



# Town of New Hartford Board of Assessment Appeals

Pursuant to P.A. 95-283 of the State of Connecticut.

A written application to appeal an assessment must be filed on or before February 20, 2020.

Please complete the "Application to Appeal" section and return to the address at the right by **February 20, 2020**.

### Applications may be sent to:

Board of Assessment Appeals c/o Assessor's Office Town of New Hartford 530 Main Street, P.O. Box 316 New Hartford, CT 06057 Phone: 860.379.5235

## **APPLICATION TO APPEAL**

Grand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle

\*Must be completed.

* Must l	be completed						
Property Owner's Name: RICHARD   MAI	RILYN SABLOSKY						
Property Location: 15 TROUTWOOD DRI	UE NEW HARTFORD CT						
number & street	t name, or assessor's map, block and lot number						
	nal Property Motor Vehicle						
Reason for Appeal: INDEPENDENT AMPLA	HISAL AND SALE OF PROPERTY VALUE						
MUCH LESS THAN TOW	UN APPRAISED VALUE						
Owner/Appellant's Estimate of Value* (required by s							
Owner/Appellant's Phone Number: 860 - 738	2-2346 860-738-2346						
da	ay evening						
Name and mailing address of party to which all corres	spondence should be sent (list one address only):						
RICHARD SABLOSKY							
85 EDDY RD							
BARKHAMSTED, CT 06063							
Email Address:	2. NET						
Richard Sabloky	1-21-20						
Signature of property owner or duly auti	norized agent Date						
Agent's	Certification						
Date:							
To Whom It May Concern:							
I, being the legal p	property owner located at,						
Hereby authorize							
Assessment Appeals of the Town of New Hartford for							
Print Name of Owner	Signature of Owner						
	•						

Total Land Value: 121,300	Total L				NC.	Parcel Total Land Area: 2.28		nits: 2.28 AC	Total Card Land Units:	
						-				
7,000,00 2,000	1.00			2.00	9	000 0	7,000.00 1.0000	0.28 AC	2.5	1010 Single Family
59.626.00	Spec Calc Fact Adj	Spec Use Spec		dj. Notes-Adj	Factor Idx Adj		Price Factor	Units	1.4	Code
	]  -	2		TION	VALUATION SECT	LAND LINE VAL		_	-	
Review Measur+Listed Hearing No Change	ES 00 85 53		11/11/2008 02/07/2008 12/30/2003					H		
Review Measur+Listed	8 8	. Alex	06/05/2018 05/09/2018	Comments	Date Comp. Co	100 100	300 1,500	Amount	Ope Description	4648 04/10/2002 3834 06/06/2000
	HANGE HI	VISIT/	Date	7	1 1		IIT RECORD	BUILDING PERMIT RECORD	5	-
425,500	Value	aised Parcel V	Net Total Appraised Parcel Value							
0			Adjustment:							
425,500 C		d Parcel Value od:	Total Appraised Parcel Value Valuation Method:							5 FX BTH, UTILITY SNK
٥		alue	Special Land Value				35	NOTES		444 173 09/
121,300	65	Value (Bldg)	Appraised Land Value (Bldg)	Baich		Tracing	THE	Street index Name	NBIID Name	9001/A
	(6)	B) Value (Bld)	Appraised XI: (B) Value (Bldg)	P l			HORHOOD	ASSESSING NEIGHBORHOOD		1575 675
304,200		Value (Card)	Appraised Bldg.						Total	
1ARY	APPRAISED VALUE SUMMARY	APPRAISE								
			3	unt Comm. Int.	Number Amou	tion Nu	le Description	Amount Code	Description	Year Type De
lector or Ass	s a visit by a Data	e acknowledge	This signature	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	ESSMENTS	OTHER ASSESSMENTS			EXEMPTIONS	EXI
Total: 297,850	297.850 7	Total:	297.850	Total:						
1-1 83,510 1-2 1,400 1-3 212,940	1002018	227	83,5102019 1,4002019 212,9402019	4000 1-1 4000 1-2 4000 1-3	280,000 10 40 08 40		12/12/2019 07/23/2019 10/30/2018 04/04/1996	303/0398 301/871 299/197 164/444	SARILYN SABLOSKY ST OF AND THERESA V ET AL	SARLOSKY RICHARD AND MARILYN SABLOSKY STANICAK MICHAEL A SR EST OF AND STANICAK SR MICHAEL A & THERESA V ET AL STANICAK MICHAEL A & THERESA V
Code Assessed Value	the Yr Code Assessed Value Yr. C	Code Assess	Assessed Value Yr	Code	PRICE V.C.	U I SALE	12/12/2019	303/0401	ARILYN SABLOSKY	RECORD OF OWNERSHIP ABLOSKY RICHARD AND MARILYN S
	297,850	425,500	Total				ASSOC PID#		GIS ID: 267900	
VISION						2 017 139 002	no zone? Section# MBL	017/152 1 R2	NBIID	
						018	REVAL 2018		Other ID: Census	Additional Owners:
		304,200	Ž.	WELLING	D	TA L	SUPPLEMENTAL DATA	SUPPL		NEW HARTFORD, CT 06057
NEW HARTFORD, CT	1,400	2,000		RES LAND				6 Septic		15 TROUTWOOD DRIVE
	Assessed Value	Appraised Value	CURRENT ASSESSMENT Code Appraised Value	Description	CATION	3 Ru	l Paved	5 Well	MARILN'II Level	CURRENT OWNER SABLOSKY RICHARD AND MARILY!
State Use: 1010 Print Date: 03/26/2020 14:00	State Use: 1010 Print Date: 03/26	1 of 1	1 Card 1	Bidg Name: Sec #: 1 of	1 of 1	MAP ID: 017/ 139/ 002/ / Bldg #:	MAP ID: 01	Account #00267900	UTWOOD DRIVE	Property Location: 15 TROUTWOOD DRIVE Vision ID: 5127

FROM:

Robert J. Guiheen 147 TORRINGFORD E ST TORRINGTON, CT. 06790

INVOICE DATE REFERENCE 190155 10/01/2018

Page #1

1-860-309-0662

15 Troutwood Dr, New Hartford, CT 06057

TO: Richard Sablosky 85 Eddy Rd, Barkhamsted 06063

Richard Sablosky

DESCRIPTION		AMOUN	T
APPRAISAL OF: 15 Troutwood Dr, New Hartford, CT 06057		37	75.00
PAID IN FULL CHECK#4078		-37	75.00
···	Subtotal	s	0.0
Late	Fee	5	
		\$	

THANK YOU

## **SUMMARY OF SALIENT FEATURES**

	Subject Address	15 Troutwood Dr
	Legal Description	VOL: 164, PAGE: 444
1.01	City	New Hartford
SUBJECT INFORMATION	County	Litchfield
ECT ILE	State	ст
SUBJ	Zip Code	06057
	Census Tract	3061.00
	Map Reference	017-139-002
SALES PRICE	Sale Price	\$ N/A
SALES	Date of Sale	N/A
CLIERT	Borrower	Marilyn & Richard Sablosky
3	Client	Richard Sablosky
	Size (Square Feet)	2,950
IS	Price per Square Foot	s
DESCRIPTION OF LIPROVELLENTS	Location	AVRG-GOOD
LIPRO	Age	20 YRS
90 (10)	Condition	AVERAGE
SCRIP	Total Rooms	7
岩	Bedrooms	3
	Baths	2.1
JSER	Appraiser	Robert J Guiheen
APPRAISER	Date of Appraised Value	10/01/2018
WALUE	Final Estimate of Value	\$ 340,000
	taid Comitate of Agric	9 070,000

Robert J Guiheen Page #3

Pro	erty Descripti					UNI	<u>FORM</u>	RESI	DE		APPRA		. RI			No. 19015			
	Property Add			routwood						City	New Hart	ford			tate CT	Zip Code O	3057		
	Legal Descri			164, PA		44				7	V 0040	D.F.	7		ounty Litcht				
	Assessor's P Borrower M						Cum	ant Owner	0.45-6	nael Stan	Year 2018	Ŋ.E.	axes	\$ 9,705		oecial Assessme			
33	Property righ			∑ Fe			Leasehold			jaei Stan ject Type			`anda	minium (Hi)	: Owner	HOA S	t Vacant /Mo.		
SUBJECT	Neighborhoo						LEGSCHOIG		FFU	ect Type	Map Refere					ISUS Tract 306			
	Sale Price S		_	wild 140		of Sale 1	N/A		D	escription an	d \$ amount of						71.00		
	Lender/Clien			Sablosky				Ad			Rd, Barkh				po pano py span	, ,,,,,			
	Appraiser	Ro	bert .	J Guihee	ก			Ad	dress	147 Ton	ingford E S	St, Torr	ingto	n, CT 067	90				
	Location		Urba		Subi		Rural			dominant	Single	amily ho	using	Presen	t land use %	Land	use change		
	Built up			=	25-7		Under			cupancy			(yrs)		<i>,</i>	_  ⊠ Nat			
	Growth rate	<u> </u>	Rape		Stab		Slow		=	wner	70	Low_	1	_ 2-4 famil			rocess		
	Property valu	=			Stat		Declin Declin			enant	750		250	Multi-farr	-	Ta:			
	Demand/sup Marketing tin	· · ·	Shor		=	alance	Over 6			acant (0-5%		dominan	_	Commen		-			
	Note: Rac									ac (over 5%)		-	45	VACANT	30	1			
	Neighborhoo			,								RTH B	Y TH	IF BARKE	IAMSTED	TOWN LIN	E, EAST BY		
artin.						BY BL	JRWELL	RD. TO	THE	WEST	Y NILES	RD		- D/4///	# 4410 TED	TOTTTE	C, C/O1 01		
HORMOOD													emplo	vment stabili	tv. appeal to	markel, etc.):			
SHE	THE SUB	JECT	IS LO	CATED	IN A F	PRED	MINAN	FSINGL	E FA	MILY NE	IGHBORH	IOOD.	DW	ELLINGS	VARY IN	SIZE, STYI	E AND AGE.		
罴	SCHOOL	<u>S, SH</u>	OPP	ING AND	MOS	T SEF	RVICE FA	CILITIE	S AF	E WITH	IN 5 MILE	S. EA	SY A	CCESS 1	O NEARE	Y WORK C	ENTERS AND		
픨	COMMER	CIAL	DIST	RICTS V	IA RO	UTES	202 AN	D 44. W	EST	HILL PO	ND AND E	RODIE	PA	RK ARE V	VITHIN 1.	MILE OF .	THE SUBJECT.		
	THE SUB	JECT	IS W	ELL BUF	FERE	D AN	D IS NOT	' NEGA	IVE	LY AFFE	CTED BY	EXTER	NAL	INFLUE	VCES.				
	Market cond	litione in	the m	uhiant nainh	horhon	d Gooky	ting europe	t for the at	010.0	onelucione.	enlated to the	twarf of		derenham de	om and for and	y, and marketin	a time		
											valence of sal					y, and markets	g tase		
	TYPICAL	MARK	ETIN	IG TIME	THE F	OR T	HE LOCA	L MARI	(ET I	IS 1-3 M(	OS. THE P	AST Y	EAR	HAS SEE	N THE N	JMBER OF	SALES		
	FLUCTUA	TE FO	DLLO	WING S	EASO	NAL T	RENDS.	VALUE	S HA	WE ALS	O FLUCTL	ATED	BUT	HAVE SI	HOWN TO	BE STABL	E OVERALL		
											CONCES								
_						4 11		W - 1									<u> </u>		
르	Project Infor Approximate							uilder in c	ontrol		e Owners' As				In the model of	Yes _	No		
2.	Describe cor				,					_ *	pproximate to	KZNI TAUSTATE	er or i	JIRIS IOF SAID	nu ine zoniei	t project			
	Dimensions					TOUMINGS	,						1	Topography	RO	LLING. AT	STR. GRADE		
	Site area									Comer L	ot Yes	⊠ No		Size		ERAGE	J. 11		
	Specific zon	ing clas	sificati	on and desi	cription		R2(RESI	DENTIAL	. 60,	000SF M	IN)			Shape	RE	CTANGULA	R		
			_							🔲 Mega	I 🔲 No zi	oning	- 1	Orainage	_	ÉRAGE			
	Highest & bes				Present		Other						_	liew		oos			
	Utilities		iblic	01	her		ff-site imp			Туре	Publ	ic Priva		andscaping		ERAGE			
뿚	Electricity Gas	ŀ	찍늚	ROPANE			treet arb/autter	ASPH/				<u> </u>		Driveway Surface GRAVEL Apparent easements NONE KNOWN					
	Water	ř		/ELL	·	_	idewalk	NONE	UL I		— 				Apparent easements NONE KNOWN FEMA Special Flood Hazard Area Yes No				
	Sanitary sew	rer [		EPTIC		_	treet lights				一片	⊢		EMA Zone			te 02/03/1982		
	Storm sewer	- 2	<u> </u>				lley	NONE			一百				o. 09004				
											illegal or lega						LL AND		
						OF Th	iE AREA	NO KN	OW	N ADVE	RSE EASE	MENT:	S, EN	CROACE	HMENTS (	OR CONDIT	IONS TO		
	ADVERSE GENERAL DE			T VALUE		IND DES	CRIPTION			FOUNDATIO	TAI		_	BASEMENT		INSULA	TION		
	No. of Units	JOINT III	1		Found		CO	NC.		Slab	,,,			Area Sq. Ft.	2 734	Roof			
	No. of Storie	s	1.0		4	or Walls	VIN			Crawi Spa	ce		$\neg$	% Finished	0%		UNK.		
	Type (Det./A	att.)	DET	TACHED	Root S	Surface	ASF	PHALT S	HN	Basement				Ceiling	UNF	Walls	UNK.		
	Design (Styl	. ,	$\overline{}$	NCH	4		•	LUMINUM Sump Pump NONE						Walls UNF Floor					
Existing/Proposed EXISTING Window Type											-		-	Floor	UNF	None	<del></del>		
E11	Age (Yrs.) Effective Age	n Man h	20			/Screen:	s <u>DO</u> House No		INE	Settlemen Infestation				Outside Entr	y <u>WALKO</u>	UT Unknow	<u>n</u> [ ]		
E.PROYEUETTS	ROOMS	Foy		Living	<del>`</del>	ning	Kitchen	Den	T	Family Rm.	NO EV	100000		# Baths	Laundry	Other	Area Sq. Ft.		
101	Basement		-				701071017		7		1100.100.	10000	1	n 00010	Lugitary	Colci	2,734		
	Level 1	1		1	1	1	1					3	寸	2,1		SUNRM	2,950		
5	Level 2				_				$\perp$										
CESCRIPTIG:																			
GRIP	Finished area						7 Rooms:	Fueto		edroom(s):	4770	2.1 Bat		www.	2,950		Gross Living Area		
EES	INTÉRIOR Floors			als/Condition		HEATIN	BBHM	1	HEN E		ATTIC			NITIES		CAR STORAG			
	Walts			ALL/AVR		Type Fuel	OIL		gerak ge/Ovi		None Stairs		Patic	lace(s) # <u>1</u>			# of cars		
	Trim/Finish	_		VRG.	$\overline{}$		n AVRG		-		Drop Stair	Ä		510 SF			2 CAR		
	Bath Floor			IIC/AVRG		COOLIN			wash	er 🖾	Scuttle	ř		h 180 sf.		Detached			
	Bath Wainso	ot FB	RGL	S/AVRG		Central			Hood		Floor		Fenc			Built-In			
	Doors	RS	D. P.	ANEL/AV		Other			OWavi	=	Heated		Pool			Carport			
	4.4.00 11			A 27		Conditi			her/D		Finished				X		4		
	Additional fe	atures (	specia	u energy effi	cient ite	ems, etc	.): <u>AD</u>	אסחום	<u>u∟Fl</u>	EATURE	s: COVER	ED PO	RCH	1, WOOD	DECK A	ND A FIRE	LACE.		
	Condition of	the iron	m/war	onic dans	ristina :	(nhyein-	I functions	L and area	mah.	manaire nece	led, quality of	conete	rtion	mmadalia e /-	additions at a	41	THE		
31																	IHE RIGINAL. THE		
COLLIERI	SUBJECT																, available or time. I to I fin.		
:03																			
											tances, etc.)								
	immediate v		t the s	arbject prop	erty_	<u>NO</u>	ADVER	SE ENV	IROI	MENTA	L CONDIT	IONS V	VER	E NOTED	AND/OR	MADE KNO	WN TO THE		

/ak	sation Section	UN	<u>IIFORM RESI</u>	<u>DENTIA</u>	L AF	<u>PPRAISAL RI</u>	<u>EPORT</u>	File No. 190155			
	ESTIMATED SITE VALUE		= \$	- 8	0,000	Comments on Cost A	pproach (such as,	source of cost estimate, s	ite value		
	ESTIMATED REPRODUCT					square foot calculation	and for HUD, VA	and FmHA, the estimated	remaining		
	Dwelling	Sq. Ft. @\$	= \$			economic life of the p	roperty): THE E	STIMATED EFFECT	TIVE AGE		
		Sq. ft. @\$	=			OF THE SUBJEC	CTIS 20 YEA	RS. THE ECONOMI	C LIFE IS		
꿆			=			BASED ON A 60	YEAR PERI	OD AND THE ESTIM	ATED		
냺	Garage/Carport	Sq. Ft. @\$	=			REMAINING EC	ONOMIC LIFE	IS 40 YEARS.			
COST APPROACH	Garage/Carport Total Estimated Cost New		= \$								
S .	Less Physi	ical Functional	External	_		COST APPROAG	CH WAS CON	SIDERED BUT DEE	MED NOT		
٥	Depreciation		=\$_			APPROPRIATE	DUE TO THE	DIFFICULTY IN DET	ERMINING		
	Depreciated Value of Impr	overnents	=\$_			DEPRECIATION					
	"As-is" Value of Site Impro	vements	=S_				9				
	INDICATED VALUE BY CO	ST APPROACH	=\$	8	0,000						
	ПЕМ	SUBJECT	COMPARABLE	NO.1		COMPARABLE	NO. 2	COMPARABLE	NO. 3		
	15 Troutwo	od Dr	91 Troutwood Dr	_	11	05 Burgoyne Hgts	Rd	28 Tanglewood Rd			
	Address New Hartfo	rd, CT 06057	New Hartford, CT (	06057	N	lew Hartford, CT 00	6057	New Hartford, CT 0	6057		
	Proximity to Subject	DI TERRITORIA	3.23 miles NE		0	.25 miles E		0.91 miles E			
	Sales Price	S N/A	\$	380,0	00	\$	355,000	\$	337,500		
	Price/Gross Living Area	\$ 🛱	\$ 143.29 ⊄		\$	112.81 中		\$ 118.21 中	MATERIAL SOL		
	Data and/or	INSPECTION	VOL: 295, PAGE:	543	- [V	OL: 298, PAGE 4	55	VOL: 296, PAGE:2	54		
	Verification Source	TOWN RECORD	CTMLS#P1022173	19/154 DON	<u>/ C</u>	TMLS#170072075	5/54 DOM	CTMLS#170001266	/16 DOM		
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjus	SL.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.		
	Sales or Financing		CONVEN		0	CONVEN		CONVEN			
	Concessions								i.		
	Date of Sale/Time	REAL DAY	11/17/2017	100	$\overline{}$	7/16/2018	Ţ.	11/22/2017			
	Location	AVRG-GOOD	AVRG-GOOD	0.0		VRG-GOOD		AVRG-GOOD			
	Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			EE SIMPLE		FEE SIMPLE			
	Site	2.28 AC	2.40 AC	1	$\overline{}$	.07 AC	. 0	1.08 AC	+4,800		
	View	WOODS	WOODS	13	$\overline{}$	VOODS	<u> </u>	WOODS			
	Design and Appeal	RANCH	RANCH	E-I	_	OLONIAL		COLONIAL			
	Quality of Construction	AVERAGE	AVERAGE	7		VERAGE	y	AVERAGE			
	Age	20 YRS	21 YRS			8 YRS	2	30 YRS			
	Condition	AVERAGE	AVRG-GOOD		$\overline{}$	VERAGE		AVERAGE			
	Above Grade		Total Borms Baths		_	otal Borms Baths		Total Bdrms Baths	-5,000		
뚌	Room Count	7 3 21	7 3 2.1	3	_	B 3 2.1		12 4 2.1			
	Gross Living Area	2,950 Sq. Pt.	2,652 Sq. Ft.	+13,4		3,147 Sq. Ft.	-8,865		+4,275		
	Basement & Finished	FULL	FULL			ULL		FULL			
30	Rooms Below Grade	UNFIN.	UNFIN.		$\overline{}$	INFINISHED		UNFIN.			
F. Y.	Functional Utility	AVERAGE	AVERAGE	0.0	$\overline{}$	VERAGE		AVERAGE			
J	Heating/Cooling	BBHW/NONE	FHA/CAC	-8,0		BHW/NONE		BBHW/NONE			
ESÜ	Energy Efficient Items	2 CAR ATT	STANDARD	0.0		TANDARD	D 000	STANDARD			
뿘	Garage/Carport	WD. OP.	3 CAR ATT WD. OP.	-8,0	$\overline{}$	CAR ATT		2 CAR ATT :	1		
	Porch, Patio, Deck, Fireplace(s), etc.	1 FPL	1 FPL.	ă.		FPL.	-4.000				
	Fence, Pool, etc.	NONE	NONE		$\rightarrow$	IONE	-4,000	NONE			
	OTHER	TYPICAL	TYPICAL			YPICAL		TYPICAL	7		
	Net Adj. (total)	THE STATE OF THE S	+	-40.5		7 + × - \$		⊠+	4,075		
	Adjusted Sales Price		Net 10.7 %	-40,0	30	Net 8.7 %	-00,000	Net 1,2 %	4,075		
	of Comparable		Gross 17.7 % s	330 4	10	Gross 8.7 % s	324 135	Gross 4.2 % s	341.575		
	Comments on Sales Com	narison (including the su					2000	EW RECENT SALES OF			
								ST REFLECT THE SUBJE			
								OR IN CONDITION TO TH			
								S#2 & 3 WERE CONSIDE			
								S ESTIMATED NEAR THE			
	ADJUSTED VALUE OF 1										
	ITEM	SUBJECT	COMPARABLE	NO. 1		COMPARABLE	NO, 2	COMPARABLE	NO_3		
	Date, Price and Data	N/A	NO RECORDED		1	NO RECORDED		NO RECORDED			
	Source, for prior sales	N/A	SALE IN THE		9	SALE IN THE		SALE IN THE			
	within year of appraisal	TRECORDS	PAST YEAR			AST YEAR		PAST YEAR			
								vithin one year of the date	of appraisal:		
	THERE HAS BEEN	NO TRANSFER OF	<u>FTHE SUBJECT PR</u>	ROPERTY	WITH	<u>IN THE PAST THE</u>	REE YEARS.				
	INDICATED VALUE BY SA		***************************************					s	338,000		
	INDICATED VALUE BY IN				<u> </u>		oss Rent Multiplie				
	This appraisal is made							completion per plans & sp			
	_			KET VALUE	E 15 1	HAT AGGRESSIV	E MARKETIN	G IS EMPLOYED AN	ID THAT AN		
		NT OF TIME IS ALL		01/ THE 1							
								N THE MOST CURF			
								DUE TO THE AGE (			
101								PRODUCING COMP			
17	and limiting conditions, a							ions and the certification, ( 6/93 ).	with Acid		
ij		NO MAIKET VALUE, AS DEFINI						10/01/	2018		
RECONCILIATION	(WHICH IS THE DATE OF					\$	340.000	10/01/	2010		
	APPRAISER:	we train this fill falls				VISORY APPRAISER (0		n:			
	Signature 77		/		Signatu	•		, Did	Did Not		
	Name Robert O'Solt	reen dan	18h		Name				t Property		
	Date Report Signed 10					eport Signed			,		
	State Certification # RC		Sta			ertification #			State		
	Or State License #	0-20	Sta			e License #			State		

#### Considerated Address.

	2nbbismentai	Addendum	Fie No. 190155
3	1		
۰			

Borrower	Marilyn & Richard Sablosky						
Property Address	15 Troutwood Dr						
City	New Hartford	County Litchfield	State	CT	Zip Code	06057	
Client	Richard Sablosky						

#### Report Format:

This report constitutes an "Appraisal Report".

Appraisal inspection date: 10/23/2019 Effective date of appraisal; 10/01/2018

This appraisal is based on the effective date of appraisal, 10/01/2018, which is also the date of revaluation.

#### Intended User:

The intended user of this report is the stated client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.

#### Intended Use:

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR TAX APPEAL PURPOSES, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE, NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

#### Scope of Work:

The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal form, including the stated definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser has, at a minimum, (1) performed a visual inspection of the interior and exterior areas of the subject property, (2) inspected the neighborhood, (3) inspected each of the comparables from the street, (4) research, verify, where possible, and analyze data from reliable public and/or private sources and (5) reported his/her analysis, opinions and conclusions in this appraisal report.

#### **Exposure Time:**

Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The estimated value value stated in this report is based on the opinion of a "reasonable" exposure time" of 30-90 days.

#### **Prior Services:**

"I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediatly preceding acceptance of this assignment.

#### Hazardous Substances:

THIS APPRAISER IS NOT AN EXPERT IN THE IDENTIFICATION OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. THE ROUTINE INSPECTION OF AND INQUIRIES ABOUT THE SUBJECT PROPERTY DID NOT DEVELOP ANY INFORMATION THAT INDICATED ANY APPARENT HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS WHICH WOULD AFFECT THE PROPERTY NEGATIVELY. IF MORE INFORMATION IS REQUIRED RELATIVE TO THE PRESENCE OF HAZARDOUS SUBSTANCES, THE APPROPRIATE EXPERT SHOULD BE CONTACTED.

#### Highest & Best Use:

The Highest & Best use of the subject property "as vacant" and "as improved" are that of the subject's present use as a single family residential dwelling.

#### Comp Selection:

The market has remained slow over the past few years and the total number of sales transactions has been stable. Therefore the number of truly comparable sales available for analysis is limited. Therefore it has become necessary to utilize sales that fall outside of typical lender "guidelines" i.e. 1 mile radius, 6 months, etc. The appraiser has reviewed a number of sale transactions including listings and pending listings and has deemed the comparable sales utilized in this report to be the most reflective of the subject and the best available to form an opinion as to the subject's value.

#### Differing Styles:

In this appraiser's judgment, the lack of comparable sales in the subject neighborhood makes it necessary to use comparables of a slightly different style. These comparable sales were the best indicator of the subject's market value available as of the effective date of this report and were therefore used.

#### Adjustments:

The adjustments utilized were derived through a compilation and correlation of market research data from the subject's community and/or market area. This data includes various information obtained from comparable closed sales, current listings, extraction method, mis statistics, cost allocation along with interviews with various market participants including buyers, sellers and agents/brokers.

#### Adjustments:

#### Supplemental Addendum

File No. 190155 Borrower Manilyn & Richard Sablosky
Property Address 15 Troutwood Dr City New Hartford County Litchfield State CT Zip Code 06057 Client Richard Sablosky

Site: \$4,000/acre for differential over .25 acre GLA: \$45/sf for differential over 50sf. Baths: \$6,000 for full bath, \$3,000 for half bath Fireplace: \$2,000 per opening Garage: \$8,000/bay

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

#### STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised on the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- 2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- 5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
- 6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraisar has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
- 9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or afterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgage or its successors and assigns; the mortgage insurer, consultants; professional appraisal organizations; any state or federally approved financial institution, or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

#### APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

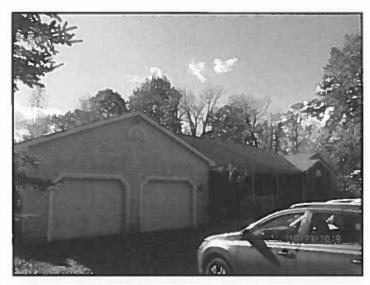
- 1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
- 2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
- 4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction, I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, farmitial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
- 5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is continuent on the appraisad value of the property.
- 6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
- 7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
- 8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
- 9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report. I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report. I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that. I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 15 Troutwoo	d Dr. New Hartford, CT 06057
APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: Robert Ut Guinean Associa	Name:
Date Signed: 10/29/2019	Date Signed:
State Certification #: RCR.0000228	State Certification #:
or State License #:	or State License #:
State: CT	State:
Expiration Date of Certification or License: 04/30/2020	Expiration Date of Certification or License:
	Did Did Not Inspect Property

## **Subject Photo Page**

Borrower	Marilyn & Richard Sablosky				
Property Address	15 Troutwood Dr				
City	New Hartford	County Litchfield	State CT	Zip Code 06057	
Client	Richard Sablosky				



#### Subject Front

 15 Troutwood Dr

 Sales Price
 N/A

 Gross Living Area
 2,950

 Total Rooms
 7

 Total Bathrooms
 3

 Total Bathrooms
 2.1

 Total Bathrooms
 2.1

 Location
 AVRG-GOOD

 View
 WOODS

 Site
 2.28 AC

 Quality
 AVERAGE

 Age
 20 YRS



#### **Subject Rear**



Subject Street

## Photograph Addendum

Borrower	Marilyn & Richard Sablosky			
Property Address	15 Troutwood Dr			
City	New Hartford	County Litchfield	State CT	Zip Code 06057
Client	Richard Sablosky			



SUBJECT - FRONT/SIDE



REAR



subject - STREET

Form GPIC3X5 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Вогтоwег	Marilyn & Richard Sablosky			
Property Address	15 Troutwood Dr			
City	New Hartford	County Litchfield	State CT	Zip Code 06057
Client	Richard Sablosky			



#### Subject Interior

15 Troutwood Dr Sales Price N/A
Gross Living Area 2,950
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2,1

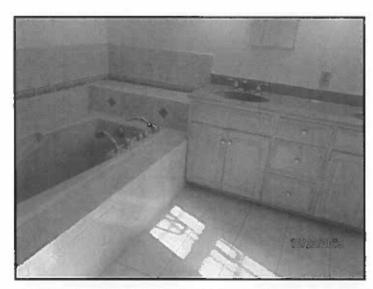


Subject Interior LIVING ROOM



Subject Interior SUNROOM

Borrower	Marilyn & Richard Sablosky							
Property Address	15 Troutwood Dr							
City	New Hartford	County	Litchfield	State	CT	Zip Code	06057	
Client	Richard Sahlosky							



#### Subject Interior

15 Troutwood Dr
Sales Price N/A
Gross Living Area 2,950
Total Rooms 7
Total Bedmoms 3
Total Betmoms 2,1
Location AVRG-GO
View WOODS

 Total Bathrooms
 2.1

 Location
 AVRG-GOOD

 View
 WOODS

 Site
 2.28 AC

 Quality
 AVERAGE

 Age
 20 YRS

 BATH



## Subject Interior BATH



Subject Interior 1/2 BATH

Borrower	Marilyn & Richard Sablosky				
Property Address	15 Troutwood Dr	· .		_	
City	New Hartford	County Litchfield	State CT	Zip Code	06057
Client	Richard Sahlosky		_		



#### Subject Interior

 15 Troutwood Or

 Sales Price
 N/A

 Gross Living Area
 2,950

 Total Redrooms
 7

 Total Bathrooms
 2,1

 Location
 AVRG-GOOD

 View
 WOODS

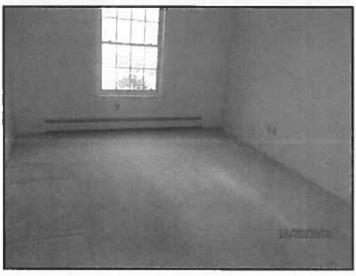
 Site
 2.28 AC

 Quality
 AVERAGE

 Age
 20 YRS



## Subject Interior BEDROOM



Subject Interior BEDROOM

Borrower	Marilyn & Richard Sablosky			
Property Address	15 Troutwood Dr			
City	New Hartford	County Litchfield	State CT	Zip Code 06057
Client	Richard Sablosky	-	1000	00/9002279 30



#### **Subject Interior**

 15 Troutwood Dr

 Sales Price
 N/A

 Gross Living Area
 2,950

 Total Rooms
 7

 Total Bathrooms
 3

 Total Bathrooms
 2.1

 Location
 AVRG-GOOD

 View
 WOODS

 Site
 2.28 AC

 Quality
 AVERAGE

 Age
 20 YRS

 FURNACE

**Subject Interior** 

**Subject Interior** 

#### **Comparable Photo Page**

Borrower	Marilyn & Richard Sablosky			
Property Address	15 Troutwood Dr		••	
City	New Hartford	County Litchfield	State CT	Zip Code 06057
Client	Richard Sablosky			



#### Comparable 1

91 Troutwood Dr

 Prox. to Subject
 3.23 miles NE

 Sale Price
 380,000

 Gross Living Area
 2,652

 Total Rooms
 7

 Total Bedrooms
 3

 Total Bathrooms
 2.1

 Location
 AVRG-GOOD

 View
 WOODS

 View
 WOODS

 Site
 2.40 AC

 Quality
 AVERAGE

 Age
 21 YRS



#### Comparable 2

 105 Burgoyne Hgts Rd

 Prox. to Subject
 0.25 miles E

 Sale Price
 355,000

 Gross Living Area
 3,147

 Total Roms
 8

 Total Bedrooms
 3

 Total Bathrooms
 2.1

 Location
 AVRG-GOOD

 View
 WOODS

 Site
 2.07 AC

 Quality
 AVERAGE

 Age
 28 YRS



#### Comparable 3

28 Tanglewood Rd

 Prox. to Subject
 0.91 miles E

 Sale Price
 337,500

 Gross Living Area
 2,855

 Total Rooms
 12

 Total Bedrooms
 4

 Total Bathrooms
 2.1

 Location
 AVRG-GOOD

 View
 WOODS

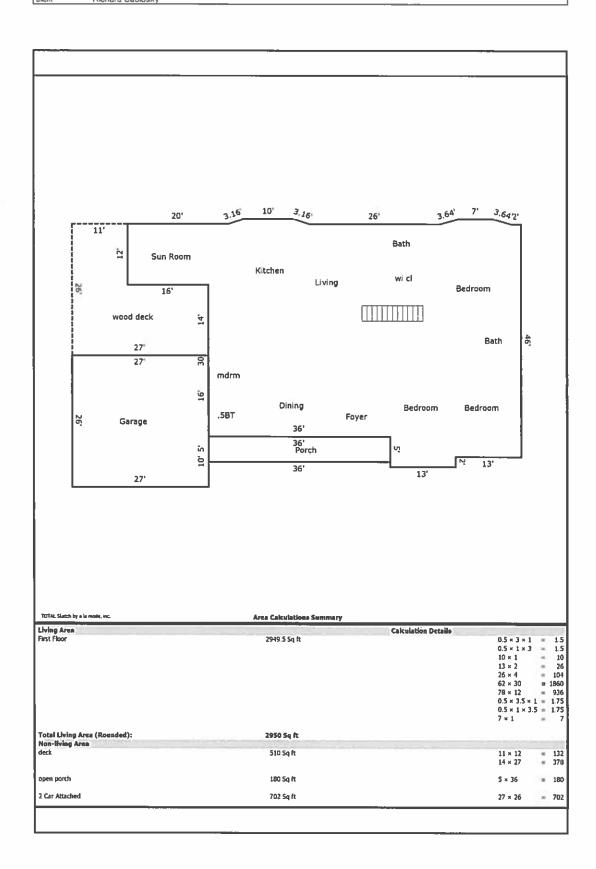
 Site
 1.08 AC

 Quality
 AVERAGE

 Age
 30 YRS

#### **Building Sketch**

Borrower	Marilyn & Richard Sablosky				
Property Address	15 Troutwood Dr				
City	New Hartford	County Litchfield	State CT	Zip Code _06057	
Client	Richard Sahlosky	· · · · · · · · · · · · · · · · · · ·			



#### BUUN 0164 i AUG U 444 WARRANTY DEED

#### To all People to Whom these Presents shall Come, Greeting:

Know Ye, that H & R Partners, a New York general partnership, acting herein by Donna J. Brooks, their attorney-in-fact pursuant to Power-of-Attorney dated May 31, 1995 and recorded on July 11, 1995 in Volume 161 at Page 303 of the New Hartford Land Records, herein designated as the Grantor, for the consideration of Thirty-five Thousand and 00/100ths (335,000,00) DOLLARS received to the full satisfaction of the Grantor, from Michael A. Stanicak and Theresa V. Stanicak as Joint tenants whose mailing address is 74 Sunnyridge Road, Avon, Connecticut 06001 herein designated as the Grantees do hereby give, grant, because sell and correct to the Grantees. bargain, sell and convey to the Grantees

See Schedule A attached hereto and made a part hereof.

And Furthermore, the Grantor does by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantee and their heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender of number as the text of the within instrument may require.

In Witness Whereof, the Grantor has hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be affixed hereto, this 4th day of April, 1996.

Signed, Sealed and Delivered in the presence of or attested by

Witnessed by:

H & R Partners

BY One A Donna J. Brooks Their Attorney-in-fact

STATE OF CONNECTICUT

COUNTY OF LITCHFIELD

15. WINCHESTER

On this 4th day of April, 1996, before me, Judith A. Hermenau, the undersigned officer, personally appeared Donna J. Brooks, satisfactorily proven to be the person whose name is subscribed as attorney-in-fact for H & R Partners and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand,

Jadith A. Hermenau Notary Public

Ay Commission E. J. 1-2

Grantees Address: 74 Sunnyridge Road Avon, CT 06001

38.50

### BUUK U164 FAUL U445

#### SCHEDULE A

A certain piece or percel of land, situated, lying and being in the Town of New Hartford, County of Litchfield and State of Connecticut, and being described as Lot 2, and being more particularly shown on a certain map or plan entitled:

"TROUTWOOD ESTATES Subdivision Plan Being Developed By Troutwood Associates Arrowhead Drive & Burwell Road New Hartford, Connecticut Scale 1"=100" Date Sept., 1987 Sheet No 1 of 1 Nascimbeni & Jahne Surveyors, P.C. 220 West Main Street, Avon, Conn."

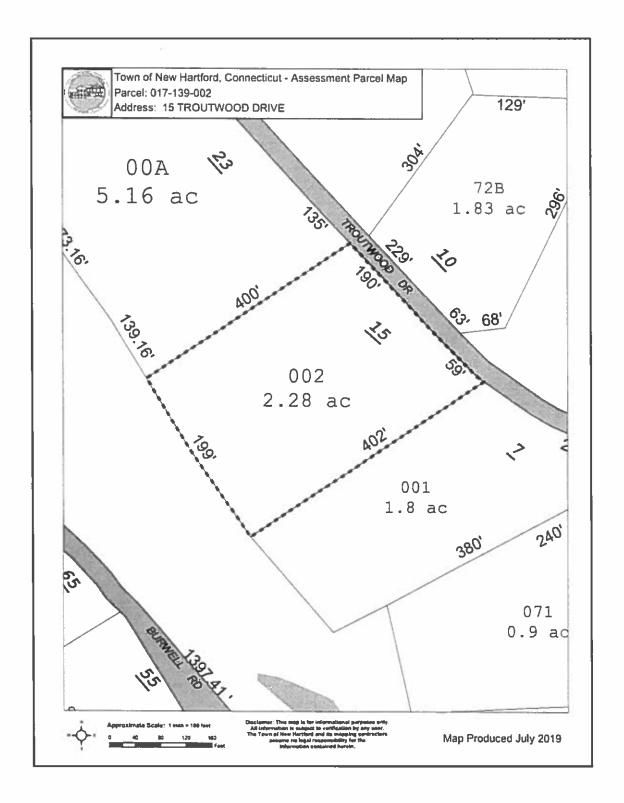
which map or plan is recorded in the New Hartford Town Clerk's Office, to which references may be had; and

Said premises are conveyed subject to building and building line restriction as of record appear and taxes on the Grand List of October 1, 1995 which the Grantee herein assumes and agrees to pay as part consideration hereof.

Together with the right to pass and repass across the roadway known as Troutwood Drive.

Grantor for bimself and his heirs, successors and assigns does hereby waive and release all restrictions and covenants contained in a certain Declaration of Restrictions and Covenants dated March 7, 1988 and recorded in Volume 122 Page 189 of the New Hartford Land Records.

AT 3:02 P M
RECORDED BY Draw N. 1. Plant.
Art. Town CLERK



Les Omas	And to	Part 2	[35-0-4]	WHICH I	MANCE STILL	<b>ENCTEL</b>	- BHICZ	DHREAD	EW.T01	-C15,802	V57150	[F-8745]	CEPHUZ.	CHARMS	[4]H4Z	WYSCTBL	DMR#4+	MOREALD	18-4-473	DELLAS	OCK 791	MAKTEL	I CERTUIT	53149	KSNZO	Better)	# Sv.43	
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Suture Date	0.W22/17	91/11/00	07/13/18	-21/00/10	01/23/18	91/20/60	10/10/16	91/11/10	08/27/18	10/10/16	06/30/18	03/17/16	11/15/17	23/04/18	06/16/17	81/54/90	03/11/16	91/91/90	21/50/90	03/10/16	05/23/10	01/30/10	5175770	01/22/10	91.0-2/01	05/23/18	10/24/16	
	מאואום	91/61/20	81750/40	93/28/17	11/62/23	91/03/50	10/05/16	03/11/16	08/24/18	10/02/16	81/67/40	21/11/20	11/20/17	91/00/10	21/51/90	81/24/90	03/11/16	04/15/16	06/05/17	02/17/16	81/21/20	81/22/20	04/28/17	01/19/16	10/21/16	05/23/18	10/21/16	
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## **Location Map**

Borrower	Marilyn & Richard Sablosky				
Property Address	15 Troutwood Dr				
City	New Hartford	County Litchfield	State CT	Zip Code 06057	
Client	Richard Sablosky	·			



Form MAP.LOC — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

#### **Location Map**

Borrower	Marilyn & Richard Sablosky					
Property Address	15 Troutwood Dr			_		
City	New Hartford	County Litchfield	State	CT	Zip Code	06057
Client	Richard Sablosky	•				



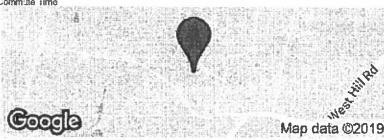
\$299,000

Est. Paymont \$1,113/mo

15 Troutwood Dr, New Hartford, CT 06057

3 beds 2.5 baths 2,942 sq ft 2.28 acres lot





Property Type Single Family Home Days on Realtor.com 64 days Year Built 1998 Price per sqft \$102 Garage 2 cars Style Ranch Status Show

Cathedral ceilings are a key highlight of this home. Did you find this useful?

Ask a question

Share this home

## **Open Houses**

Request a Private Showing

## **Property Details**

Location! West Hill Lake neighborhood! Custom ranch nestled in a quiet established neighborhood is nu...

#### Monthly Cost

\$1,113/mo' at 3.757% interest, 20% down \* Estimate based loan and interest only. Taxes and other fees not included.

## **Property History**

Listed 64 days ago

#### **Property Price**

Date	Event	Price	Price/Sq Ft	Source
09/30/2019	Price Changed	\$299,000	\$102	SMARTMLS
08/21/2019	Listed	\$325,000	\$110	SMARTMLS
07/31/2019	Price Changed	\$375,000	\$127	SMARTMLS
06/21/2019	Listed	\$392,500	\$133	SMARTMLS

Property lax	¥					
Year	Taxes	Land		Additions		Total Assessment
2019	\$9,516	\$84,910	+	\$212,940	=	\$297,850
2018	\$9,785	\$84,350	+	\$218,400	=	\$302,750
2017	\$9,452	\$84,350	+	\$218,400	=	\$302,750

## 10 TROUTWOOD DRIVE

Location 10 TROUTWOOD DRIVE

Mblu 025/139/72B//

Acct# 00139010

Owner GRIGOS PATRICIA K

PBN

**Assessment \$318,080** 

Appraisal \$454,400

PID 3865

**Building Count** 1

#### **Current Value**

	Appraisal											
% Va	aluation Year	Improvements	Land	Total								
2018		\$336,800	\$117,600	\$454,400								
		Assessment										
٧	aluation Year	Improvements	Land	Total								
2018		\$235,760	\$82,320	\$318,080								

#### **Owner of Record**

Owner

GRIGOS PATRICIA K

Sale Price

\$539,000

Co-Owner Address

P.O. BOX 156

Certificate

0234/0269

NEW HARTFORD, CT 06057

Book & Page Sale Date

Instrument

04/29/2005

00

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRIGOS PATRICIA K	\$539,000		0234/0269	00	04/29/2005
ALFANO DAVID J	\$0		0232/0380	1A	01/31/2005
ALFANO DAVID J & VICTORIA A	\$58,000		0184/0134	01	01/14/2000
BEAN JOHN W & PHYLLIS F	\$0		0082/1064		

#### **Building Information**

**Building 1: Section 1** 

Year Built:

2000

Living Area:

3,420

Replacement Cost:

\$381,160

**Building Percent Good:** 

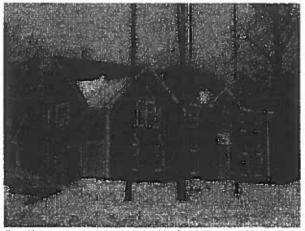
88

Replacement Cost

\$335,400

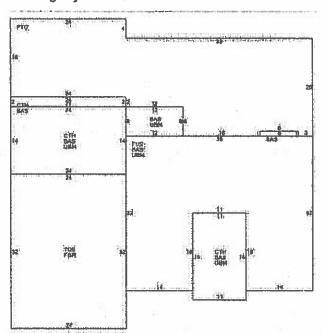
Less Depreciation: \$335,400				
Building Attributes				
Field	Description			
Style	Colonial			
Model	Residential			
Grade:	Good			
Stories:	2 Stories			
Оссиралсу .	1			
Exterior Wall 1	Vinyi Siding			
Exterior Wall 2	Brick Veneer			
Roof Structure:	Hip			
Roof Cover	Asphalt			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior Fir 1	Hardwood			
Interior Fir 2	Carpet			
Heat Fuel	Oil			
Heat Type:	Forced Air			
AC Type:	Central			
Total Bedrooms:	3 Bedrooms			
Total Full Bthrms:	2			
Total Half Baths:	1			
Total Xira Fixirs:	4			
Total Rooms:	9 Rooms			
Bath Style:	Average			
Kitchen Style:	Average			
Num Kitchens				
Cndtn				
Extra Kitchens				
Fireplaces	1			
Extra Openings				
Basement Garage				
Whirtpool	1			
Num Park				
Fireplaces				
Usrfid 108				
Usrfid 101	······			

## **Building Photo**



(http://lmages.vgsl.com/photos/NewHartfordCTPhotos//00\00\05\36.JPG)

## **Bullding Layout**



(ParcelSketch.ashx?pid=3865&bld=3865)

	Bullding Sub-Areas (sq ft)				
Code	Description	Gross Area	Living Area		
BAS	First Floor	1,734	1,734		
FUS	Upper Story, Finished	1,072	1,072		
TOS	Three Quarter Story	768	614		
CTH	Cathedral	582	⊴ 0		
FGR	Garage	768	· 0		
PTO	Patio	1,084	0		
UBM	Basement, Unfinished	1,678	0		
		7,686	3,420		

Usrfld 102	
Usrfid 100	
Usrfld 300	
Usriid 301	

#### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	
9	

#### Land

Land Use

**Land Line Valuation** 

Use Code

1010

R2

Size (Acres)

1,84

Description

Single Family

Frontage

Zone

Depth

Neighborhood 80

Alt Land Appr

Assessed Value \$82,320 Appraised Value \$117,600

Category

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg#
SHD1	Shed - Frame			160.00 S.F.	\$1,400	1

#### **Valuation History**

Appraisal					
Valuation Year	Improvements	Land	Total		
2019	\$336,800	\$117,600	\$454,400		
2018	\$336,800	\$117,600	\$454,400		
2017	\$316,400	\$117,100	\$433,500		

Assessment					
Valuation Year	Improvements	Land	Total		
2019	\$235,760	\$82,320	\$318,080		
2018	\$235,760	\$82,320	\$318,080		
2017	\$221,480	\$81,970	\$303,450		

## 23 TROUTWOOD DRIVE

Location 23 TROUTWOOD DRIVE

Mblu 017/ 139/ 00A/ /

Acct# 00268000 **GUION TRAVIS AND SARA** 

**PBN** 

Assessment \$294,770

**Appraisal** \$421,100 PID 5128

**Building Count** 1

#### **Current Value**

		Appraisal			
Valuation Year Improvements Land Total					
2018		\$279,700	\$141,400	\$421,100	
		Assessment			
	Valuation Year	Improvements	Land	Total	
2018		\$195,790	\$98,980	\$294,770	

#### Owner of Record

Owner

**GUION TRAVIS AND SARA** 

Sale Price

\$432,000

Co-Owner Address

23 TROUTWOOD DRIVE

Certificate Book & Page

0287/0036

NEW HARTFORD, CT 06057

Sale Date

07/27/2015

Instrument

00

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GUION TRAVIS AND SARA	\$432,000		0287/0036	00	07/27/2015
THOMPSON TRACY S AND DEBORAH J	\$412,500	1	0279/0789	28	07/22/2013
MONYAK MICHAEL J & THERESA	\$0		0246/0174	29	11/07/2006
MONYAK MICHAEL J & THERESA M TR	\$120,000		0225/1082	00	05/17/2004
STANICAK MICHAEL A & THERESA V	\$0		0164/0448		04/04/1996

#### **Building Information**

Year Built:

2006

Living Area:

2,778

Replacement Cost:

\$304,076

Building Percent Good:

92

Replacement Cost

\$279,700

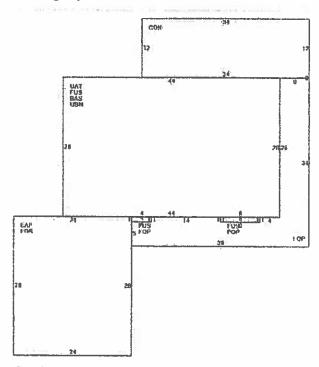
Less Depreciation: \$279,700				
Building Attributes				
Field	Description			
Style	Colonial			
Model	Residential			
Grade:	Average + 20			
Stories:	2 Stories			
Occupancy	1			
Exterior Wall 1	Vinyl Siding			
Exterior Wall 2				
Roof Structure:	Gable			
Roof Cover	Asphalt			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior Flr 1	Hardwood			
Interior Fir 2	Ceram Clay Til			
Heat Fuel	Gas			
Heat Type:	Forced Air			
AC Type:	Central			
Total Bedrooms:	3 Bedrooms			
Total Full 8thrms:	2			
Total Half Baths:	1			
Total Xtra Fixtrs:	2			
Total Rooms:	6 Rooms			
Bath Style:	Average			
Kitchen Style:	Average			
Num Kitchens				
Cndtn				
Extra Kitchens				
Fireplaces	1			
Extra Openings				
Basement Garage				
Whirlpool				
Num Park				
Fireplaces				

#### **Bullding Photo**



(http://images.vgsl.com/photos/NewHartfordCTPhotos/\00\00\40\78.jpg)

## **Building Layout**



(ParcelSketch.ashx?pid=5128&bid=5128)

	Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area	
FUŞ	Upper Story, Finished	1,244	1,244	
BAS	First Floor	1,232	1,232	
EAF	Attic, Expansion, Finished	672	302	
CDK	Composite Deck	408	0	
FGR	Garage	672	0	
FOP	Porch, Open	384	0	
UAT	Attic, Unfinished	1,232	0	

## **68 TROUTWOOD DRIVE**

Location 68 TROUTWOOD DRIVE

Mblu 017/ 139/ 023/ /

Acct# 00085000

Owner CARAVATI BEVERLY

**PBN** 

Assessment \$282,240

**Appraisal** \$403,200

PID 3309

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2018	\$285,000	\$118,200	\$403,200
	Assessment		· · · · · · · · · · · · · · · · · · ·
Valuation Year	Improvements	Land	Total
2018	\$199,500	\$82,740	\$282,240

#### **Owner of Record**

Owner

**CARAVATI BEVERLY** 

Sale Price

\$0

Co-Owner Address

68 TROUTWOOD DRIVE

Certificate

Book & Page

0197/0957

NEW HARTFORD, CT 06057

Sale Date

02/06/2002

## Ownership History

	Ownership Histo	ory		
Owner	Sale Price	Certificate	Book & Page	Sale Date
CARAVATI BEVERLY	\$0		0197/0957	02/06/2002
CARAVATI ROBERT C & BEVERLY	\$61,000	8	0189/0640	03/30/2001
GOODMAN ARLENE	\$61,000		0186/1036	09/08/2000
CARAVATI ROBERT C & BEVERLY	\$58,000		0185/0069	05/01/2000
BARLAS GEORGE	\$0		0153/0562	12/01/1993

#### **Building Information**

#### **Building 1: Section 1**

Year Built;

2001

Living Area:

3,106

Replacement Cost:

\$341,746

**Building Percent Good:** 

83

**Replacement Cost** 

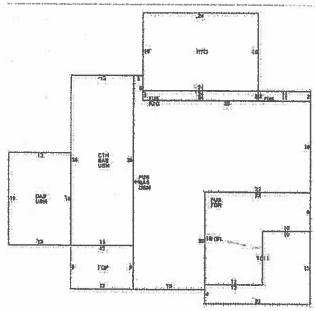
Less Depreciation: \$283,600	
Building Attri	butes
Fleid	Description
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Оссирансу	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Walf 1	Drywall
Interior Wail 2	
Interior Fir 1	Hardwood
Interior Fir 2	Carpet
Heat Fuel	OH
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Full Bthrms:	2 =
Total Half Beths:	1 1
Total Xtra Fixtrs:	2
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	0
Extra Kitchens	
Fireplaces	1
Extra Openings	
Basement Garage	
Whirlpool	
Num Park	
Fireplaces	
Usrfid 108	
Usrfld 101	

## **Building Photo**



(http://images.vgsi.com/photos/NewHartfordCTPhotos/\00\00\24\36.jpg)

### **Building Layout**



(ParcelSketch.ashx?pid=3309&bid=3309)

	Building Sub-Areas (s	q ft)	Legend
Code	Description	Gross Ares	Living Area
BAS	First Floor	1,715	1,715
FUS	Upper Story, Finished	1,391	1,391
стн	Cathedral	455	0
FGR	Garage	506	0
FOP	Porch, Open	117	0
PTO	Patio	432	0
UBM	Basement, Unfinished	1,715	0
		6,331	3,106

Usrfld 102		***************************************
Usrfld 100		
Usrfld 300		
Usrfld 301		

#### **Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

#### Land

Land Use Land Line Valuation

**Use Code** 1010 **Size (Acres)** 1.9

DescriptionSingle FamilyFrontageZoneR2Depth

Neighborhood 60 Assessed Value \$82,740
Alt Land Appr No Appraised Value \$118,200

Category

#### Outbuildings

80			Outbuildings			Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed - Frame		. We	160.00 S.F.	\$1,400	1

## **Valuation History**

•	Appraisal		
Valuation Year	Improvements	Land	Total
2019	\$285,000	\$118,200	\$403,200
2018	\$285,000	\$118,200	\$403,200
2017	\$290,000	\$117,600	\$407,600

	Assessment		
Valuation Year	Împrovements	Land	Total
2019	\$199,500	\$82,740	\$282,240
2018	\$199,500	\$82,740	\$282,240
2017	\$203,000	\$82,320	\$285.320





# Town of New Hartford Board of Assessment Appeals

Pursuant to P.A. 95-283 of the State of Connecticut.

A written application to appeal an assessment must be filed on or before February 20, 2020.

Please complete the "Application to Appeal" section and return to the address at the right by **February 20, 2020.** 

Print Name of Owner

#### Applications may be sent to:

Board of Assessment Appeals c/o Assessor's Office Town of New Hartford 530 Main Street, P.O. Box 316 New Hartford, CT 06057 Phone: 860.379.5235

Signature of Owner

## APPLICATION TO APPEAL Grand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle \* Must be completed Property Owner's Name: Property Location: number & street name, or assessor's map, block and lot number Property Type: Real Estate Personal Property Motor Vehicle Reason for Appeal: Owner/Appellant's Estimate of Value\* (required by statute): Owner/Appellant's Phone Number: 937-239-0592 Name and mailing address of party to which all correspondence should be sent (list one address only): Signature of property owner or duly authorized agent Agent's Certification Date: To Whom It May Concern: being the legal property owner located at to act as agent in all matters before the Board of Hereby authorize Assessment Appeals of the Town of New Hartford for the Grand List of October 1,

Loial Land Value: 105,600	Lotal L				6 AC	and Area: 2.	Farcel Lotal Land Area: 2.6 AC	13V [P977]	olal Card Land Units:			
										_		-
										_		
49,686.00     99,400       7,000.00     4,200	1.00			1.25 0.00	1.00 70 1	79 5 00 0	70,000.00 0.5679 7,000.00 1.0000	2.00 AC 0.60 AC		25.53	Single Family Single Family	S: 3:
	Calc Fact Adj	Spec Use Spec (	Notes-Adj	Adj. Note	Factor Idx A	or S.A	Unit I. Price Factor	Units	ne D Front Depth	Lone	Description	t Code
	╽├		-	TION	VALUATION SECTIO	LAND LINE V				-		
Nessur+Listed Callback 1 Vicasured Review Review	12.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0		NEI07/19/2018 VIC 07/18/2018 GE 06/18/2018 GE 10/29/2008	HEAT FUNIT SYSTEM 19719/2018 PROFANE FOR GENEI07/19/2018 GENERATOR/SERVIC 07/18/2018 DETACHED GARAGE 06/18/2018 10/29/2008	5033	5555	700 200 0	700 700 22,500 0	Plumbing MECHANICAL CO ISSUED	CARA	07/01/2014	14-327 14-327 14-281 CO7818
Purpose/Result		Туре	Date	Comments	Date Comp. C.	%	Insp. Date	/mount	tion	Tipe	Issue Date	Permit ID
ORY	VISITY CHANGE HISTORY	VISIV					RECORD	BIJII DING PERMIT RECORD	BI			
325,800	alue	Adjustment: Net Total Appraised Parcel Value	Adjustment: Net Total App									
325,800 C		Total Appraised Parcel Value Valuation Method:	Total Appraised Pa Valuation Method:								9 CHG BAS TO PTO	7GL AC 9 CHG BAS TO PTO
•		Value	Special Land Value					NOTES		NIC IC	A CONTRACTOR	100.00
103,600		Appraised Land Value (Bldg)	Appraised Lar								I/A	V/1000
11,900		Appraised OB (L.) Value (Bldg)	Appraised OB	Batch		Tracing	e	Street Index Name	NBHD Name	NBI	VBHD/SUB	NBIII
210,300 0	<u></u>	Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg)	Appraised Blo				ORHOOD	ASSESSING NEIGHBORHOOD	Total:			
WARY	D VALUE SUMMARY	APPRAISED						<u></u>				
				Imount Comm. Int	Number Ama	tion	Description	Amount Code		Description	Type	Year
lector or Ass		This signature acknowledges a visit by a	This signatu		OTHER ASSESSMENTS	OTHER AS			IONS	<b>EXEMPTIONS</b>		
Total: 236,460	228,060	Total:	228,060	Total:								
Code Assessed Value 1-1 69,580 1-2 2,940 1-3 155,610 1-4 8,330	ced Value Yr. 69,580,2018 2,940,2018 147,210,2018 8,330,2018	9 1-1 9 1-2 9 1-3 9 1-4		Yr.   Code   Assessed 4000   1-1 4000   1-2 4000   1-3 4000   1-4	328,000 25 459,900 00		07/03/2014 07/05/2006 04/03/1978	283/ 240 243/ 664 90/ 741	48./	E AND	ARLSON AULÂY PHILLIPS AND ERNARDUCI WILLIAM E TWOOD RICHARD A &	ARLSON IERNARD TWOOD
	PREVIOUS ASSESSMENTS (HISTORY)	US ASSESSME	PREVIO		LE PRICE V.C.	q/u wi SALE	SALE DATE	GE		OWNER	RECORD OF OWNERSHIP	
	228,060	325,800	Total			D#	ASSOC PID#		GIS ID: 5700			
VISION					05	2 017 044 005	no zone? Section# NIBL	306) 017/064 1 R2				
	0,330	11,900	Ī	KES OUTBL		018 C	REVAL 2018 C	SOLLER	D:		Owners:	Additional Owners:
	147,210	210,300	. L.	DWELLING		74		3 Iddili3		057	JEW HARTFORD, CT 06057	JEW HAR
NEW HARTFORD. CT	69,580 2,940	99,400 4,200	1-1	RES LAND				6 Septic	T	T. C.	HILL ROAD	55 WEST
	Assessed Value	Appraised Value	CURRENT A	Description	CATION	G Ru	I Paved	5 Well	1 Level	VER LIPS AND	ARLSON AULAY PHILLIPS AND	ARLSON
1 181 193(E: 05/Z8/Z0Z0 15:57	er mat.i		1 Care	Sec #: 1 01	1 01 1	Did		VECOUNT W DOOD / DO	Veconu		(107.3	A ISPATION AND A VIOLEN
State Use: 1010	State U			ig Name		MAP 1D: 017/ 044/ 005//	MAP ID: 0	#00005700		WEST III	Property Location: 455 WEST HILL ROAD	roperty I

CONIC	COME	HETAN NOTTON DETAIL		CONSTRUCT	TONDET	TALL CONT	TAUEDI	
Element		I Ch Description	mount.	Ekment Cd Ch. Description	1 (%)	Descri	pitan	
Style	= =	Ranch						BAS 14
Grade	100	Average + 20 1 Story						
Оссирансу	_				MIXED USE			dall
Exterior Wall 1	all 1 108	Vertical Wood		Code Descrip	Description	Pe.	recentage	
Exterior Wall 2 Roof Structure	ill 2 inc bit	Flat			S.			24 p <b>TO</b>
Roof Cover		Tar & Gravel						48
Interior Wall 1	<u> </u>	TR.W.S.C.		COST/A	MARKET	COSTAMARKET VALUATION	Ne	BAS
Interior wall	4	Hardwood		Adj. Base Rate:		100.95		18
Interior FIr 2	10000	Carpet						
I cat Fuel	02	lio	74	Replace Cost		256,420		21
AC Type	12	Heat Pump		AYB		1956		***
Fotal Bedravans		3 Bedraoms		Dep Code		V.C.		15 FOP 15
Total Full Bilium	uhrm: 2			Remodel Rating		M		W80
Total Half Ballis	Sallis Santa	)		Dep %	er en .	- S-		
Total Rooms		6 Rooms		Functional Obsluc				20 20
Bath Style	107	Average		External Obsline				
Kitchen Style		Average		Condition Codes				46 4
				% Complete		£2		
Extra Kitchens	cus	71.25		Apprais Val		210,300		
Fireplaces		W- 015		Dep % Ovr		_		
Extra Openings	sam			Mise Imp Ovr	C CONT	_		
Basement Carage Whirlpool	ill ill i	46123		Mise Imp Ovr Comment	ent			
				Cost to Cure Ovr	ment			を 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	DB-017		D ITEMS(L)	/XF-BUILDING L	EXTRA F.	EATURES.		
-	Description		. IJB Units U	Sub Sub Descript IIB Units Unit Price Sr Cide Dp Rt	$\rightarrow$	pu.)	Apr Value	
FGRI	Carage Carage		[, 792 J	0.00 1994 C	4	9	906'1	
		BUILDING	; SUB-AREA	BUILDING SUB-AREA SUMMARY SECTION	-			
Code		Description	Living drea	Gross Area Ell Area	1 1		Indeprec, Value	
BAS FOP PTO	First Floor Porch, Enclosed Porch, Open Patio	First Floor Porch, Enclosed Porch, Open Patio	2,159	2,159 240 80 252 970		100.95 65.62 20.19 10.02	217,957 15,749 1,615 2,524	
	711.	74. Gross Liv/Lense Aren:	2,159	3,651	2,540		256,420	





Pursuant to P.A. 95-283 of the State of Connecticut.

A written application to appeal an assessment must be filed on or before February 20, 2020.

Please complete the "Application to Appeal" section and return to the address at the right by **February 20, 2020.** 

#### Applications may be sent to:

Board of Assessment Appeals c/o Assessor's Office Town of New Hartford 530 Main Street, P.O. Box 316 New Hartford, CT 06057 Phone: 860.379.5235

# **APPLICATION TO APPEAL**

Grand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle
\*Must be completed

* Must be	completed
Property Owner's Name: LAWRENCE A. TI	SRPENING
Property Location: 78 DOROTHY DRIV	E, NEW HARTEARD CT 06057 name, or assessor's map, block and lot number
	al Property Motor Vehicle
Reason for Appeal: NO SEPTIC SYSTEM.	NAVER HAD A WORKING SEPTICSYSTEM.
Owner/Appellant's Estimate of Value* (required by st	atute): \$20,000 is WHAT TAMBUNG OFFER
Owner/Appellant's Phone Number: 860-491-8	758 SAMEFROM FLIPPERS,
day	evening
Name and mailing address of party to which all corres	
LARRY TERPENING, 78 DOROTHY DI	LIVE, NEW HARTFORD, CT 06057
<u>'</u>	
Email Address: TERPENLO ICLOW, CO	M
Laurence a toisserino	1/23/20
Signature of property owner or duly auth	orized agent Date
Agent's	Certification
Date:	
To Whom It May Concern:	
I, being the legal p	roperty owner located at ,
Hereby authorize	to act as agent in all matters before the Board of
Assessment Appeals of the Town of New Hartford for	the Grand List of October 1,
Print Name of Owner	Signature of Owner
I THE MARIE OF OWNER	oignatare of Owner



ERPENING LAWRENCE A
EDERAL HOME LOAN MORTGAGE CORP
ATTONSTAR MORTGAGE LLC
ENOCK ANNA AND RAYMOND
ENOCK ANNA & RAYMOND GL ENTRA OPENING WOODSTOVE dditional Owners: O BOX 172 CURRENT OWNER
ERPENING LAWRENCE A ision ID: 4814 CULLY PATRICIA EW HARTFORD, CT 06057 roperty Location: 78 DOROTHY DRIVE Permit ID /18 - FOR SALE - ASKING \$74,900 ear AS 09A 101 13-15 Use Code 1010 NBIID/SUB V/1000 Single Family Type RECORD OF OWNERSHIP Issue Date Description (/se EXEMPTIONS Description Tipe Zone R4 **VBIID** Name Fotal Card Land Units: - 0 Description Koul GIS ID: VIIDIL. Z00c NBHD Other ID: ensus 1,656 Front Lolat TOPO. 235500 Depth Account # 00235500 ASSESSING NEIGHBORHOOD BUILDING PERMIT RECORD BK-VOL/PAGE 09A/196 3061 dmount 297/ 561 296/ 468 296/ 446 249/ 870 249/ 869 73/ 45 Well Street Index Name Septic Stinit 0.25 CHILDINGS 0.25 NOTES SUPPLEMENTAL DATA AC mount Code AC Parcel Total Land Area; 0.25 AC SALE DATE q/u Unit Price 70,000.00 3.3143 MAP ID: 09A/ 101/ 013// 04/27/2018 12/12/2017 12/11/2017 06/12/2007 06/12/2007 06/12/2007 Paved Section# STRT/ROAD ASSOC PID# no zone? REVAL 2018 C Insp. Date Description Factor S. LAND LINE VALUATION SECTION -----OTHER ASSESSMENTS racing % Comp IJ1 09A 101 13-15 Bldg #: Rural SALE PRICE V.C. Number LOCATION Date Comp Factor 135,000 70,700 . 2 1.0f1 5 ldx 23 32111 Amount Comments 1.05 #000 000 000 AdiSec #: DWELLING RES LAND Batch Bldg Name: total: Description Comm. Int. 1 of Assessed Value Notes Idi Net Total Appraised Parcel Value Appraised OB (L) Value (Bldg) Adjustment Valuation Method: Special Land Value Appraised Land Value (Bldg) Appraised XF (B) Value (Bldg) Appraised Bldg. Value (Card) CURRENT ASSESSMENT Iotal Appraised Parcel Value 04/26/2018 This signature acknowledges a visit by a Data Collector or Assessor 12/13/2008 06/05/2018 05/10/2019 42,6302019 41,1602019 83,790PREVIOUS ASSESSMENTS (HISTORY) Code 교드 Card Jake Appraised Value Spec Use <u>.</u>: APPRAISED VALUE SUMMARY Special Pricing Type 2 119,700 58,800 VISIT/CHANGE Assessed Value Spec Calc Assessed Value 42,630 Z018 41,160 Z018 83,790 SAdy Fact Print Date: 03/26/2020 13:58 State Use: 1010 42,630 41,160 <u>.</u> 83,790 Fotal Land Value: HISTORY 7 22722 Change Code Review Total. ᆵ 243,600.00 Measured Callback 1 NEW HARTFORD, CT Unit Price Purpose/Result Assessed Value 6092 Land Value 119,700 119,700 60,900 60,900 42,630 40,740 60,900 58,800 83,370

Describingle Famili  COST/M  COST/M  COST/M  Rating Rating Rating Rodeled  A Obsine Obsine Id Factor It Codes ete Cond Val		
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CONSTRUCTION DETAIL (CONTINUED)	CONSTRUCTION DETAIL (CONTINUED)	CONSTRUCTION DETAIL
The state of the s		





Pursuant to P.A. 95-283 of the State of Connecticut.

13C Applications may be sent to:

A written application to appeal an assessment must be filed on or before February 20, 2020. March 20,2020 Please complete the "Application to Appeal" section and return

Board of Assessment Appeals c/o Assessor's Office Town of New Hartford 530 Main Street, P.O. Box 316

to the address at the right by February 20, 2020.

New Hartford, CT 06057 75C Phone: 860.379.5235

Morch 20,2020

## APPLICATION TO APPEAL

t acoust in	Editate 1 Josephi	Facility in the second section.	ner is the real cited society	
Property Owner's Name;	TRO J. Bu	ANDICH		
Property Location:	53 EURASHAH	OLIVE N.H.	the.	
	number 8	street name, or asse	ssor's map, block and lo	
Property Type:	Real Estate ☐ F	Personal Property	Motor Vehic	cle
Reason for Appeal:				k Aikek
THAT I	sign on TAK	int Augy	w/mic.	
Owner/Appellant's Estimat	le of Value" ( <b>require</b> d	l by statute):		
Owner/Appellant's Phone	Number: (860) 4	90-248 Cell	(P60)	921-0093
		day		everning
Name and mailing address		correspondence s	hould be sent (list or	ne address only):
TRO JAM	iai CH	<i>U</i> <sub>1</sub> 0. =		
53 FLIRASKITA	2 price			
NEW AMETERS	, cr. 06057			
Email Address:	TBUNDY 82 C	- gmail. con	TJ BrAD'	192
	-OBu	ill		3/11/2020
Signature of	property owner or du	y authorized ager	it	Date
	ARK AND ARK	anite Callington		
			School of the Control	
Date:				
To Whom It May Concern				
1,				
Hereby authorize				
Assessment Appeals of th	e Town of New Hartfo	ord for the Grand	ist of October 1	
Print Nar	ne of Owner		Signature o	f Owner



Trail   DATA		
DATA		
DATA	4 2.00 AC 7,000,00 0,5679	1 1010 Single Family R2
DATA	D Front Depth Units Price Factor	non
DATA		
DATA		19-601 11/19/2019 SH 13-268 08/19/2013 HA 293942 03/07/2007 SD 200186 02/13/2006 RE 200183 02/10/2006 RS
DATA	BUILDING PERMIT RECORD  Amount insp. Date	D Issue Date
DATA		
DATA		4 FIX BATHS - JET TUB
DATA	NG	FGP HAVE COMPOSITE FLOORING
DATA   DWELLING   1-3   303,800   212,660	NOTES	
DATA	vonto vame sireet maex vame tracing	WILDON
DATA	ASSESSING NEIGHBORHOOD	
Section# 3   Section# 3   ASSOC PID#   ASS	Total	
Content   Comm   Comm   Comm   LEMENTAL DATA   DWELLING   1-3   303,800   212,600   215,600		
Code   Assessed Value   Yr   Code   Assesse	Amount Code Descript	Year Type Description
SALE DATE   Q   1   125,000   1-1   1-2   1-3   100   1-2   1-3   100   1-2   1-3   100		EXEMPTIONS
Code   Assessed Value   Yr   Code   Xr   Xr		
LEMENTAL DATA	11/16/1994 11	ECK BARBARA F
C RES OUTBL. 3 027 009 17-27	BK-VOLPAGE SALE DATE q/u v/i	RECORD OF OWNERSHIP
DWELLING 1-3 303,800 RES OUTBL 1-4 8,100 C		
DWELLING 1-3 303,800 RES OUTBL 1-4 8,100	3061 027/070 no zone? 2 Section# R2 NIBL	j4
	Other ID: SUPPLEMENTAL DATA	¿EW HARTFORD, CT 06057 additional Owners:
700	O SOLITOR OF	3 ELIZABETH DRIVE
ion	Well I Paved 3	RAIDICH TED J AND LISA
STRT_IROAD LOCATION CURRENT ASSESSMENT	DPO. UTILITIES STRT/ROAD	CURRENT OWNER

AIN   AIN	BAS  Hose Falue  145,039  145,039  145,039  145,035  11,100  1,665  120,619
BAS 10 RUS CDK4  BAS UBM  16 FUS  FUS  BAS  FUS  FOP  147,77  27,935  11,100  1,665	BAS 16 FUS CDK 10 6 6 6 BAS UBM UBM 24 FOF 12 5 11,100 11,000 11,005 11,
BAS 10 RUS CDK4  BAS UBM  16 FUS  FUS  BAS  FUS  FOP  147,77  27,935  11,100  1,665	BAS 16 FUS CDK 10 6 6 6 BAS UBM UBM 24 FOF 12 5 11,100 11,000 11,005 11,
BAS 16 FUS CDKA	BAS 10 6 6 6 8 10 32 29 29 34 46 40 BAS UBM
	32 32 EHS BAS UBN



Pursuant to P.A. 95-283 of the State of Connecticut.

A written application to appeal an assessment must be filed on or before February 20, 2020.

Please complete the "Application to Appeal" section and return to the address at the right by **February 20, 2020**.

Applications may be sent to:

Board of Assessment Appeals c/o Assessor's Office Town of New Hartford 530 Main Street, P.O. Box 316 New Hartford, CT 06057 Phone: 860.379.5235

APPLICATION TO APPEAL Grand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle \* Must be completed Property Owner's Name: **Property Location:** number & street name, or assessor's map, block and lot number Real Estate Property Type: Personal Property Motor Vehicle ASSEITER Valve Reason for Appeal: Owner/Appellant's Estimate of Value\* (required by statute): 000 Owner/Appellant's Phone Number: 860 - 489 - 0119 Name and mailing address of party to which all correspondence should be sent (list one address only): Email Address: Signature of property owner or duly authorized agent Date

	Agent's Certification
Date:	_
To Whom It May Concern:	
l,	being the legal property owner located at
Hereby authorize	to act as agent in all matters before the Board of
Assessment Appeals of the Town of	f New Hartford for the Grand List of October 1,
Print Name of Owr	ner Signature of Owner

CURRENT OWNER	TO	PO. UTILITIES	STRT./ROAD		LOCATION		CURRENTASSESSMENT	MENT			
SOLTIS KRISTINE R & CHRISTOPHFI	FI Level	5 Well	l Paved	3 Rural	_	Description	Code Apprais		Assessed Value		
25 OLD STEELE ROAD		6 Septic				RES LAND RES EXCES	- 77	97,400	08,180	NEW IL	6092 trtford,
NEW HARTFORD, CT 06057		SUPPLE	SUPPLEMENTAL DATA	-		DWELLING	<u>-</u>	26.3,000	184,168		
Additional Owners:	Other ID: Census Rout NBIID Zone	3061 028/058 1 R2	REVAL 2018 ( no zone? Section# 1 MBL 0	8 C 1 028 015 53B	**	700				VISI	0
	GIS 1D: 252300	0.	ASSOC PID#	30-			Total	363,200	254,240		
RECORD OF OWNERSHIP	IIIP	301	9	u W SALE	F PRICE V.C.		PREVIOU	SSESSMEN	TS (HISTOR)		
SOLIIS KRISTINE R & CHRISTOPHER J	ER J	170/835	U 20/1024			Yr (ade Assessed 4000 1-1 4000 1-2 1000 1-3	sed Value   Yr   Code   Code	e //ssessed value 68,1 1,5	68,1802018 1,9602018 184,1002018	Code 1-1 1-2 1-3	1884. 1841.
						Total:	254,240 Total:	ı,	254,240	Total:	254,
EXEMPTIONS  Four True Description	SNG	Amount	Descript	THER ASS.	OTHER ASSESSMENTS	S. dinount Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessa	knowledges	a visit by a Da	a Collector	or Assess
							T V	PPRAISED	APPRAISED VALUE SUMMARY	MARY	
	Total	A SCESSING NEIGHBORHOOD	ORHOOD				Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg)	lue (Card)			263,
						4		G			
WHID'SUB NBIII	VBHD Name	Street Index Name		Tracmg		Batch	Appraised OB (L.) Value (Bldg.) Appraised Land Value (Bldg.)	'alue (Bldg) ue (Bldg)	· · · · · ·		9
		NOTES					Special Land Value				
9/18 IA		HOUS	HOUSE/ALSO ROOF IS BAD	SBAD			Total Appraised Parcel Value Valuation Method:	cel Value			363,
2010003 CALLOE SON FAMILIAL [2/23/2013 EASEMENT DATE 7/2018 POOM DECK = NV							Adjustment				
9/18 H.O.STATES LOGGING ROAD BEHIND	EHIND						Net Total Appraised Parcel Value	Parcel Val	ne		363,
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D fixme Date 1	Description	Amount	Insp. Date	% Comp.	Date Comp. K	Comments		INK IS	7	Intho.	Purpose Result
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			TAIND	JEINE VAL	LINE VALUATION SECTION	CITON			200		
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											100

Cd. Ch.   Description     0.3   Colonial     0.5   Average + 20     1.5   Average + 20     1.5   Asphalt     0.3   Cable     0.3   Cable     0.4   Carpet     0.5   Carpet     0.5   Carpet     0.6   Carpet     0.7   Carpet     0.7   Carpet     0.8   Carpet     0.8   Carpet     0.9   Carpet     0.0   Carpet     0.1   Carpet     0.2   Asphalt     0.3   Bedrooms     0.4   Carpet     0.5   Carpet     0.5   Carpet     0.6   Carpet     0.7   Carpet     0.8   Carpet     0.9   Carpet     0.0     0.0   Carpet     0.0		ONSTRUC	TION DETAIL	CONSTRUCTION DETAIL	TON DET		CONTINUED			
15   Colonial   Colo	Element	Cd. Ch.	Description	Element	d. Ch.		otion			
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1   15   Nephalis	Exterior Wall 2	- 1	-		, i		201	99		
1   15   15   15   15   15   15   15	Roof Cover		Asphalt					CTH		
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1   1   2   1   1   1   1   1   1   1	Interior Wall 2			COSTA	MARKET		Ne	ì	Č	_
1   Carpet   Replace   R	Interior Flr 1	12	Hardwood	Adj. Base Rate.		86.07		28	N CE	- UE
10   Pirece Art   Avg   10   10   10   10   10   10   10   1	Interior Flr 2	7	Carpet							3
13   Central   This   Debt   Color	feat Fuel	0.2		Replace Cost		916,919		BAS		<del></del> ;
State   Stat	AC Type	5 2	Central	AYB		2001		Mago		
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The first is a constraint of the first is a	Total Full Buhn	2,01		Remodel Rating				,	i	
Num Fixth 2   Number   Num Number   Num	Total Half Batl			Year Remodeled					24	
Note   Style   Description   Description   Style   Description   Description   Style   Description   Description   Style   Description   Description	Fotal Xtra Fixt			Dep %				18		
Average   Constraint Codes   Average   Constraint Codes   Average   Constituen Codes   Average   Constituen Codes   Average   Constituen Codes   Apparat   Average	Total Rooms	95 5	N Rooms	External Obsluc						
Strictors   Stri	Isath Style	70	Average	Cost Frend Factor				un		
Strictors   Strictors   Coverall % Cond   N3	MICHEL BLYIC	1	1	Condition Codes		ı		,-		
Activities   Act	3			Overall % Cond		<b>K3</b>		\$	100000000000000000000000000000000000000	2000000
Depring   Description   Sub Sub Descript   L/B Linits Unit Price   Yr Gide Dp R   Crid   SeCrid   Apr Foltic   Description   Sub Descript   L/B Linits Unit Price   Yr Gide Dp R   Crid   SeCrid   Apr Foltic   Description   Living Area   Cross Area   Elf Area   Unit Cost   Underrece, Value   Cathedral   Description   Living Area   Cross Area   Elf Area   Unit Cost   Underrece, Value   Cathedral   Description   Living Area   Cross Area   Elf Area   Unit Cost   Underrece, Value   Cathedral   Description   Living Area   Cross Area   Elf Area   Unit Cost   Unit Cost	Extra Kitchens			Apprais Val		263,000				
Description   Sub Sub Descript   List Floor   List Floor   List Floor   List Sub Description   List Sub Descript	Fireplaces			Dep Ovr Comment					1	
Description   Sub Sub ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)	Basement Gara	100		Misc Imp Ovr		_				
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)	Whirlpool	_		Mise Imp Ovr Comn	ncnt	_				
Description   Sub   Sub Descript   L/B Units Unit Price   Yr   Gde   Dp Rt   Cnd   %Cnd   Apr   Ialue				Cost to Cure Ovr Co	mment					
Description   Sub Descript   UB Units Unit Price   Yr   Gde   Dp Rt   Cnd   %Cnd   Apr Value	OB	-OUTBUIL	DING & YARD ITEMS	L) / XF-BUILDING	EXTRA F	EATURES	(B)			
BUILDING SUB-AREA SUMMARY SECTION   First Floor   Living Area   Gross Area   Eff Area   Unit Cost   Undeprec. Value   Cathedral   1,452   1,452   1,452   86.07   124,977   124,789   1,122   1,122   86.07   96,573   1,442   1,442   1,129   1,129   1,129   1,448   17,19   1,448   1,4	Н	cription St	th Sub Descript 11/8 Unit.	s Unit Price Yr Gde	Dp Rt Cr	nd %Cnd	Apr Value			
BUIL DING SUB-AREA SUMMARY SECTION   Cast Chief   Description   Living Area   Gross Area   Eff. Area   Unit Cost   Unit Cost										A A
BUILDING SUB-AREA SUMMARY SECTION   Evirst Floor   Living Area   Gross Area   Eff Area   Unit Cost   Undeprec.		- 100								
First Floor   Description   Living Area   Eff. Area   Unit Cost   Undeprec.   Cathedral   Cathedral   Cathedral   Cathedral   Cathedral   Carage   Finished   Carage   Finished   Cathedral   Carage   Finished   Cathedral   Carage   Cara		THE SHAPE OF	BUILDING SUB-AR	EA SUMMARY SEC	1. 1					
First Floor  Cathedral  Cathedral  Garage  fialf Slory, Finished  Upper Story, Finished  Basement, Unfinished  Fig. 1452  1,452  1,452  1,452  1,452  1,452  1,122  1,122  1,122  1,442  1,442  1,442  1,442  1,442	ade	Dest		Gross Area Eff.						
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			The state of the s							



Pursuant to P.A. 95-283 of the State of Connecticut.

A written application to appeal an assessment must be filed on or before February 20, 2020.

Please complete the "Application to Appeal" section and return to the address at the right by **February 20, 2020.** 

Applications may be sent to:

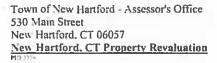
Board of Assessment Appeals c/o Assessor's Office Town of New Hartford 530 Main Street, P.O. Box 316 New Hartford, CT 06057 Phone: 860.379.5235

### **APPLICATION TO APPEAL**

Grand List of October 1, 2019 for Real Estate. Personal Property and Motor Vehicle

\* Must be completed

Property Owner's IN	ame: Noel & Kare	n Gauthier			
Property Location:	44 Tanglewood R				F-8000-111 / 87/190-111 / 19/19
	1	number & street name, or	assessor's	map, block and lot r	number
Property Type:	✓ Real Estate	Personal Prope	erty	☐ Motor Vehicle	е
Reason for Appeal:					
1. Valuation increas	se of \$7,200 in a de	epressing realestate	market		
2. Correction to squ	uare footage of bas	ement finished area	470 sq	ft vs. 935 sq ft.	
Owner/Appellant's E	Estimate of Value* (re	equired by statute):	\$348,9	00	
	Phone Number: 860			860-490-6	066
		day			evening
	, ,	nich all corresponden New Hartford, CT 0		i be sent (list one	e address only):
Email Address: n_	gauthier@yahoo.co	om			
n. Sauth	iei				3/1/2020
n. South	iei	om er or duly authorized a			3/1/2020 Date
M. Sauth Signal	iei		agent		
M. Hauth Signal	ture of property owne	er or duly authorized a	agent		
M. Sauth Signal	ture of property owne	er or duly authorized a	agent		
Date:  To Whom It May Co	ture of property owner	er or duly authorized a	agent		Date
Date:	ture of property owner  oncern: bei	Agent's Certificating the legal property	agent ation owner loc	cated at	Date
Date: To Whom It May Co	ture of property owner  oncern:	er or duly authorized a	agent ation owner loo t as agen	cated at	Date  Property of the Board of







GAUTHIER NOEL H AND KAREN A TRUSTEES OF GAUTHIER FAMILY LIVING TRUST 44 TANGLEWOOD ROAD NEW HARTFORD, CT 06057



Kindly sign and return this entire form within 10 days to:
Vision Government Solutions, Inc.
44 Bearfoot Rd Suite 2
Northborough, Mass. 01532-9869
or Fax to Vision Government Solutions at 1-508-351-3797
or E-Mail to Mailbox1@vgsi.com

Parcel ID#: 3339

Property Location: 44 TANGLEWOOD ROAD

#### **REVALUATION 2018 RESIDENTIAL DATA VERIFICATION REPORT**

The Town of New Hartford is in the process of beginning its State Mandated Revaluation for October 1, 2018 and has hired, Vision Government Solutions, to assist the Assessor's office with this project. As part of the process, the Town has compiled information about the property listed above from existing Town records and from previous house to house visits. It is very important to the success of this project that we receive a 100% return of these mailers. The Town of New Hartford is asking that you review the information listed below and verify all the information is correct or make any necessary corrections. ALL FORMS NEED TO BE RETURNED. Corrections, if any, can be made on this form and should be returned within 10 days. Return mailing address, fax number, and email address are listed on the top of this form. Your cooperation is greatly appreciated. Changes cannot be made by telephone as a signed form is required for our records.

<b>Building Style</b>	Contemporary	# of Fireplaces	1
Parcel Use	Single Family	# of additional Fireplace Openings	0
Year Built	1987	# of Bedrooms	3 Bedrooms
Renovated Year		# of Full Baths (with bathtub and/or shower)	2
Exterior Wall	Cedar	# of Half Baths	1
Roof Covering	Asphalt	# of Additional Kitchens	0
Interior Wall	Drywall	Whirlpool/Jetted Tub	0
Flooring	Hardwood, Carpet	Garage Type	Attached
Central Air	Central	Patio Area	0 Square Feet
Heat System	Oil	*Finished Basement	935 Square Feet
Heat Type	Hot Water		486

<sup>\*</sup>A basement is considered finished if any combination of three of the following four items exist:

- 1. Finished walls such as paneling or sheetrock, etc.
- 2. Finished flooring such as carpet or linoleum.
- 3. Finished ceilings such as drywall or drop-ceiling panels.
- 4. Heat, including wood stoves.

Please note: Finished lower level of a Raised Ranch or Split Level may also be considered "Finished Basement"

Additional information including outbuildings can be verified online at http://www.newhartfordeis.com/

Signature 1. Vacthui Date 11/14/17 Phone 860-489-6066

Subject: Automatic reply: Revaluation 2018 Residential Data Verification Report

Date: Tuesday, November 14, 2017 at 12:19:42 Eastern Standard Time

From: MailBox1

To:

**Noel Gauthier** 

Thank you for contacting Vision Government Solutions.

We appreciate you taking the time to return the Data Mailer that was recently sent to you. If we have any questions, or need any further information, we will contact you at the telephone number you provided on the form.

Thank you again for your cooperation; have a wonderful day.

Vision Government Solutions 44 Bearfoot Road Northborough, Massachusetts 01532 Subject: Revaluation 2018 Residential Data Verification Report

Date: Tuesday, November 14, 2017 at 12:19:14 Eastern Standard Time

From: Noel Gauthier

To: Mailbox1@vgsi.com

Dear Sir / Ms

Attached is the Revaluation Report for the property of 44 Tanglewood Road, New Hartford, CT 06057.

One correction to \*Finished Basement 935 to 486 sq ft

Noel Gauthier

Home: 860-489-6066 Mobil: 860-307-8927

## Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	243000	170100
Outbuildings	0	0
Improvements	243000	170100
Extras	0	- 0
Land	105900	74130
Total	348900	244230

#### Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1405	1405
Cathedral	440	0
Half Story, Finished	604	362
Basement, Unfinished	470	0
Deck, Wood	757	0
Basement, Finished	935	0
Garage	676	0
Porch, Open	190	0
Upper Story, Finished	944	944
Total Area	6421	2711

## **Outbuilding and Extra Items**

Description
F

#### **Sales History**

Owner of Record	Book/ Page	Sale Date	Sale Price
GAUTHIER NOEL H AND KAREN A	298/ 533	7/23/2018	
GAUTHIER NOEL H AND KAREN A TRUSTEES OF	360/ 361	2/25/2015	0
GAUTHIER FAMILY LIVING TRUST	277/ 91	2/14/2013	2 - 342
GAUTHIER NOEL H AND KAREN A	275/1272	11/20/2012	
GAUTHIER FAMILY LIVING TRUST	269/ 158	7/14/2011	
GAUTHIER NOEL H & KAREN A	120/ 293	10/19/1987	

#### 44 TANGLEWOOD ROAD

Location 44 TANGLEWOOD ROAD

Mblu 002/002/8-12//

Acct# 00087700

Owner GAUTHIER NOEL H AND

KAREN A

**PBN** 

Assessment \$249,270

**Appraisal** \$356,100

**PID** 3339

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2018	\$250,200	\$105,900	\$356,100
	Assessment		
Valuation Year	Improvements	Land	Total
2018	\$175,140	\$74,130	\$249,270

#### **Owner of Record**

Owner

GAUTHIER NOEL H AND KAREN A

Sale Price

\$0

Co-Owner

44 TANGLEWOOD ROAD

Certificate

Address

**NEW HARTFORD, CT 06057** 

Book & Page 298/533

Sale Date

07/23/2018

Instrument 29

#### **Ownership History**

	Ownership F	listory	7. 1		
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GAUTHIER NOEL H AND KAREN A	\$0		298/ 533	29	07/23/2018
GAUTHIER NOEL H AND KAREN A TRUSTEES OF	\$0		360/ 361	01	02/25/2015
GAUTHIER FAMILY LIVING TRUST	\$0		277/ 91	04	02/14/2013
GAUTHIER NOEL H AND KAREN A	\$0		275/1272	04	11/20/2012
GAUTHIER FAMILY LIVING TRUST	\$0		269/ 158	01	07/14/2011

#### **Building Information**

#### **Building 1: Section 1**

Year Built:

1987

Living Area:

2,711

Replacement Cost:

\$333,605

**Building Percent** 

75

Good:

Replacement Cost

**Less Depreciation:** 

\$250,200

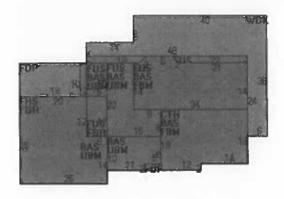
Field	Description
12.00	
Style	Contemporary
lodel	Residential
Grade:	Average + 20
tories:	2 Stories
Occupancy	1
xterior Wall 1	Cedar
xterior Wall 2	Brick Veneer
loof Structure:	Gable
Roof Cover	Asphalt
nterior Wall 1	Drywall
nterior Wall 2	52 4822-41
nterior Flr 1	Hardwood
nterior FIr 2	Carpet
leat Fuel	Oil
eat Type:	Hot Water
С Туре:	Central
otal Bedrooms:	3 Bedrooms
otal Full Bthrms:	2
otal Half Baths:	1
otal Xtra Fixtrs:	2
otal Rooms:	8 Rooms
Bath Style:	Average
itchen Style:	Average
xtra Kitchens	
ireplaces	1
xtra Openings	
asement Garage	
Vhirlpool	7.775.26-24

### **Building Photo**



(http://images.vgsi.com/photos/NewHartfordCTPhotos//\00\00

#### **Building Layout**



(http://images.vgsi.com/photos/NewHartfordCTPhotos//Sketch-

	Building Sub-Areas (se	qft)	Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,405	1,405
FUS	Upper Story, Finished	944	944
FHS	Half Story, Finished	604	362
СТН	Cathedral	440	0
FBM	Basement, Finished	935	0
FGR	Garage	676	0
FOP	Porch, Open	190	0
UBM	Basement, Unfinished	470	0
WDK	Deck, Wood	757	0
		6,421	2,711

**Extra Features** Legend

No Data for Extra Features

#### Land

Land Use

**Land Line Valuation** 

**Use Code** 

1010

Description

Single Family

Zone

Neighborhood

Alt Land Appr No

Category

Size (Acres)

1.05

**Frontage** 

Depth

Assessed Value \$74,130

Appraised Value \$105,900

Outbuildings

**Outbuildings** 

<u>Legend</u>

No Data for Outbuildings

#### **Valuation History**

	Appraisal		
Valuation Year	Improvements	Land	Total
2017	\$243,000	\$105,900	\$348,900
2016	\$243,000	\$105,900	\$348,900
2015	\$243,000	\$105,900	\$348,900

	Assessment		
Valuation Year	Improvements	Land	Total
2017	\$170,100	\$74,130	\$244,230
2016	\$170,100	\$74,130	\$244,230
2015	\$170,100	\$74,130	\$244,230

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Pursuant to P.A. 95-283 of the State of Connecticut.

A written application to appeal an assessment must be filed on or before February 20, 2020.

Please complete the "Application to Appeal" section and return to the address at the right by February 20, 2020.

#### Applications may be sent to:

Board of Assessment Appeals c/o Assessor's Office Town of New Hartford 530 Main Street, P.O. Box 316 New Hartford, CT 06057 Phone: 860.379.5235

### **APPLICATION TO APPEAL**

Grand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle. 
\*Must be completed...

Property Owner's Name: Regional Refuse Disposal District Onne
Property Location: 31 New Hartford Road, Barkhamsted aka Man Sheet, New Hartford number & street name, or assessor's map, block and lot number
Property Type: Personal Property Motor Vehicle
Reason for Appeal: see attached statement
Owner/Appellant's Estimate of Value* ( <i>required by statute</i> ): \$20,333.57 Appraised Value/\$14,233.50 Assessed Value Owner/Appellant's Phone Number: 860-881-0777
day evening
Name and mailing address of party to which all correspondence should be sent (list one address only):
40 Tower Lane, Suite 201, Avon, CT 06001
Email Address: jmacel@lodestarenergy.com and joanna@lodestarenergy.com
Willand. Model 2542000
Signature of property owner or duly authorized agent Date
Agent's Certification
Date: 2/34/20
To Whom It May Concern:
William Marchand, Chair of* being the legal property owner located at 31 New Hartford Road
Hereby authorize Leffrey I. Macel and Lodestar Energy LLC to act as agent in all matters before the Board of
Assessment Appeals of the Town of New Hartford for the Grand List of October 1, 2019.  Regional Refuse Disposal District One
William Marchand, Chair of Board of Directors  By: See a Hachment  Print Name of Owner  Signature of Owner

the Board of Directors of Regional Refuse Disposal District One

BOARD OF ASSESSMENT APPEALS TOWN OF NEW HARTFORD

APPELLANT / AGENT AUTHORIZATION FORM

Date: 02/24/2020

To Whom It May Concern: I, <u>William Marchand, Chair of the Board of Directors of Regional Refuse</u>

<u>Disposal District One</u>, legal owner of real property <u>leased to LSE Canis Minor, LLC</u>, <u>Appellant</u>, duly authorized, hereby <u>authorized Jeffrey J Macel and Lodestar Energy, LLC</u> to act as agent in all manners pertaining to land of Regional Refuse Disposal District One leased to Appellant before the Board of Assessment Appeal for the Town of New Hartford for the Grand List of October 1, 2019.

REGIONAL REFUSE DISPOSAL DISTRICT ONE OWNER

William Marchand, Chair, Board of Directors, Regional Refuse Disposal District One

#### **Attachment to New Hartford Assessment Appeal Application**

#### Reason for Appeal:

The subject parcel is currently zoned as R-2. The property should be assessed utilizing comparable properties which are zoned R-2 and similarly situated. In the instant case, "comps" for real property are assessed at approximately \$6,699.69/acre. The following are comparable properties:

#### Comps (All zoned R-2):

1.	MDC	87.00 acres
2.	MDC	55.70 acres
3.	MDC	1079.49 acres
4.	MDC	111.08 acres

In the alternative, if it is difficult or impossible to ascertain the value of the underlying real estate, we would be willing to consider utilizing the income approach. In this case, the tenant is paying the landlord a base rent of \$15,000 Dollars per year. This amount is for **both** Barkhamsted and New Hartford. Therefore, applicant proposes if we are unable to agree on comps for the underlying real property, the real estate valuation for the subject parcel should be approximately \$90,000 Dollars total between both towns. \$45,000 for each town. Therefore, the real property assessment should be 70% of the underlying real property value ( $$45,000 \times .7 = $31,500$ ) multiplied by the mill rate of 30.624 ( $$31,500 \times 30.624$ ) for a total tax of \$964.66.

					Assessed Value (70%		
Address	Owner	Owner Zoning	Acres	100% Appraised Value	Of Appraised)	Taxes	Per Acre Taxes
Farm Rv Tnpk	MDC	R-2	87	\$644,800.00	\$451,360.00	\$13,822.45	\$158.88
Steele Rd	MDC	R-2	55.7	\$370,400.00	\$25,980.00	\$795.61	\$14.28
Southeast Rd	MDC	R-2	1079.49	\$7,178,600.00	\$5,025,020.00	\$153,886.21	\$142.55
Main St	MDC	R-2	111.08	\$738,700.00	\$517,090.00	\$15,835.36	\$142.56

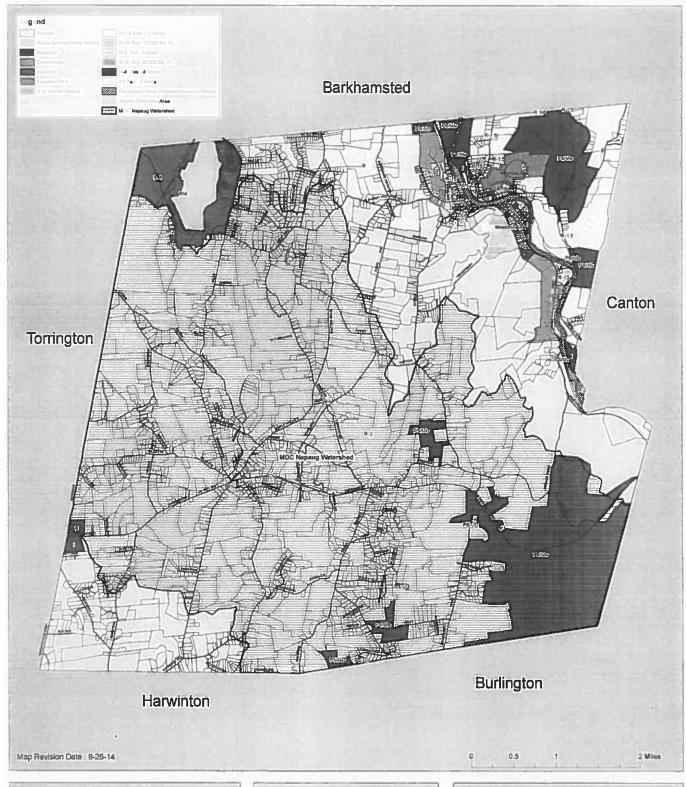
30.624

New Hartford Mill Rate

\$138.26 per acre

# **New Hartford Zoning Map**





Approved at the P/Z Meeting September 10, 2014

(signed copy on file in the Town Clerk's Office)

Jernes Steedman
Planning and Zoning Commission Chair

Map prepared by Steven Sadlowski, AICP Land Use Administrator This map is for informational purposes only. All information is subject to verification by any user. The Town of New Hartford assumes no legal responsibility for the information contained herein.

ISTRICT #1
NEW HARTFORD ROAD
NEW HARTFORD ROAD
ARKHAMSTED, CT 06063 Fermit ID 5307 4529 ANSFER STATION EGIONAL REFUSE DISPOSAL dditional Owners: CURRENT OWNER
EGIONAL REFUSE DISPOSAL ision ID: 4614 roperty Location: MAIN STREET COF OVER CONTAINERS 1001 9030 MUNICIPAL MIDL-00 Use VBIIDI SUB W/1000 Type RECORD OF OWNERSHIP 01/03/2002 Description Issue Date Use EXEMPTIONS Description 13700 Zone VBIID Name Fotal Card Land Units: 2 NBIID Description Rout GIS ID: 215601 MOTO Zone Census Wher ID: Level Front Lolal TOPO. Account #00215601 Depth ASSESSING NEIGHBORHOOD BUILDING PERMIT RECORD BK-VOL/PAGE 3061 Amount 5 Well Street Index Name Septic 0/0 0.00 SELECTION 0.00 AC Parcel Total Land Area: 0 AC NOTES SUPPLEMENTAL DATA 20 mount Code 5,000 SALE DATE q/u Chut Price MAP ID: 032/041/43-8// no zone? Section# NIBL STRT/ROAD Paved REVAL 2018 Insp. Date ASSOC PID# 0.00 1.0000 Description Factor S.A. AND LINE VALUATION SECTION == OTHER ASSESSMENTS Tracing % Comp. UNK ZONE 032 041 43-8 Z, 88 SALE PRICE V.C. Bldg #: Rural LOCATION Number Date Comp. Factor 1.00 30 1 of 1 d 57 imount 1.00 Comments 000t EX CM OTB Barch Bldg Name: Total: Code25 Description Comm. Int. 100 Assessed Value Notes- Adj Net Total Appraised Parcel Value Special Land Value Adjustment: Valuation Method: Appraised Land Value (Bldg) Appraised OB (L) Value (Bldg) Appraised XF (B) Value (Bldg) Total Appraised Parcel Value Appraised Bldg, Value (Card) Code Appraised Value This signature acknowledges a visit by a Data Collector or Assessor 06/05/2018 10/01/2008 10/01/2002 84,350/2019 PREVIOUS ASSESSMENTS (HISTORY) 25 Card Total Date 7 Code Spec Use I otat. 25 APPRAISED VALUE SUMMARY Special Pricing 7377 9 IJ1 120,500 120,500 VISIT/CHANGE HISTORY Assessed Value Spec Calc Assessed Value 84,350 84,3502018 g≓8 Sidy Fact Print Date: 03/26/2020 14:11 State Use: 9030 84,350 84,350 Folal Land Value: ë 288 Adj. Unit Price 25 Code Vacant Lot Ins Measur+Listed orar. Review NEW HARTFORD, CT Purpose/Result Assessed Value 6092 Land Value 120,500 120,500 120,500 84,350 84,350