

PHILLIPS, SHELLEY K
149 VALLEY VIEW DRIVE
WETHERSFIELD CT 06109

B35198P158 B35703P196

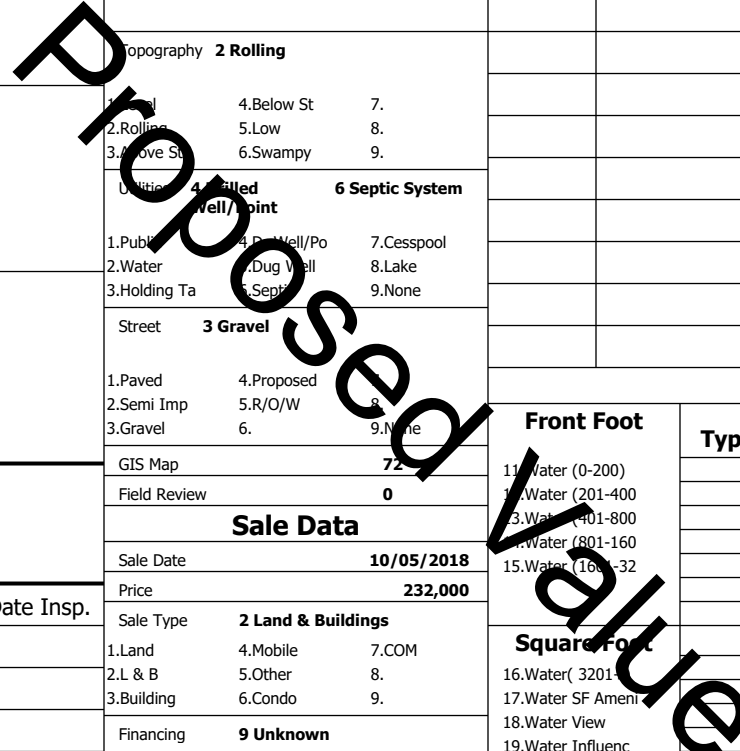
Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 4 Forest Lake			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2020	93,300	93,400	0	186,700		
REVIEW 0			2021	93,300	93,400	0	186,700		
Building Permit 0			2022	93,300	93,400	0	186,700		
Zone/Land Use 12 Limited Residential			2023	93,300	93,400	0	186,700		
Secondary Zone 23 Lake District			Calc.	139,800	158,500	0	298,300		
Topography 2 Rolling									
1. Hill 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. Driv Well/Po 7. Cesspool									
2. Water 5. Dug Well 8. Lake									
3. Holding Ta 6. Septic 9. None									
Street 3 Gravel									
1. Paved 4. Proposed 5. R/O/W 6.									
2. Semi Imp 3. Gravel 6. 9. None									
GIS Map 72									
Field Review 0									
Sale Data			Land Data						
Sale Date 10/05/2018			Front Foot	Type	Effective		Influence		Influence Codes
Price 232,000					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11. Water (0-200)			%		1. Unimproved	
1. Land 4. Mobile 7. COM			12. Water (201-400)			%		2. Excess Frtg	
2. L & B 5. Other 8.			13. Water (401-800)			%		3. Topography	
3. Building 6. Condo 9.			14. Water (801-160)			%		4. Size/Shape	
Financing 9 Unknown			15. Water (1601-32)			%		5. Access	
1. Convent 4. Seller 7.			Square Foot	Square Feet				6. Restriction	
2. FHA/VA 5. Private 8.								7. Open Space	
3. Assumed 6. Cash 9. Unknown								8. Environmental	
Validity 4 Split/Assemblage								9. Condo	
1. Valid 4. Split 7. Multiple			Fract. Acre	Acres/Sites				Acres	
2. Related 5. Partial 8. Other									30. Blueberry(1-20)
3. Distress 6. Exempt 9. Estate			21. Base Lot	20	0.34	100 %	0	31. Blueberry(21 -	
Verified 5 Public Record			22. Base Lot Vacan	17	1.00	100 %	0	32. Crop Land	
1. Buyer 4. Agent 7. Family			23. Base Lot Unpav			%		33. Pasture	
2. Seller 5. Pub Rec 8. Other						%		34. Shorefront B	
3. Lender 6. MLS 9.			24. Acres to 10			%		35. Shorefront C	
			25. Acres 11-30			%		36. ANTENNA SITE	
			26. Acres 31-50			%		37. Softwood TG	
			27. Acres 51& over			%		38. Mixed Wood TG	
			28. Acres 71 & Ove			%		39. Hardwood TG	
			29. Woods (41+)			%		40. Wasteland	
			Total Acreage 0.34					41. Woodland	
								42. Mobile Home Si	
								43. Camp Site	
								44. Lot Improvemen	
								45. BA SF - Oce	
								46. SP Meadow Cond	



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Map Lot 072-202-034-002

Account 4884

Location 8 LARRABEE LN

Card 1 Of 1

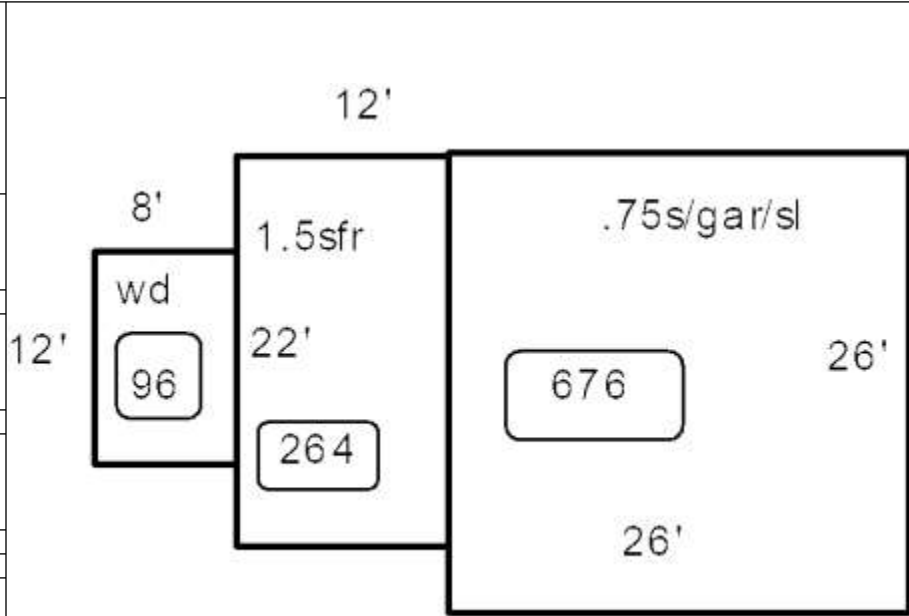
8/05/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch			Secondary Heat			2.Inadeq	5.	8.
3.R Ranch/	7.Contemp	11.Cottage	Heat Type			3.	6.	9.
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic		
Dwelling Units			2.HWCI	6.Monitor	10.UNH2F	1.1/4 Fin	4.Full Fin	7.
Other Units			3.HWRF	7.Electric	11.Geother	2.1/2 Fin	5.FI/Stair	8.
Stories			4.Steam	8.FI/Wall	12.Heat/Co	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type			Insulation		
2.2	5.1.75	8.	1.Central	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.Clapboar	5.Stucco	9.B & B	Kitchen Style			Unfinished %		
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor		
3.Compos./	7.Stone	11.Concret	2.Typical	5.	8.	1.E Grade	4.B Grade	7.SC Grade
4.Asbestos	8.Wood Shi	12.Wood Bo	3.Old Type	6.	9.None	2.O Grade	5.A Grade	8.
Roof Surface			Bath(s) Style			3.O Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Foundation		
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	2.Avg	7.V G
SF Masonry Trim			# Rooms			2.F	3.Avg	8.Exc
SOLAR VOLTAIC			# Bedrooms			3.Avg-	4.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	8.Delay
1.Concrete	4.Wood	7.						
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.Crwl	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars								
Wet Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						

Date Inspected 9/14/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2014	676	4 110	4	0	%100 %	
80 3/4 St/Garage	2014	676	4 110	4	0	%100 %	
83 Plmbing fixt	2014	3	4 100	4	0	%100 %	
68 Wood Deck	2014	96	4 100	4	0	%100 %	
4 1 & 1/2 Story Fr	2014	264	4 110	4	0	%100 %	
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Proposed Value