



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
188		EAST ST, MOUNT WASHINGTON

**OWNERSHIP**

Owner 1:	CHIAPPELLONI ROBERTO
Owner 2:	ROBERTA M
Owner 3:	
Street 1:	353 NORTH ST
Street 2:	
Twn/City:	GREENWICH
St/Prov:	CT Cntry Own Occ: N
Postal:	06830 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 6. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1978, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		3		ACRES EXCESS			0	3,500.	1.000	MW									10,500						10,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	375,900		6.000	155,600	531,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 227.72						/Parcel: 227.72	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	375,900	0	6.	155,600	531,500	531,500	YER	1/26/2018
2017	101	FV	358,000	0	6.	155,600	513,600	513,600	Year End Roll	5/5/2017
2016	101	FV	330,400	0	6.	155,600	486,000	486,000	Year End Roll	2/11/2016
2015	101	FV	334,400	0	6.	160,800	495,200	495,200	year end roll	1/15/2015
2014	101	FV	334,400	0	6.	160,800	495,200	495,200	Year End	8/7/2014
2013	101	FV	342,100	0	6.	160,800	502,900	502,900	COMMITMENT	5/30/2013
2012	101	FV	343,300	0	6.	160,800	504,100	504,100	final value	1/12/2012
2011	101	FV	343,300	0	6.	160,800	504,100	504,100	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOMBROWSKI LOR	1235 126		4/25/2001	CHD>SALE	260000	No	No			
	436-303		2/6/1963		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/24/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

**GENERAL INFORMATION**

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:	BROWN		
View / Desir:			

**GENERAL INFORMATION**

Grade:	B	-	GOOD
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	-	DRYWALL
Sec Int Wall:			%
Partition:	T	-	TYPICAL
Prim Floors:	3	-	HARDWOOD
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	2	-	GOOD
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	1	-	OIL
Heat Type:	3	-	FORCED H/W
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	

More: N Total Yard Items: Total Special Features: Total:

**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD	-	Good	18.0%
Functional:				%
Economic:				%
Special:				%
Override:				%
<b>Total:</b>				<b>18.8%</b>

**CALC SUMMARY**

Basic \$ / SQ:	104.00
Size Adj.:	0.96568125
Const Adj.:	1.02010000
Adj \$ / SQ:	102.450
Other Features:	20800
Grade Factor:	1.40
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	462968
Depreciation:	87038
Depreciated Total:	375930

**COMMENTS**

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 1												
Lvl 2												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB:	1				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	M
<b>Totals</b>			
1	9	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
99	7 0 2		4/25/2001	260,000
81	10 0 21		6/22/1998	340,000
73	2 0 13A		10/31/1997	238,750

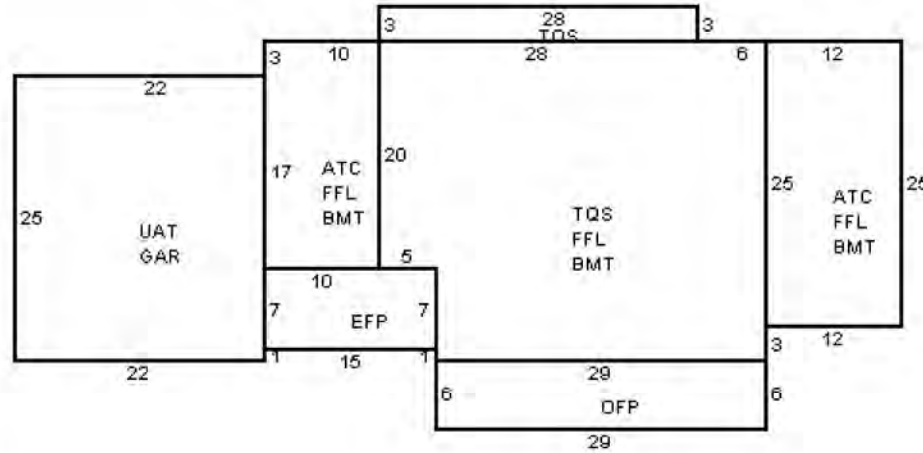
WtAv\$/SQ: AvRate: 84.33 Ind.Val 305902.9644

Juris. Factor: Val/Su Fin: 161.05

Special Features: 0 Val/Su Net: 78.84

Final Total: 375900 Val/Su SzAd 161.05

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,412	30.730	43,398
FFL	1ST FLOOR	1,412	102.450	144,659
TQS	3/4 STORY	747	97.330	72,703
GAR	GARAGE	550	13.680	7,525
UAT	UNF ATTIC	193	15.370	2,958
ATC	ATTIC	175	97.330	17,032
OPF	OPEN PORCH	174	15.350	2,672
EFP	ENCL PORCH	105	30.460	3,198
Net Sketched Area:		4,768	Total:	294,145
Size Ad	2334 Gross Area	5699	FinArea	2334

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

