Building		86,870		86,870		86,870		86,870													
Outbuilding		0		0		0		0													
Total		161,070		161,070		161,070		161,070													
490 Appraised Totals																					
Totals																					
Comments																					
BACKYARD - NO ENTRY 05/2008																					

Unique ID: 233006

Wethersfield

Location:	40 KIMBALL RD	Unit	
911 Address:			
Map/Block/Lot	233 006		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,370	107,600
Unit		Average Quality Basement Fi	692	10,380
Overall Condition	Avg/Good	Basement	1,370	20,550
Class	C	Basement Garage Bays	2	4,000
Stories	1.00	Fireplace	1	3,000
Design (Style)	Ranch	Full Baths	2	10,000
Construction	Masonry	Value Before Depr.	0	155,530
Year Built	1962	Depr/Adjust Amount	0	34,217
Percent Complete	100	Final Value (After Depr)	0	121,313

Finished Area	1,370	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	1,370			
Basement Finish	692			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry				
Basement Garage Bays	2	Grade Factor	0	Physical Depreciation %
Sump Pump	NO	Economic Depreciation %	0	Functional Depreciation %
Attached Component Computations				

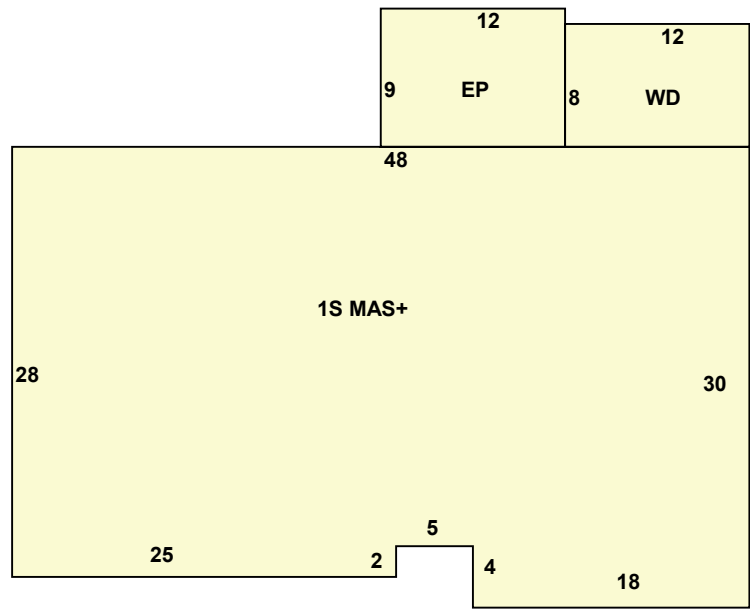
HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %	Wood Deck	1962	Average/Good	96	1,278
Fuel	Oil		Enclosed Porch	1962	Average/Good	108	1,515
Cooling Type	None	0 %					

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

Exterior		
Exterior	Brick/Masonr	
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
124,102		

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: 177047

Wethersfield

Card No: 1 of 1

Location:	22 DUDLEY RD				Map/Lot:	177 047		Zone:	B	Date Printed:	01-25-24	
911 Address:					Exempt		Route	6	Nbhd:	93	Last Update:	01-22-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
CURLEY JAMES WILLIAM & BRIELLE CATHERINE					2164 / 1118	11-27-23	Warranty Surviv		YES	350,000		
22 DUDLEY RD WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
SLOAN DANIEL W & MANERO ALESSANDRA K					1900 / 0016	08-12-15			YES	168,400		
DOWD JAMES N & MARGARET M					0545 / 0537	05-06-93			NO	0		
					/							
					/							
					/							
Permit Number	Date	Cost	Building Permit									
B-23-1022	10-27-23	1,500	Build landing at exterior of patio door with stairs to rear yard.									
B-23-0971	10-27-23	1,500	Building a 7' exterior stair at slider at rear of home.									
B-23-0933	10-12-23	1,800	Replace concrete porch. (5'5 x 8'2)									
B-23-0939	10-06-23	10,400	Full roof replacement, ice and water 6ft, seam tape on plywood, 6 nails per shingle									
Z-23-0011	04-26-23	5,900	INSTALL 10'X16'X11' SHED IN REAR YARD									
B-20-0610	08-17-20	29,917	Install 17 replacement windows. No structural changes.									
				State Item Codes				Appraised Value				
Census/Tract	4922	Code	Quantity	Value	Code	Quantity	Value	Total Land Value		93,000		
Dev Map	Dev Lot 67	11- Res Land	0.19	65,100				Total Building Value		122,103		
Date	10/04/2023 03/19/2009	13- Res Bldg	1.00	85,470				Total Outbuilding Value		2,240		
Inspector	SB	14- Res Outbldg	1.00	1,570				Total Market Value		217,343		
Action	Exterior Only BAA Hearing-NC											
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.19	0.00	93,000	1.00	0	93,000						
Total	0.19					93,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	65,100	65,100	65,100	65,100	65,100							
Building	85,470	85,470	85,470	85,470	85,470							
Outbuilding	1,570	270	270	270	270							
Total	152,140	150,840	150,840	150,840	150,840					Totals		
Comments												
2023GL: SHED 2019GL- WOOD STOVE INSERT												

Unique ID: 177047

Wethersfield

Location:	22 DUDLEY RD	Unit	
911 Address:			
Map/Block/Lot	177 047		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,790	149,877
Unit		Basement	720	10,260
Overall Condition	Fair	Fireplace	2	5,700
Class	C-	Full Baths	1	4,750
Stories	2.00	Half Baths	1	2,375
Design (Style)	Colonial	Value Before Depr.	0	172,962
Construction	Wood Frame	Depr/Adjust Amount	0	51,889
Year Built	1965	Final Value (After Depr)	0	121,073
Percent Complete	100			

Finished Area	1,790	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	720			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry	Walkout			
Basement Garage Bays	0	Grade Factor	0	Physical Depreciation %
Sump Pump	YES	Economic Depreciation %	0	Functional Depreciation %
				30
				0

HVAC				Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Hot Water	100 %		Wood Deck	1965	Fair	64	724
Fuel	Natural Gas			Open Porch	1965	Fair	32	245
Cooling Type	None	0 %		Open Porch	1965	Fair	8	61

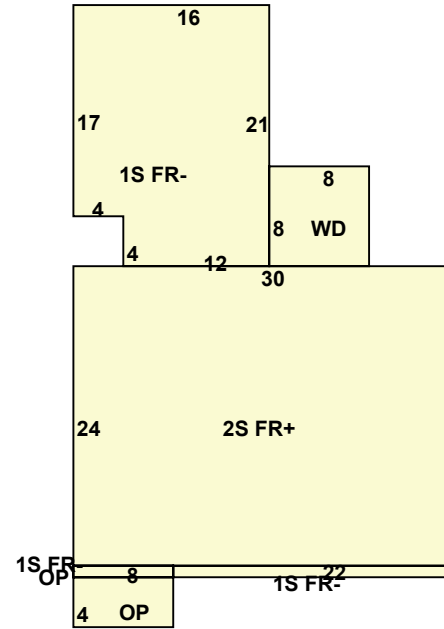
Interior	
Floors	Hardwood
Attic Access	
Walls	Drywall
Fireplaces	2
Wood Stoves	1

Exterior	
Exterior	Wood Shingle
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 122,103

Special Features						Detached Component Computations					
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value		
					Frame Shed	2023	Average	160	2,240		

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



Unique ID: 120001

Wethersfield

Card No: 1 of 1

Location:	43 BROOKSIDE CIR				Map/Lot:	120 001		Zone:	B	Date Printed:	01-25-24	
911 Address:					Exempt		Route	10	Nbhd:	83	Last Update:	12-06-23
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
MATISES AMANDA E					2165 /1	11-28-23	Warranty Deed		YES	265,000		
43 BROOKSIDE CIR WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
ZACCARO NICHOLAS A					2158 /1192	05-01-23	Warranty Deed		NO	210,000		
MELA PROPERTIES LLC					1968 /0016	11-23-16			NO	97,740		
US BANK NATIONAL ASSOCIATION					1940 /0348	06-15-16			NO	0		
DERVISEVIC MUMIN & MUNIBA					1198 /0072	10-05-04			YES	173,000		
BREGGIO JOHN					1151 /0199	04-08-04			YES	140,000		
Permit Number	Date	Cost	Building Permit									
B-21-0946	12-09-21	6,300	STRIP & REROOF									
PP06012	01-19-06	1,500	Repl backwater valve									
EP04210	06-24-04	1,000	100 amp service:relocate meter outside									
State Item Codes												
Census/Tract	4923	Code	Quantity	Value	Code	Quantity	Value	Appraised Value				
Dev Map	Dev Lot 23	11- Res Land	0.14	57,530				Total Land Value		82,170		
Date	05/07/2018	13- Res Bldg	1.00	51,370				Total Building Value		73,390		
Inspector	EQ	14- Res Outbldg	1.00	310				Total Outbuilding Value		448		
Action	DM No Change							Total Market Value		156,008		
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	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	57,530	57,530	57,530	57,530	57,530							
Building	51,370	51,370	51,370	51,370	51,370							
Outbuilding	310	310	310	310	310							
Total	109,210	109,210	109,210	109,210	109,210					Totals		
Comments												
2014 RENOVATIONS PER MLS/GRADE 2007-WOOD DECK												

Unique ID: 120001

Wethersfield

Location:	43 BROOKSIDE CIR	Unit	
911 Address:			
Map/Block/Lot	120 001		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	888	74,272
Unit		Basement	888	13,320
Overall Condition	Good	Full Baths	1	5,000
Class	C	Value Before Depr.	0	92,592
Stories	1.00	Depr/Adjust Amount	0	21,296
Design (Style)	Ranch	Final Value (After Depr)	0	71,296
Construction	Wood Frame			
Year Built	1954			
Percent Complete	100			

Finished Area	888
Finished Area Does Not Include Finished Basement Area	

Foundation	
Basement Area	888
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 %	23
Functional Depreciation %	0

HVAC			Type	Yr Built	Condition	Area/Qty	Value
Heating Type	Forced Hot Air	100 %	Wood Deck	1954	Good	160	2,094
Fuel	Natural Gas						
Cooling Type	None	0 %					

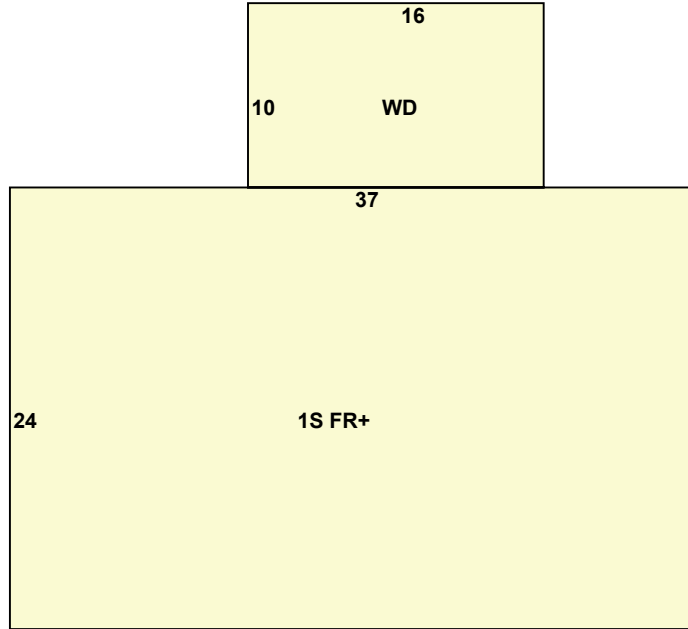
Interior	
Floors	Hardwood
Attic Access	
Walls	Plaster
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Aluminum
Roof Cover	Asphalt
Roof Type	Gable

Total Building Value 73,390

Special Features		Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1978	Average	64	448					

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



Unique ID: 186057

Wethersfield

Card No: 1 of 1

Location:	18 PASTURE TRL				Map/Lot:	186 057		Zone:	A1	Date Printed:	01-25-24	
911 Address:					Exempt		Route	3	Nbhd:	106	Last Update:	01-23-24
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
SCALISE ROBERT V & MARY S					2165 /54	11-30-23	Warranty Deed		YES	451,000		
18 PASTURE TRL WETHERSFIELD , CT 06109												
Additional Owners:												
Prior Owner History												
COLELLO REBECCA N					1646 /0085	03-28-11			NO	0		
GERENT REBECCA N					1439 /0253	10-19-07			NO	0		
NICOTERA REBECCA A					1371 /0185	11-02-06			YES	339,000		
CLARK JONATHAN I & HEJDUK-CLARK KAREN					1298 /0041	11-23-05			NO	0		
CLARK JONATHAN A					1283 /0123	09-28-05			NO	0		
Permit Number	Date	Cost	Building Permit									
B-23-0604	07-19-23	16,000	INSTALL NEW VINYL SIDING, GUTTERS, AND NEW FRONT DOOR									
MP07012	01-11-07	12,240	Cntrl A/C									
EP07016	01-08-07	2,000	200 amp svce:rewire kitchen									
BP07009	01-03-07	2,000	Remdl kitchen									
BP01186	05-09-01	7,835	Strip & reroof									
			State Item Codes					Appraised Value				
Census/Tract	4926		Code	Quantity	Value	Code	Quantity	Value				
Dev Map		Dev Lot	11- Res Land	0.35	74,200				Total Land Value 106,000			
Date	05/19/2018		13- Res Bldg	1.00	86,050				Total Building Value 122,935			
Inspector	EQ								Total Outbuilding Value 0			
Action	DM Change								Total Market Value 228,935			
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
House Lot	0.35	0.00	106,000	1.00	0	106,000						
Total	0.35					106,000						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2022	2021	2020	2019		Type	Acres	Value	Type	Acres	Value
Land	74,200	74,200	74,200	74,200	74,200							
Building	86,050	86,050	86,050	86,050	86,050							
Outbuilding	0	0	0	0	0							
Total	160,250	160,250	160,250	160,250	160,250					Totals		
Comments												
FULL REAR DORMER												

Unique ID: 186057

Wethersfield

Location:	18 PASTURE TRL	Unit	
911 Address:			
Map/Block/Lot	186 057		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,526	126,658
Unit		Average Quality Basement Fi	412	6,180
Overall Condition	Average	Basement	816	12,240
Class	C	Central Air	1,526	2,289
Stories	1.65	Fireplace	1	3,000
Design (Style)	Cape	Full Baths	2	10,000
Construction	Wood Frame	Value Before Depr.	0	160,367
Year Built	1952	Depr/Adjust Amount	0	49,714
Percent Complete	100	Final Value (After Depr)	0	110,653

Finished Area	1,526	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	816			
Basement Finish	412			
Bsmt Room Style	Average			
Basement Walls				
Outside Entry	Hatch			
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 %	Wood Deck	1952
Fuel	Oil		Frame Garage	1952
Cooling Type	Central	100 %	Patio	1952

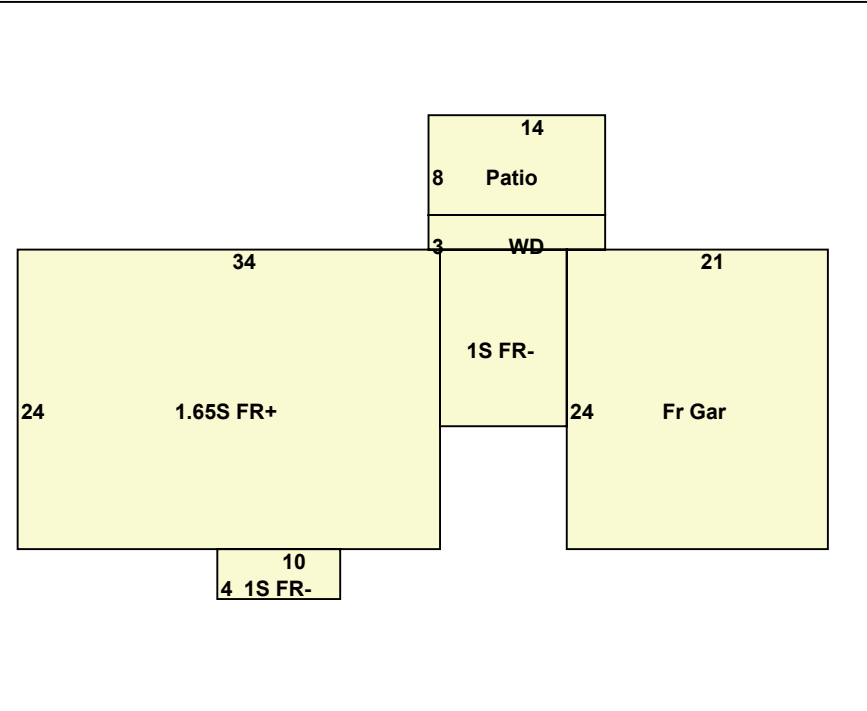
Interior				
Floors	Hardwood			
Attic Access				
Walls	Plaster			
Fireplaces	1			
Wood Stoves	0			

Exterior				
Exterior	Vinyl Siding			
Roof Cover	Asphalt			
Roof Type	Gable			

Total Building Value 122,935

Special Features				
Type	Yr Bilt	Condition	Area/Qty	Value

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



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

Unique ID: 109049

Wethersfield

Card No: 1 of 1

Location:		336 PINE LN			Map/Lot:		109 049		Zone:		A1	Date Printed:		01-25-24	
911 Address:					Exempt			Route		8		Nbhd:		113	
Owner Of Record					Volume/Page		Date		Sales Type			Valid	Sale Price		
ROSS KATRINA M & CHRISTINE M					2165 /31		11-30-23		Warranty Deed			YES	480,000		
336 PINE LN WETHERSFIELD , CT 06109															
Additional Owners:															
Prior Owner History															
ORSHAK BORYS					2158 /166		03-30-23		Trustees Deed			NO	351,000		
WAMESTER-BORTOLAN CYNTHIA & WAMESTER-CIOS LEANNE CO-TRUSTEES					2158 /160		03-30-23		Affidavit			NO	0		
WAMESTER JOYCE V EST TRUSTEE					2158 /159		03-30-23		Probate			NO	0		
WAMESTER JOYCE V TRUSTEE					1924 /0348		02-23-16					NO	0		
WAMESTER JOYCE V					1708 /0293		04-25-12					NO	0		
Permit Number				Date		Cost		Building Permit							
P-23-0087				05-30-23		3,000		REMODEL 2 BATHROOMS INCL TUBS, SHOWER VALVES, VANITIES, WASH MACHINE BOX & KITCHEN SINK HOOK-UP							
B-23-0293				05-08-23		3,000		REMOVE LOAD-BEARING WALL. INSTALL LVL BEAM 20 FT. REPL 16 WINDOWS							
E-23-0231				05-06-23		850		INSTALL NEW EXHAUST FAN IN 3 BATHROOMS. NEW LIGHTS IN KITCHEN. RELOCATE SOME EXISTING WIRES ON THE MAIN FL							
State Item Codes															
Census/Tract				Code				Quantity				Value			
4924				11- Res Land				0.45				79,890			
Dev Map				13- Res Bldg				1.00				112,990			
12/05/2023				14- Res Outbldg				1.00				490			
Inspector															
SB															
Action															
LISTING REVIEW															
Appraised Value															
Total Land Value												114,130			
Total Building Value												161,417			
Total Outbuilding Value												700			
Total Market Value												276,247			
Acres															
Land Type		Acres		490		Rate		Adj		Influence		Total Value		Influence Factors	
House Lot		0.45		0.00		113,000		1.01		0		114,130			
Total		0.45										114,130			
Assessment History (Prior Years as of Oct 1)															
Current		2022		2021		2020		2019		Type		Acres		Value	
Land		79,890		79,890		79,890		79,890							
Building		112,990		102,510		102,510		102,510							
Outbuilding		490		490		490		490							
Total		193,370		182,890		182,890		182,890							
490 Appraised Totals															
Totals															
Comments															
2023GL: LISTING REVIEW - FULL REMODEL															

Location:	336 PINE LN	Unit	
911 Address:			
Map/Block/Lot	109 049		

General Description		Description	Area/Qty	Value
Building Use	Single Family	Base Rate	1,814	123,352
Unit		Basement	644	9,660
Overall Condition	Good/VG	Central Air	1,814	2,721
Class	C	Extra Fixtures	1	300
Stories	1.00	Finished Lower Level	322	11,270
Design (Style)	Split Level	Fireplace	1	3,000
Construction	Wood Frame	Full Baths	2	10,000
Year Built	1965	Half Baths	1	2,500
Percent Complete	100	Value Before Depr.	0	162,803
		Depr/Adjust Amount	0	19,536
		Final Value (After Depr)	0	143,267

Finished Area	1,814	Finished Area Does Not Include Finished Basement Area		
Foundation				
Basement Area	644			
Basement Finish	322			
Bsmt Room Style	Finish LL			
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	1965	Good/Very Good	286	8,054
Fuel	Natural Gas		Frame Garage	1965	Good/Very Good	176	4,956
Cooling Type	Central	100 %	Patio	1965	Good/Very Good	192	1,613
			Enclosed Porch	1965	Good/Very Good	192	3,041
			Open Porch	1965	Good/Very Good	48	486

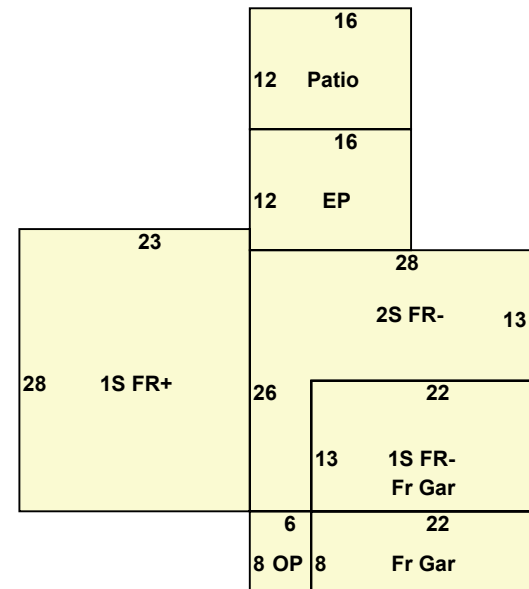
Interior		
Floors	Hardwood	
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	

Exterior		
Exterior	Vinyl Siding	Brick Veneer
Roof Cover	Asphalt	
Roof Type	Gable	
Total Building Value		
161,417		

Special Features

Type	Yr Bilt	Condition	Area/Qty	Value
Extra Fixtures	1			
Frame Shed	1982	Average	100	700

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



Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Value	Type	Yr Bilt	Condition	Area/Qty	Value
Frame Shed	1982	Average	100	700					