

DONNEL, TURNER A
 DONNEL, JOANN RITA
 12 ELDERKIN AVE
 GROTON CT 06340

B39691P205

Previous Owner
 DONNEL - ET AL, CORNELIUS P
 5337 CEDAR LAKE RD
 APT 1132
 BOYNTON BEACH FL 33437-6200
 Sale Date: 9/02/2022

Previous Owner
 DONNEL, JANE A (TRUSTEE)
 JANE A DONNEL REVOCABLE TRUST
 75 STEAMBOAT WHARF
 MYSTIC CT 06355
 Sale Date: 1/04/2022

Previous Owner
 DONNEL, ANE A
 37 PEARL ST
 MYSTIC CT 06355
 Sale Date: 12/11/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 1/4/2022 - B39055P340 - Owner's of record are: Cornelius P. Donnel, Turner A. Donnel and Mason D. Donnel as Tenants in Common.

Gray

Property Data		
Neighborhood	2 Crystal Lake 1	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone		
Topography	2 Rolling	
1. Above St	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Dug Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	8	
Field Review	1	
Sale Data		
Sale Date	9/02/2022	
Price	353,333	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	5 Partial Interest	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	208,137	35,372	0	243,509
2012	208,137	35,372	0	243,509
2013	208,137	35,372	0	243,509
2014	208,137	35,372	0	243,509
2015	208,100	35,400	0	243,500
2016	208,100	35,400	0	243,500
2017	208,100	35,400	0	243,500
2018	208,100	35,400	0	243,500
2019	300,400	88,000	0	388,400
2020	300,400	88,000	0	388,400
2021	300,400	88,000	0	388,400
2022	300,400	88,000	0	388,400
2023	300,400	106,200	0	406,600
Calc.	624,000	142,000	0	766,000

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
12	330	000	100 %	0	1. Unimproved
			%		2. Excess Frtg
			%		3. Topography
			%		4. Size/Shape
			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Acres					
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
20		1.35	100 %	0	36. ANTENNA SITE
			%		37. Softwood TG
			%		38. Mixed Wood TG
			%		39. Hardwood TG
			%		40. Wasteland
			%		41. Woodland
			%		42. Mobile Home Si
			%		43. Camp Site
			%		44. Lot Improvemen
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
Total Acreage 1.35					



