

#8



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*

Property Owner's Name: RICHARD I MARILYN SABLOSKY

Property Location: 15 TROUTWOOD DRIVE NEW HARTFORD, CT
number & street name, or assessor's map, block and lot number

Property Type: Real Estate Personal Property Motor Vehicle

Reason for Appeal: INDEPENDENT APPRAISAL AND SALE OF PROPERTY VALUE MUCH LESS THAN TOWN APPRAISED VALUE

Owner/Appellant's Estimate of Value* (required by statute): \$ 309,000

Owner/Appellant's Phone Number: 860-738-2346 860-738-2346
day evening

Name and mailing address of party to which all correspondence should be sent (list one address only):
RICHARD SABLOSKY
85 EDDY RD
BARKHAMSTED, CT 06063

Email Address: SABLOSKY@CHARTER.NET

Richard Sablosky 1-21-20
Signature of property owner or duly authorized agent Date

Agent's Certification	
Date: _____	
To Whom It May Concern:	
I, _____ 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 New Hartford for the Grand List of October 1, _____	
_____ Print Name of Owner	_____ Signature of Owner

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
SABLOSKY RICHARD AND MARILYN	1	5 Well	1 Paved	3 Rural	RES LAND	Code 1-1 Appraised Value 119,300 Assessed Value 83,510	Yr. Code 1-1 Assessed Value 83,510 Yr. Code 1-1 Assessed Value 83,510
15 TROUTWOOD DRIVE		6 Septic			RES EXCES DWELLING	Code 1-2 Appraised Value 2,000 Assessed Value 1,400	Yr. Code 1-2 Assessed Value 1,400 Yr. Code 1-2 Assessed Value 1,400
NEW HARTFORD, CT 06057						Code 1-3 Appraised Value 304,200 Assessed Value 212,940	Yr. Code 1-3 Assessed Value 212,940 Yr. Code 1-3 Assessed Value 212,940
Additional Owners:							
SUPPLEMENTAL DATA							
Other ID:	3061		no zone?				
Census	017/152		Section#	2			
Route			MBL	017 139 002			
Zone	R2						
Zone	R2						
AUDIT	X						
GIS ID:	267900		ASSOC PID#				
RECORD OF OWNERSHIP							
SABLOSKY RICHARD AND MARILYN	303/0401	12/12/2019	U	1	4000	1-1	83,510
SABLOSKY RICHARD AND MARILYN	303/0398	12/12/2019	U	1	4000	1-2	1,400
STANICAK MICHAEL A SR EST OF AND	301/871	07/23/2019	U	1	4000	1-3	212,940
STANICAK SR MICHAEL A & THERESA V ET AL.	299/197	10/30/2018	U	1	4000	1-3	212,940
STANICAK MICHAEL A & THERESA V	164/444	04/04/1996	U	1	4000	1-3	212,940
TOTAL					297,850	TOTAL	297,850

EXEMPTIONS	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM. INT.
ASSESSING NEIGHBORHOOD						
NBHD/SUB		Street Index Name	Tracing		Batch	
00001/A						
NOTES						
2/08 16' RD						
5 EX RTIL. UTILITY SNK						
1A						

YEAR	TYPE	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM. INT.
APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card)			304,200					
Appraised XE (B) Value (Bldg)			0					
Appraised OB (L) Value (Bldg)			0					
Appraised Land Value (Bldg)			121,300					
Special Land Value			0					
Total Appraised Parcel Value			425,500					
Valuation Method:								
Adjustment:								
Net Total Appraised Parcel Value			425,500					

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSR. DATE	% COMP.	DATE COMP.	COMMENTS
4648	04/10/2002			300		100		
3834	06/06/2000			1,500		100		

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSR. DATE	% COMP.	DATE COMP.	COMMENTS
4648	04/10/2002			300		100		
3834	06/06/2000			1,500		100		

USE	DESCRIPTION	ZONE	D	FROM	DEPTH	UNITS	UNIT PRICE	FACTOR SA	C	ST	ADJ.	NOTES
1	1010 Single Family	R2	1			2.00 AC	70,000.00	0.5679	5	1.00	1.50	
1	1010 Single Family	R2	1			0.28 AC	7,000.00	1.0000	0	1.00	0.00	

DATE	TYPE	IS	ID	CD	PURPOSE/RESULT
06/05/2018	WG	98			Review
05/09/2018	LN1	00			Mesur+Listed
11/11/2008	JL	98			Review
02/07/2008	FS	00			Mesur+Listed
12/30/2003	PS	53			Hearing No Change

USE	DESCRIPTION	ZONE	D	FROM	DEPTH	UNITS	UNIT PRICE	FACTOR SA	C	ST	ADJ.	NOTES
1	1010 Single Family	R2	1			2.00 AC	70,000.00	0.5679	5	1.00	1.50	
1	1010 Single Family	R2	1			0.28 AC	7,000.00	1.0000	0	1.00	0.00	

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSR. DATE	% COMP.	DATE COMP.	COMMENTS
4648	04/10/2002			300		100		
3834	06/06/2000			1,500		100		

USE	DESCRIPTION	ZONE	D	FROM	DEPTH	UNITS	UNIT PRICE	FACTOR SA	C	ST	ADJ.	NOTES
1	1010 Single Family	R2	1			2.00 AC	70,000.00	0.5679	5	1.00	1.50	
1	1010 Single Family	R2	1			0.28 AC	7,000.00	1.0000	0	1.00	0.00	

VISION

Total Card Land Units: 2.28 AC Parcel Total Land Area: 2.28 AC Total Land Value: 121,300

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	15 Troutwood Dr
	Legal Description	VOL. 164, PAGE. 444
	City	New Hartford
	County	Litchfield
	State	CT
	Zip Code	06057
	Census Tract	3061.00
	Map Reference	017-139-002
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower	Marilyn & Richard Sablosky
	Client	Richard Sablosky
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,950
	Price per Square Foot	\$
	Location	AVRG-GOOD
	Age	20 YRS
	Condition	AVERAGE
	Total Rooms	7
	Bedrooms	3
Baths	2.1	
APPRAISER	Appraiser	Robert J. Guiheen
	Date of Appraised Value	10/01/2018
VALUE	Final Estimate of Value	\$ 340,000

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 190155

Property Description: 15 Troutwood Dr, City New Hartford, State CT, Zip Code 06057. Legal Description VOL: 164, PAGE 444. Assessor's Parcel No. 017-139-002. Tax Year 2018. R.E. Taxes \$ 9,705. Special Assessments \$ 0.00. Borrower Marilyn & Richard Sablosky. Current Owner Michael Stanciak. Occupant: [X] Owner [] Tenant [] Vacant. Property rights appraised [X] Fee Simple [] Leasehold [] Project Type [] PUD [] Condominium (HUD/VA only) HOA \$ /Mo. Neighborhood or Project Name N/A. Map Reference 017-139-002. Census Tract 3061.00. Sale Price \$ N/A. Date of Sale N/A. Description and \$ amount of loan charges/concessions to be paid by seller N/A. Lender/Client Richard Sablosky. Address 85 Eddy Rd, Barkhamsted 06063. Appraiser Robert J Guiheen. Address 147 Torrington E St, Torrington, CT 06790.

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 190155

Valuation Section

ESTIMATED SITE VALUE = \$ 80,000
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:
Dwelling Sq. Ft. @\$ = \$
Garage/Carport Sq. Ft. @\$ = \$
Total Estimated Cost New = \$
Less Physical Functional External = \$
Depreciation = \$
Depreciated Value of Improvements = \$
'As-is' Value of Site Improvements = \$
INDICATED VALUE BY COST APPROACH = \$ 80,000

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): THE ESTIMATED EFFECTIVE AGE OF THE SUBJECT IS 20 YEARS. THE ECONOMIC LIFE IS BASED ON A 60 YEAR PERIOD AND THE ESTIMATED REMAINING ECONOMIC LIFE IS 40 YEARS.

COST APPROACH WAS CONSIDERED BUT DEEMED NOT APPROPRIATE DUE TO THE DIFFICULTY IN DETERMINING DEPRECIATION.

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include: Address, Proximity to Subject, Sales Price, Price/Gross Living Area, Data and/or Verification Source, VALUE ADJUSTMENTS, Date of Sale/Time, Location, Leasehold/Fee Simple, Site, View, Design and Appeal, Quality of Construction, Age, Condition, Above Grade Room Count, Gross Living Area, Basement & Finished Rooms Below Grade, Functional Utility, Heating/Cooling, Energy Efficient Items, Garage/Carport, Porch, Patio, Deck, Fireplace(s), etc., Fence, Pool, etc., OTHER, Net Adj. (total), Adjusted Sales Price of Comparable.

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): THERE HAS BEEN FEW RECENT SALES OF SIMILAR SIZED RANCH STYLE DWELLINGS. IT WAS THEREFORE NECESSARY TO UTILIZE SALES OF DIFFERENT STYLE DWELLINGS THAT BEST REFLECT THE SUBJECT'S GLA AND OVERALL CONDITION. SALE#1 WAS LOCATED ON THE SUBJECT'S STREET. THIS SALE HOWEVER WAS CONSIDERED SUPERIOR IN CONDITION TO THE SUBJECT DUE TO GREATER MODERNIZATION. SALE#2 WAS A COLONIAL STYLE DWELLING BUT BRACKETS THE SUBJECT'S GLA. SALES#2 & 3 WERE CONSIDERED SIMILAR IN OVERALL CONDITION TO THE SUBJECT. CONSIDERATION WAS GIVEN TO ALL 3 SALES WITH THE SUBJECT'S VALUE BEING ESTIMATED NEAR THE MEDIAN.

ADJUSTED VALUE OF THE SALES
Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include: Date, Price and Data Source, for prior sales within year of appraisal.

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: THERE HAS BEEN NO TRANSFER OF THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 338,000
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$

This appraisal is made [X] "as is" [] subject to the repairs, alterations, inspections or conditions listed below [] subject to completion per plans & specifications.
Conditions of Appraisal: IMPLICIT IN THE DEFINITION OF MARKET VALUE IS THAT AGGRESSIVE MARKETING IS EMPLOYED AND THAT AN ADEQUATE AMOUNT OF TIME IS ALLOWED.

Final Reconciliation: THE GREATEST WEIGHT WAS PLACED ON THE MARKET APPROACH AS IT RELIES ON THE MOST CURRENT DATA AVAILABLE AND MOST DIRECTLY REFLECTS THE MARKET. THE COST APPROACH WAS NOT USED DUE TO THE AGE OF THE SUBJECT IMPROVEMENTS. THE INCOME APPROACH WAS NOT USED DUE TO A LACK OF INCOME PRODUCING COMPARABLES.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 10/01/2018 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 340,000

APPRaiser: Signature, Name Robert O'Shea, Date Report Signed 10/29/2019, State Certification # RCR 0000228, State CT, Or State License #
SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature, Name, Date Report Signed, State Certification #, Or State License #

Supplemental Addendum

File No. 190155

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 immediately 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	Marilyn & 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 or 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 appraiser 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 alterations 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 mortgagee 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.
3. 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, familial 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 contingent on the appraised 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 Troutwood Dr, New Hartford, CT 06057

APPRAISER:

SUPERVISORY APPRAISER (only if required):

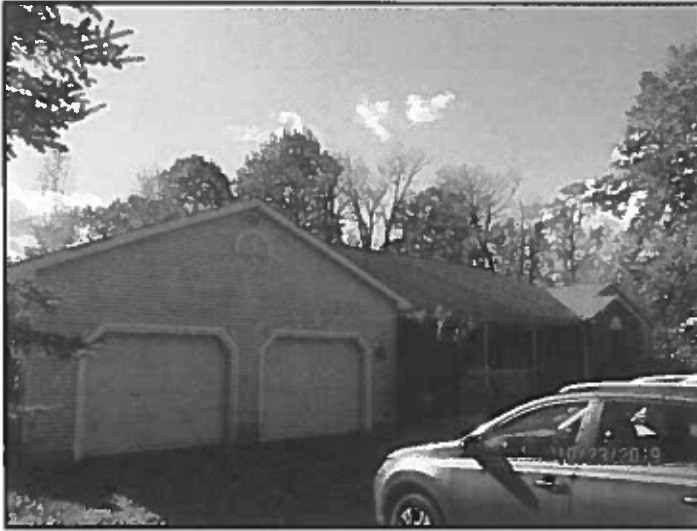
Signature: 
 Name: Robert O'Rourke
 Date Signed: 10/29/2019
 State Certification #: RCR.0000228
 or State License #: _____
 State: CT
 Expiration Date of Certification or License: 04/30/2020

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 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 Bedrooms 3
 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

Subject Interior Photo Page

Borrower	Marijyn & 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
 Location AVRG-GOOD
 View WOODS
 Site 2.28 AC
 Quality AVERAGE
 Age 20 YRS
 KITCHEN



Subject Interior

LIVING ROOM



Subject Interior

SUNROOM

Subject Interior Photo Page

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Subject Interior

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

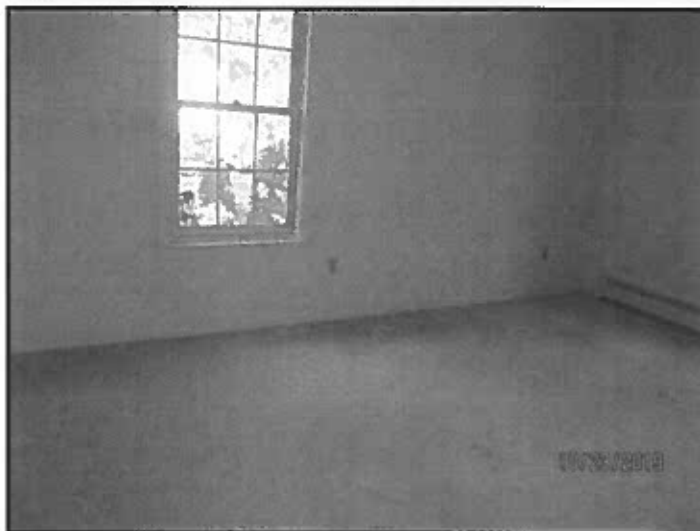
Subject Interior Photo Page

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

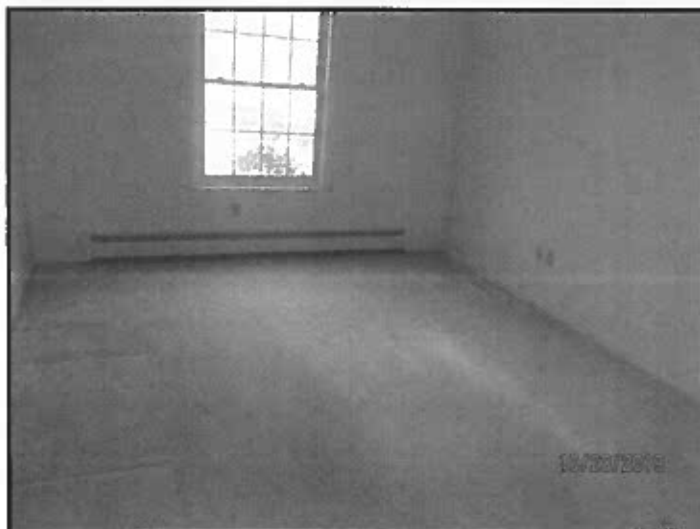


Subject Interior

15 Troutwood Dr
 Sales Price N/A
 Gross Living Area 2,950
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location AVRG-GOOD
 View WOODS
 Site 2.28 AC
 Quality AVERAGE
 Age 20 YRS



**Subject Interior
 BEDROOM**



**Subject Interior
 BEDROOM**

Subject Interior 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 Interior**

15 Troutwood Dr
 Sales Price N/A
 Gross Living Area 2,950
 Total Rooms 7
 Total Bedrooms 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
 Site 2.40 AC
 Quality AVERAGE
 Age 21 YRS

**Comparable 2**

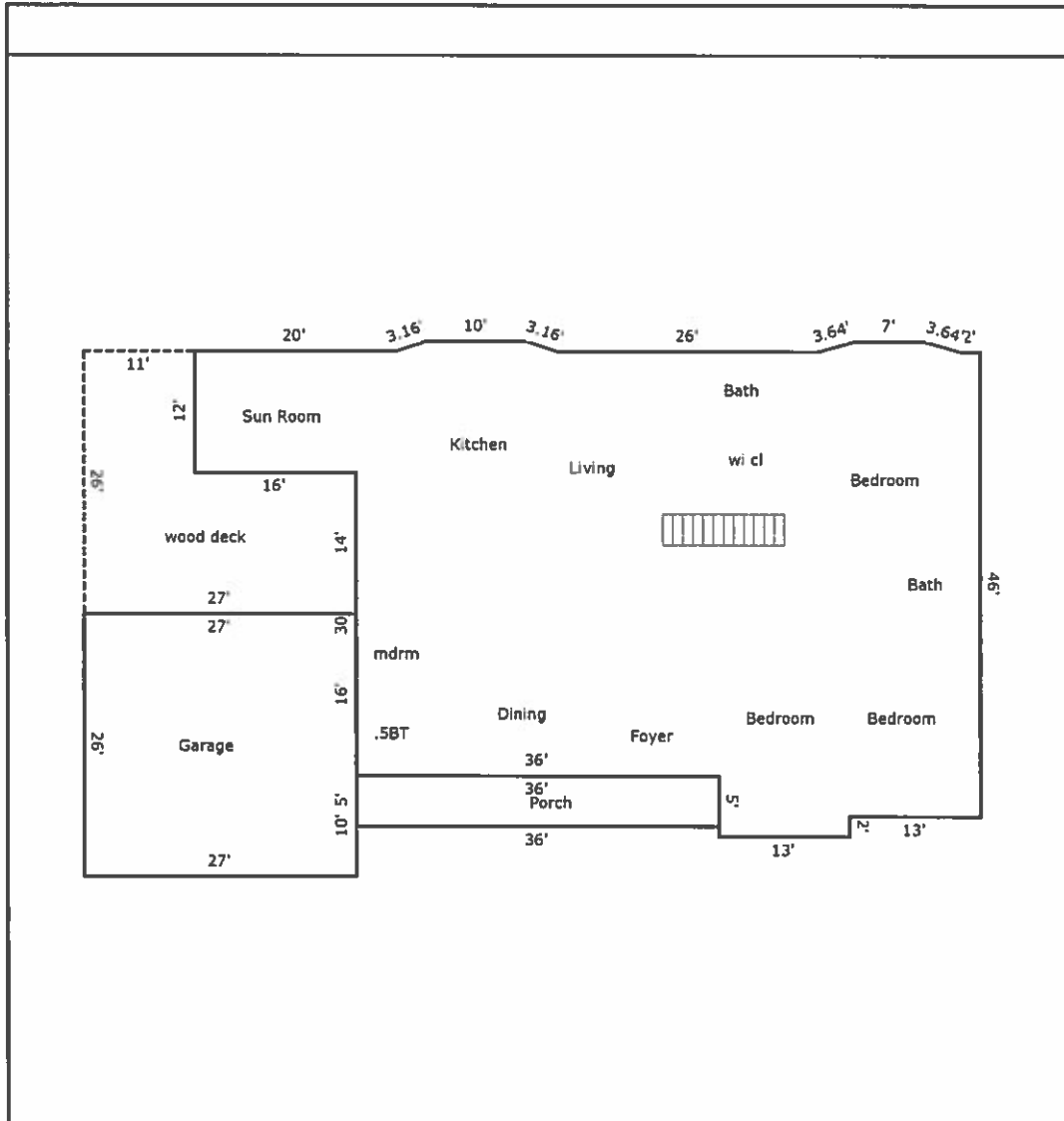
105 Burgoyne Hgts Rd
 Prox. to Subject 0.25 miles E
 Sale Price 355,000
 Gross Living Area 3,147
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location AVRG-GOOD
 View WOODS
 Site 2.07 AC
 Quality AVERAGE
 Age 28 YRS

**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 Sablosky		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details
First Floor	$0.5 \times 3 \times 1 = 1.5$ $0.5 \times 1 \times 3 = 1.5$ $10 \times 1 = 10$ $13 \times 2 = 26$ $26 \times 4 = 104$ $62 \times 30 = 1860$ $78 \times 12 = 936$ $0.5 \times 3.5 \times 1 = 1.75$ $0.5 \times 1 \times 3.5 = 1.75$ $7 \times 1 = 7$
Total Living Area (Rounded):	2950 Sq ft
Non-Living Area	
deck	$11 \times 12 = 132$ $14 \times 27 = 378$
open porch	$5 \times 36 = 180$
2 Car Attached	$27 \times 26 = 702$

BOOK 0164 PAGE 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 (\$35,000.00) 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 Sunnyside Road, Avon, Connecticut 06001 herein designated as the Grantees do hereby give, grant, 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

Judith A. Hermeriau
Judith A. Hermeriau

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

Mary Ann

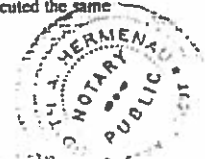
STATE OF CONNECTICUT
COUNTY OF LITCHFIELD

ss. WINCHESTER

On this 4th day of April, 1996, before me, Judith A. Hermeriau, 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.

Judith A. Hermeriau
Judith A. Hermeriau
Notary Public



Grantees Address:
74 Sunnyside Road
Avon, CT 06001

\$ 38.50

475.00
CONVEYANCE TAX

Christine State

BOOK 0164 PAGE 0445

SCHEDULE A

A certain piece or parcel 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."

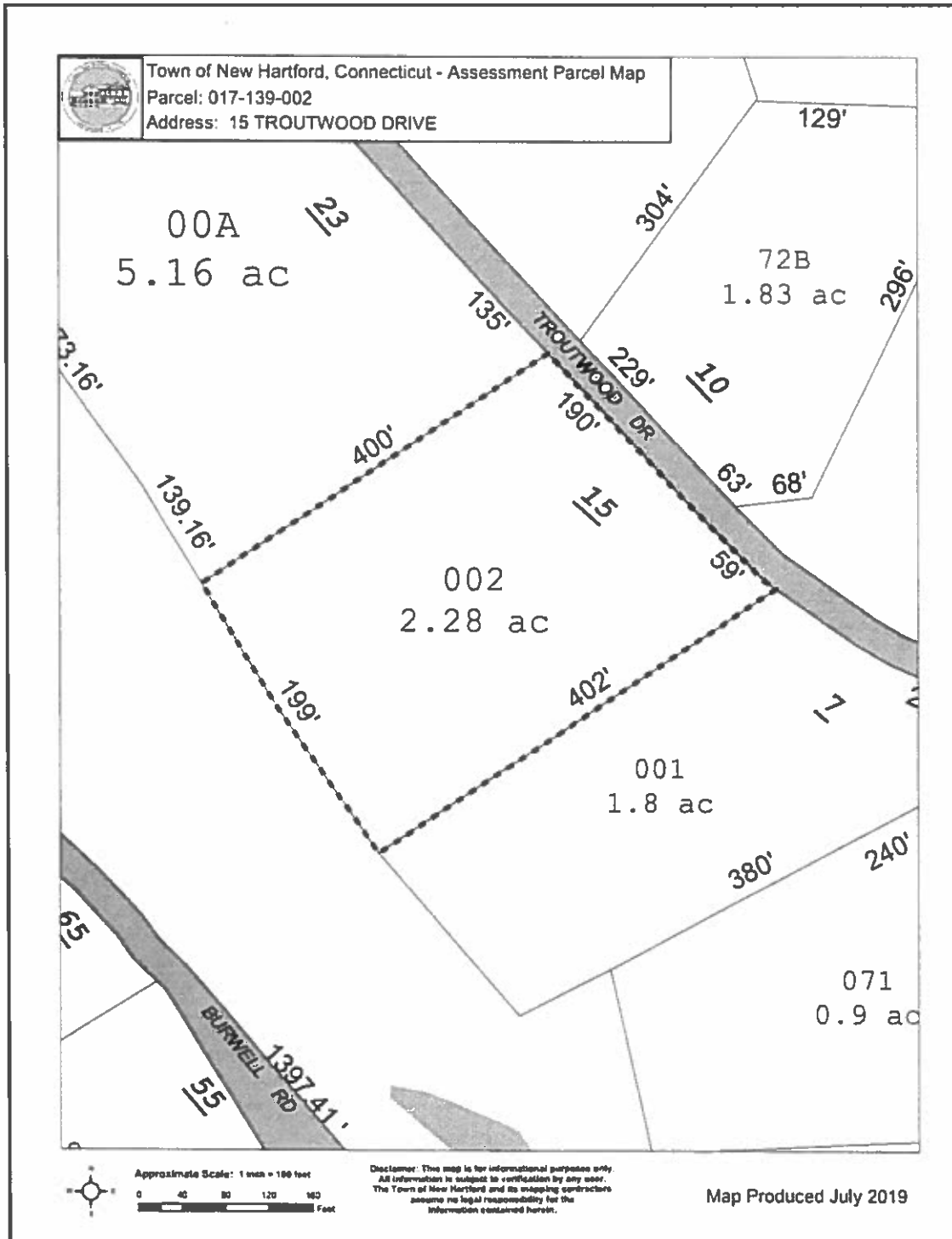
which map or plan is recorded in the New Hartford Town Clerk's Office, to which references may be had; and

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 himself 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.

RECEIVED FOR RECORD April 4 1996
 AT 3:02 P M
 RECORDED BY Dennis N. LaPlante
 Asst. TOWN CLERK



#	MLS#	Status	Start Date	Stat Date	Prop Type	Un/Closed Price	Address	City	Acres	Zone	Present Use	DOM	Lot Adept.	Lot Office
1	010106107	CLOS	01/15/17	01/22/17	UN/RS	UP: \$35,000 CP: \$32,000	20 WYALSI ST.	New Hartford	0.40	Residential		362	UN/RS	RESID
2	010101200	CLOS	06/19/16	07/17/16	UN/RS	UP: \$37,000 CP: \$27,000	612 HERRILL	New Hartford	0.47	Residential		131	UN/RS	RESID
3	102011252	CLOS	07/05/16	07/12/16	UN/RS	UP: \$50,000 CP: \$30,000	51 HICKORY HILL RD.	New Hartford	0.51	Residential		284	UN/RS	RESID
4	010100144	CLOS	03/28/17	03/20/17	UN/RS	UP: \$80,000 CP: \$60,000	1st S. Lawrence Way.	New Hartford	0.92	Residential		398	UN/RS	RESID
5	010100142	CLOS	12/29/17	01/23/18	UN/RS	UP: \$89,000 CP: \$69,000	1st S. Lawrence Way.	New Hartford	0.91	Residential		547	UN/RS	RESID
6	010101430	CLOS	09/02/16	09/07/16	UN/RS	UP: \$78,000 CP: \$74,000	1st S. Lawrence Way.	New Hartford	1.00	Residential		1	UN/RS	RESID
7	010027252	CLOS	10/05/16	10/10/16	UN/RS	UP: \$55,000 CP: \$45,000	1st S. Lawrence Way.	New Hartford	2.00	Residential		9	UN/RS	RESID
8	1118293	CLOS	03/11/16	03/11/16	UN/RS	UP: \$67,410 CP: \$67,410	2 S. Lawrence Way.	New Hartford	2.00	Residential		680	UN/RS	RESID
9	010027251	CLOS	09/24/16	09/27/16	UN/RS	UP: \$103,000 CP: \$90,000	2 S. Lawrence Way.	New Hartford	2.01	Residential		187	UN/RS	RESID
10	010027251	CLOS	09/08/16	09/10/16	UN/RS	UP: \$90,000 CP: \$85,000	2 S. Lawrence Way.	New Hartford	2.15	Residential		458	UN/RS	RESID
11	01012781	CLOS	09/29/16	09/30/16	UN/RS	UP: \$74,000 CP: \$74,000	2 S. Lawrence Way.	New Hartford	2.18	Residential		688	UN/RS	RESID
12	1118292	CLOS	03/11/16	03/11/16	UN/RS	UP: \$74,000 CP: \$67,410	2 S. Lawrence Way.	New Hartford	2.41	Residential		0	UN/RS	RESID
13	10101022	CLOS	10/30/17	11/15/17	UN/RS	UP: \$37,000 CP: \$30,000	1st S. Lawrence Way.	New Hartford	2.53	Residential		671	UN/RS	RESID
14	1118293	CLOS	03/04/16	03/04/16	UN/RS	UP: \$74,000 CP: \$67,410	2 S. Lawrence Way.	New Hartford	2.59	Residential		1,133	UN/RS	RESID
15	1118292	CLOS	06/15/17	06/16/17	UN/RS	UP: \$62,000 CP: \$62,000	2 S. Lawrence Way.	New Hartford	3.02	Residential		784	UN/RS	RESID
16	010027252	CLOS	06/20/16	06/24/16	UN/RS	UP: \$115,000 CP: \$100,000	2 S. Lawrence Way.	New Hartford	3.11	Residential		680	UN/RS	RESID
17	1118292	CLOS	03/11/16	03/11/16	UN/RS	UP: \$75,000 CP: \$75,000	2 S. Lawrence Way.	New Hartford	4.00	Residential		18	UN/RS	RESID
18	11012915	CLOS	09/15/16	09/16/16	UN/RS	UP: \$128,000 CP: \$125,000	2 S. Lawrence Way.	New Hartford	4.54	Residential		282	UN/RS	RESID
19	01012781	CLOS	08/05/17	08/05/17	UN/RS	UP: \$99,000 CP: \$85,000	2 S. Lawrence Way.	New Hartford	4.76	Residential		359	UN/RS	RESID
20	110010321	CLOS	03/17/16	03/18/16	UN/RS	UP: \$85,000 CP: \$85,000	2 S. Lawrence Way.	New Hartford	7.50	Residential		844	UN/RS	RESID
21	010027251	CLOS	09/17/16	09/23/16	UN/RS	UP: \$122,000 CP: \$122,000	2 S. Lawrence Way.	New Hartford	7.88	R2		140	UN/RS	RESID
22	110010321	CLOS	07/27/16	07/28/16	UN/RS	UP: \$179,000 CP: \$155,000	2 S. Lawrence Way.	New Hartford	9.65	Residential		87	UN/RS	RESID
23	01012781	CLOS	04/28/17	04/28/17	UN/RS	UP: \$72,000 CP: \$60,000	2 S. Lawrence Way.	New Hartford	20.00	R2		130	UN/RS	RESID
24	110010321	CLOS	01/19/16	01/29/16	UN/RS	UP: \$249,000 CP: \$249,000	2 S. Lawrence Way.	New Hartford	32.90	Residential		0	UN/RS	RESID
25	01012781	CLOS	10/21/16	10/24/16	UN/RS	UP: \$375,000 CP: \$375,000	2 S. Lawrence Way.	New Hartford	77.50	R2		31	UN/RS	RESID
26	110010321	CLOS	06/23/16	06/23/16	UN/RS	UP: \$110,000 CP: \$110,000	2 S. Lawrence Way.	New Hartford	119.00	Residential		61	UN/RS	RESID
27	01012781	CLOS	10/21/16	10/24/16	UN/RS	UP: \$175,000 CP: \$175,000	2 S. Lawrence Way.	New Hartford						

Location Map

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



Location Map

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



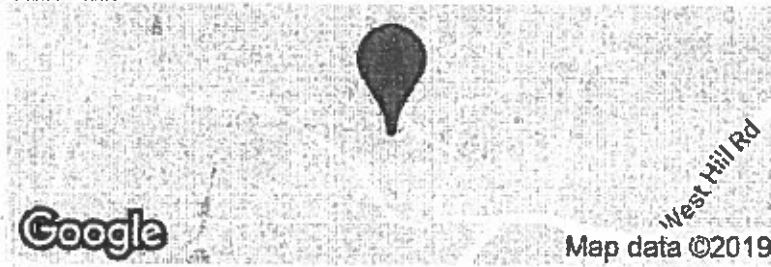
\$299,000

Est. Payment \$1,113/mo

15 Troutwood Dr, New Hartford, CT 06057

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

Map
Commute Time



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 ni...

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 Tax

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/ 1

Acct# 00139010

Owner GRIGOS PATRICIA K

PBN

Assessment \$318,080

Appraisal \$454,400

PID 3865

Building Count 1

Current Value

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

Owner of Record

Owner GRIGOS PATRICIA K
 Co-Owner
 Address P.O. BOX 156
 NEW HARTFORD, CT 06057

Sale Price \$539,000
 Certificate
 Book & Page 0234/0269
 Sale Date 04/29/2005
 Instrument 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		

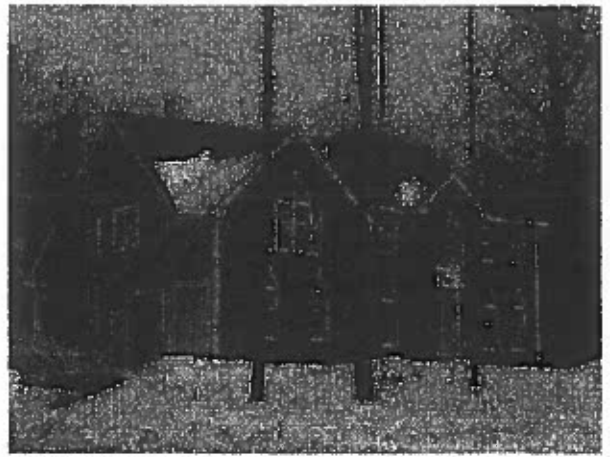
Building Information

Building 1 : Section 1

Year Built: 2000
Living Area: 3,420
Replacement Cost: \$381,160
Building Percent Good: 88
Replacement Cost Less Depreciation: \$335,400

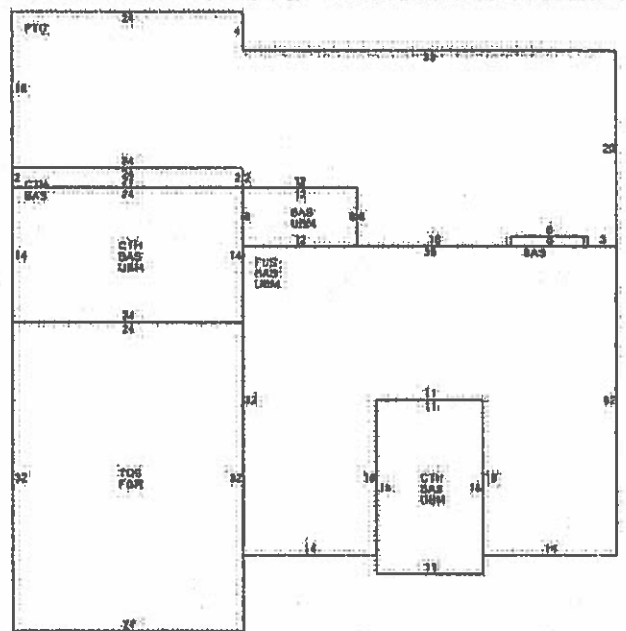
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick Veneer
Roof Structure:	Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Full Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	4
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Extra Kitchens	
Fireplaces	1
Extra Openings	
Basement Garage	
Whirlpool	1
Num Park	
Fireplaces	
Usrfd 108	
Usrfd 101	

Building Photo



(<http://images.vgsi.com/photos/NewHartfordCTPhotos/A00000\05\36.JPG>)

Building Layout



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

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,734	1,734
FUS	Upper Story, Finished	1,072	1,072
TQS	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

Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
 Description Single Family
 Zone R2
 Neighborhood 80
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.84
 Frontage
 Depth
 Assessed Value \$82,320
 Appraised Value \$117,600

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/ 1

Acct# 00268000

Owner 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
Co-Owner
Address 23 TROUTWOOD DRIVE
 NEW HARTFORD, CT 06057

Sale Price \$432,000
Certificate
Book & Page 0287/0036
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

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

Certificate

Address 68 TROUTWOOD DRIVE

Book & Page 0197/0957

NEW HARTFORD, CT 06057

Sale Date 02/06/2002

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CARAVATI BEVERLY	\$0		0197/0957	02/06/2002
CARAVATI ROBERT C & BEVERLY	\$61,000		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

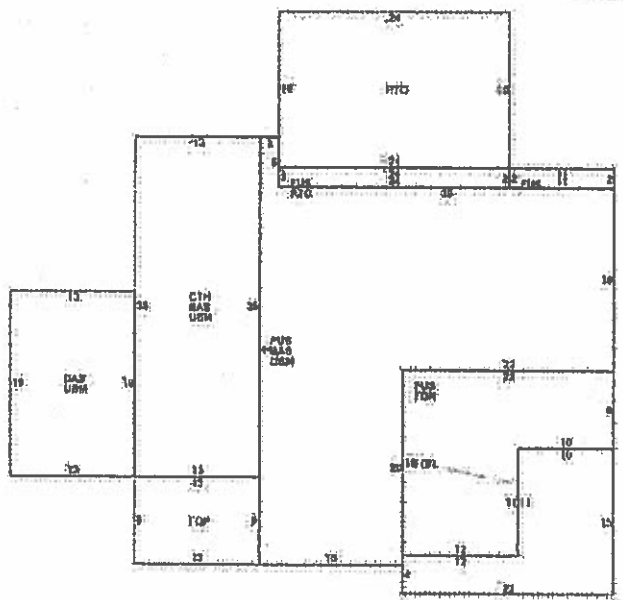
Year Built: 2001
Living Area: 3,106
Replacement Cost: \$341,748
Building Percent Good: 83
Replacement Cost Less Depreciation: \$283,600

Building Photo



(<http://images.vgsi.com/photos/NewHartfordCTPhotos/A00100124136.jpg>)

Building Layout



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

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Full Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Extra Kitchens	
Fireplaces	1
Extra Openings	
Basement Garage	
Whirlpool	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,715	1,715
FUS	Upper Story, Finished	1,391	1,391
CTH	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

Usrfd 102	
Usrfd 100	
Usrfd 300	
Usrfd 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone R2
Neighborhood 80
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.9
Frontage
Depth
Assessed Value \$82,740
Appraised Value \$118,200

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	\$285,000	\$118,200	\$403,200
2018	\$285,000	\$118,200	\$403,200
2017	\$280,000	\$117,600	\$407,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$199,500	\$82,740	\$282,240
2018	\$199,500	\$82,740	\$282,240
2017	\$203,000	\$82,320	\$285,320

#9



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*

Property Owner's Name: Aulay & Elizabeth Carlson
Property Location: 455 West Hill Rd New Hartford CT 06057
number & street name, or assessor's map, block and lot number
Property Type: Real Estate Personal Property Motor Vehicle
Reason for Appeal: High Estimate

Owner/Appellant's Estimate of Value* (required by statute): \$300,000
Owner/Appellant's Phone Number: 937-238-0592 or 860-806-9356
day evening

Name and mailing address of party to which all correspondence should be sent (list one address only):
Aulay Carlson
455 West Hill Rd
New Hartford, CT 06057
Email Address: acarlson57@att.net
Sally Carlson Elizabeth Carlson 25 Jan 2020
Signature of property owner or duly authorized agent Date

Agent's Certification

Date: _____
To Whom It May Concern:
I, _____ 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 New Hartford for the Grand List of October 1, _____

Print Name of Owner Signature of Owner

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
HARRISON ADLAV PHILLIPS AND HARRISON ELIZABETH JEAN 55 WEST HILL ROAD NEW HARTFORD, CT 06057 Additional Owners:		1 Level	5 Well 6 Septic	1 Paved	3 Rural	Description	Code
						RES LAND	1-1
						RES EXCES DWELLING	1-2
						RES OUTBL	1-3
							1-4
Other ID: 3061		REVAL 2018 C				Appraised Value	Assessed Value
Census	0177064	no zone?				99,400	69,580
Rout	1	Section#				4,200	2,940
NBHD	R2	MIBL		017 044 005		210,300	147,210
Zone						11,900	8,330
AUDIT							
GIS ID: 5700		ASSOC PID#					
						Total	Total
						325,800	228,060



RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	P.C.	PREVIOUS ASSESSMENTS (HISTORY)	
HARRISON ADLAV PHILLIPS AND HARRISON ELIZABETH JEAN 55 WEST HILL ROAD NEW HARTFORD, CT 06057		283/240	07/03/2014	U	1	338,000	25	Yr.	Code
		243/664	07/05/2006	Q	1	459,900	00	69,580	1-1
		90/741	04/03/1978	U	1	4000	00	2,940	1-2
								147,210	1-3
								8,330	1-4
								Total:	Total:
								228,060	228,060

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int
Year	Type						
Total:							

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
NBHD/ SUB				
0001/A				

NOTES
 JULY 2014 SHORT SALE (PGCS)
 TGL AC
 9 CHG BAS TO PTO

BUILDING PERMIT RECORD		Term ID	Issue Date	Type	Description	Amount	hsp. Date	% Comp	Date Comp.	Comments
15-266		07/29/2015	HA	IVAC	13,400			100	09/10/2018	HEAT PUMP SYSTEM
14-327		09/03/2014	PL	Plumbing	700			100	07/19/2018	PROPANE FOR GENERATOR
14-281		08/14/2014	ME	MECHANICAL	22,500			100	07/18/2018	GENERATOR/SERVIC
CO7818		07/01/2014	CO	CO ISSUED	0			100	06/18/2018	DETACHED GARAGE
									10/29/2008	

LAND LINE VALUATION SECTION		Use	Description	Zone	D	From	Depth	Units	Unit Price	Factor S.A	C	ST	Adj.	Notes-Adj
1010	Single Family	R2	1	2.00	AC	70,000.00	0.5679	5	1,000	70	1.25	0.00		
1010	Single Family	R2	1	0.60	AC	7,000.00	1.0000	0	1,000	70	0.00			
Total Card Land Units:		2.60		AC		Parcel Total Land Area:		2.6 AC		Total Land Value:		103,600		

VISIT/CHANGE HISTORY		Date	Type	IS	ID	CD	Purpose/Result
		09/10/2018			LN1	00	Measur+Listed
		07/19/2018			LN1	02	Callback 1
		07/18/2018			LN1	01	Measured
		06/18/2018			WG	98	Review
		10/29/2008			JL	98	Review

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised XI (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		210,300	0	11,900	103,600	0	325,800
							Adjustment:
							0
							Net Total Appraised Parcel Value
							325,800

This signature acknowledges a visit by a Data Collector or Assessor

#10



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*

Property Owner's Name: LAWRENCE A. TERPENING

Property Location: 78 DOROTHY DRIVE, NEW HARTFORD CT 06057
number & street name, or assessor's map, block and lot number

Property Type: Real Estate Personal Property Motor Vehicle

Reason for Appeal: NO SEPTIC SYSTEM. NEVER HAD A WORKING SEPTIC SYSTEM.

Owner/Appellant's Estimate of Value* (required by statute): \$20,000 is WHAT AMBUNG OFFERS

Owner/Appellant's Phone Number: 860-491-8758 SAME FROM FLIPPERS.
day evening

Name and mailing address of party to which all correspondence should be sent (list one address only):

LARRY TERPENING, 78 DOROTHY DRIVE, NEW HARTFORD, CT 06057

Email Address: TERPENL@ICLOUD.COM

Lawrence A. Terpening
Signature of property owner or duly authorized agent

1/23/20
Date

Agent's Certification

Date: _____

To Whom It May Concern:

I, _____ 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 New Hartford for the Grand List of October 1, _____

Print Name of Owner

Signature of Owner

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	VISION
EREPENING LAWRENCE A	1 Level	5 Well 6 Septic	1 Paved	3 Rural	RES LAND DWELLING	Code 1-1 Appraised Value 60,900 Assessed Value 42,630	6092 NEW HARTFORD, CT
O BOX 172						Code 1-3 Appraised Value 58,800 Assessed Value 41,160	
SUPPLEMENTAL DATA Other ID: REVAL.2018 C Census 3061 Roul 09A/196 NBHD 1 Zone R-4 AHDIT GIS ID: 235500 no zone? 2 Section# 09A 101 13-15 MRL ASSOC PID#							

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
EREPENING LAWRENCE A	297/ 561	04/27/2018	U	1	70,700	14	14	1-1	42,630	2019	1-1	42,630	2018	1-1	42,630
FEDERAL HOME LOAN MORTGAGE CORP	296/ 468	12/12/2017	U	1		14	14	1-3	41,160	2019	1-3	41,160	2018	1-3	40,740
ATONSTAR MORTGAGE LLC	296/ 446	12/11/2017	U	1		14	14								
ENOCK ANNA AND RAYMOND	249/ 870	06/12/2007	U	1	135,000	01	01								
ENOCK ANNA & RAYMOND	249/ 869	06/12/2007	U	1		29	29								
CULLY PATRICIA	73/ 45	06/19/1972	U	1											
Total: 83,790 Total: 83,790 Total: 83,370															

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD NBHD S/UJ 0001/A NBHD Name Street Index Name Tracing Batch NOTES							

OTHER ASSESSMENTS	Description	Amount	Comments
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 58,800 Appraised Xr (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 60,900 Special Land Value 0 Total Appraised Parcel Value 119,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 119,700			

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp	Comments
VISIT/CHANGE HISTORY Date Type IS ID Cd Cd Purpose/Result 05/10/2019 CI 41 Change 06/05/2018 WG 98 Review 04/26/2018 LNI 02 Callback 1 04/25/2018 LNI 01 Measured 12/13/2008 JL 98 Review									

LAND LINE VALUATION SECTION	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	Factor	Factor S.F.	Factor Idx	Adj	Notes-Adj	Special Pricing	S Adj	Adj Limit Price	Land Value
	1010	Single Family	R4	1			0.25	AC	70,000.00	3.3143	5	1.05			1.00	243,600.00	60,900

LAND LINE VALUATION SECTION	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	Factor	Factor S.F.	Factor Idx	Adj	Notes-Adj	Special Pricing	S Adj	Adj Limit Price	Land Value
Total Card Land Units: 0.25 AC Parcel Total Land Area: 0.25 AC Total Land Value: 60,900																	

LAND LINE VALUATION SECTION	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	Factor	Factor S.F.	Factor Idx	Adj	Notes-Adj	Special Pricing	S Adj	Adj Limit Price	Land Value
Total Card Land Units: 0.25 AC Parcel Total Land Area: 0.25 AC Total Land Value: 60,900																	

LAND LINE VALUATION SECTION	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	Factor	Factor S.F.	Factor Idx	Adj	Notes-Adj	Special Pricing	S Adj	Adj Limit Price	Land Value
Total Card Land Units: 0.25 AC Parcel Total Land Area: 0.25 AC Total Land Value: 60,900																	

#11



Town of New Hartford Board of Assessment Appeals

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

TSC

Applications may be sent to:

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

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

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

March 20, 2020 TSC

APPLICATION TO APPEAL

Property Owner's Name: TEO J. BRADY

Property Location: 53 ELIZABETH OLIVE N. HWY.
number & street name, or assessor's map, block and lot number

Property Type: Real Estate Personal Property Motor Vehicle

Reason for Appeal: SAND IS NOT FIXED ITS A REMOVABLE APPEAL THAT I PLAN ON TAKING AWAY W/ME.

Owner/Appellant's Estimate of Value* (required by statute): _____

Owner/Appellant's Phone Number: (860) 490-2468 (860) 921-0093
day evening

Name and mailing address of party to which all correspondence should be sent (list one address only):
TEO J BRADY
53 ELIZABETH OLIVE
NEW HARTFORD, CT 06057

Email Address: TJBRADY82@gmail.com TJBRADY92

[Signature] 3/11/2020
Signature of property owner or duly authorized agent Date

Agent's Certification	
Date:	_____
To Whom It May Concern:	_____
I, _____	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 New Hartford for the Grand List of October 1, _____
_____	_____
Print Name of Owner	Signature of Owner

TJ

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Code	Description	Element	Code	Description
ce	03	Colonial			
del	01	Residential			
de	06	Residential			
ries	2	2 Stories			
upply	1				
error Wall 1	25	Vinyl Siding			
error Wall 2	04	Hip			
of Structure	03	Asphalt			
ron Wall 1	05	Drywall			
error Wall 2	02	Hardwood			
ror Flr 1	11	Cerain Clay Tile			
ror Flr 2	02	Oil			
it Fuel	04	Forced Air			
it Type	03	Central			
Type	04	Bedrooms			
al Bedrooms	02				
al Half Baths	1				
al Xtra Bath	2				
al Rooms	02	Rooms			
h Style	02	Average			
hen Style	03	Above Average			
ra Kitchens	1				
phases	1				
ra Openings					
ement Garage					
ripool					

OB-OUTBUILDING & YARD ITEMS) / XE-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	U/LB Units	Unit Price	Yr	Code	Dep Rr	Chd	%Cnd	App Value
D1	Shed - Frame			1	1340	18,00	1994	K		70	1,800
R1	Garage			1	336	30,00	2019	B	A	50	6,300

BUILDING SUB-AREA SUMMARY SECTION

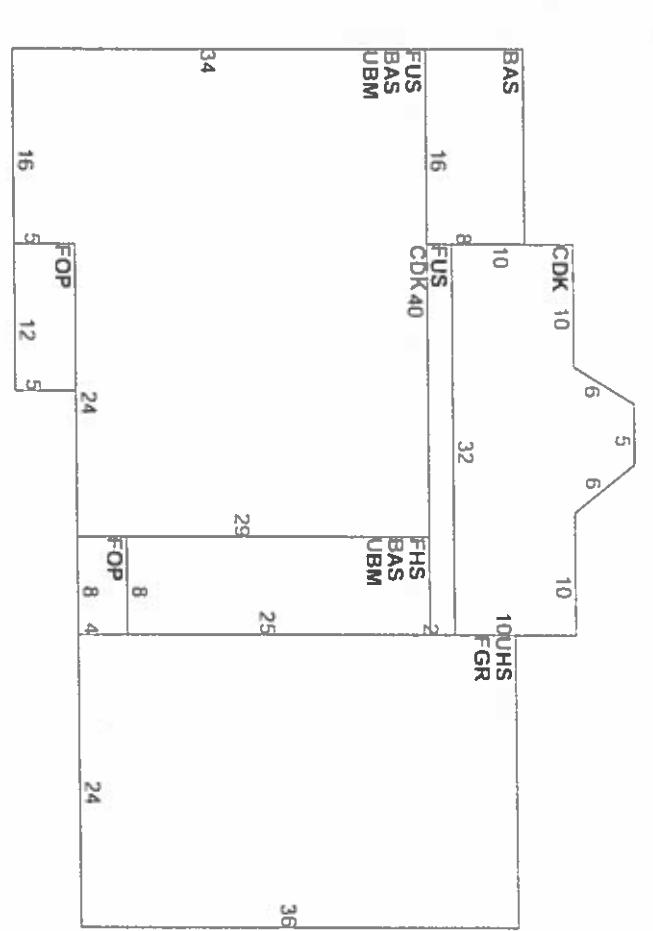
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undepec. Value
S	First Floor	1,568	1,568	1,568	92.50	145,039
K	Composite Deck	0	426	51	11.07	4,717
R	Garage	0	864	302	32.33	27,935
S	Half Story, Finished	120	200	120	55.50	11,100
P	Porch, Open	0	92	18	18.10	1,665
S	Upper Story, Finished	1,304	1,304	1,304	92.50	120,619
M	Basement, Unfinished	0	1,440	288	18.50	26,640
S	Half Story, Unfinished	0	864	259	27.73	23,957
Ttl. Gross Liv/Lease Area:		2,992	6,758	3,910		361,673

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	92.50
Replace Cost	161,673
AVB	1994
EVYB	2002
Dep Code	K
Remodel Rating	
Year Remodeled	
Dep %	16
Functional Obshnc	
External Obshnc	
Cost Trend Factor	1
Condition Codes	
% Complete	84
Overall % Cond	303,800
Apprais Val	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





November 13, 2017

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.**

Building Style	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

*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.newhartfordct.com/>

Signature *N. Gauthier* 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

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
Co-Owner
Address 44 TANGLEWOOD ROAD
NEW HARTFORD, CT 06057

Sale Price \$0
Certificate
Book & Page 298/ 533
Sale Date 07/23/2018
Instrument 29

Ownership History

Ownership History					
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 Good: 75
Replacement Cost Less Depreciation: \$250,200

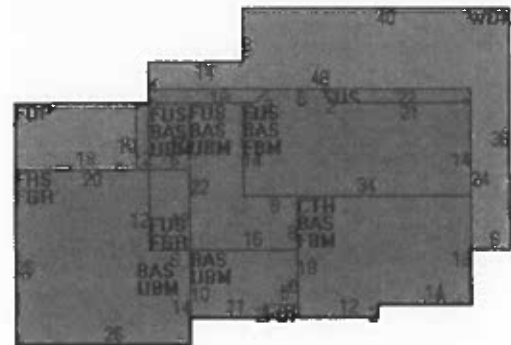
Building Attributes	
Field	Description
Style	Contemporary
Model	Residential
Grade:	Average + 20
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Cedar
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Full Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Fireplaces	1
Extra Openings	
Basement Garage	
Whirlpool	

Building Photo



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

Building Layout



(<http://images.vgsi.com/photos/NewHartfordCTPhotos//Sketch>)

Building Sub-Areas (sq ft)			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
CTH	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	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone R2
Neighborhood 80
Alt Land Appr No
Category

Land Line Valuation

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


BOARD OF ASSESSMENT APPEALS
TOWN OF NEW HARTFORD

APPELLANT / AGENT AUTHORIZATION FORM

Date: 02/24/2020

To Whom It May Concern: I, William Marchand, Chair of the Board of Directors of Regional Refuse Disposal District One, legal owner of real property leased to LSE Canis Minor, LLC, Appellant, duly authorized, hereby authorized Jeffrey J Macel and Lodestar Energy, LLC 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.

Comps

New Hartford Mill Rate 30.624

Address	Owner	Zoning	Acres	100% Appraised Value	Assessed Value (70% 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

\$138.26
per acre

New Hartford Zoning Map

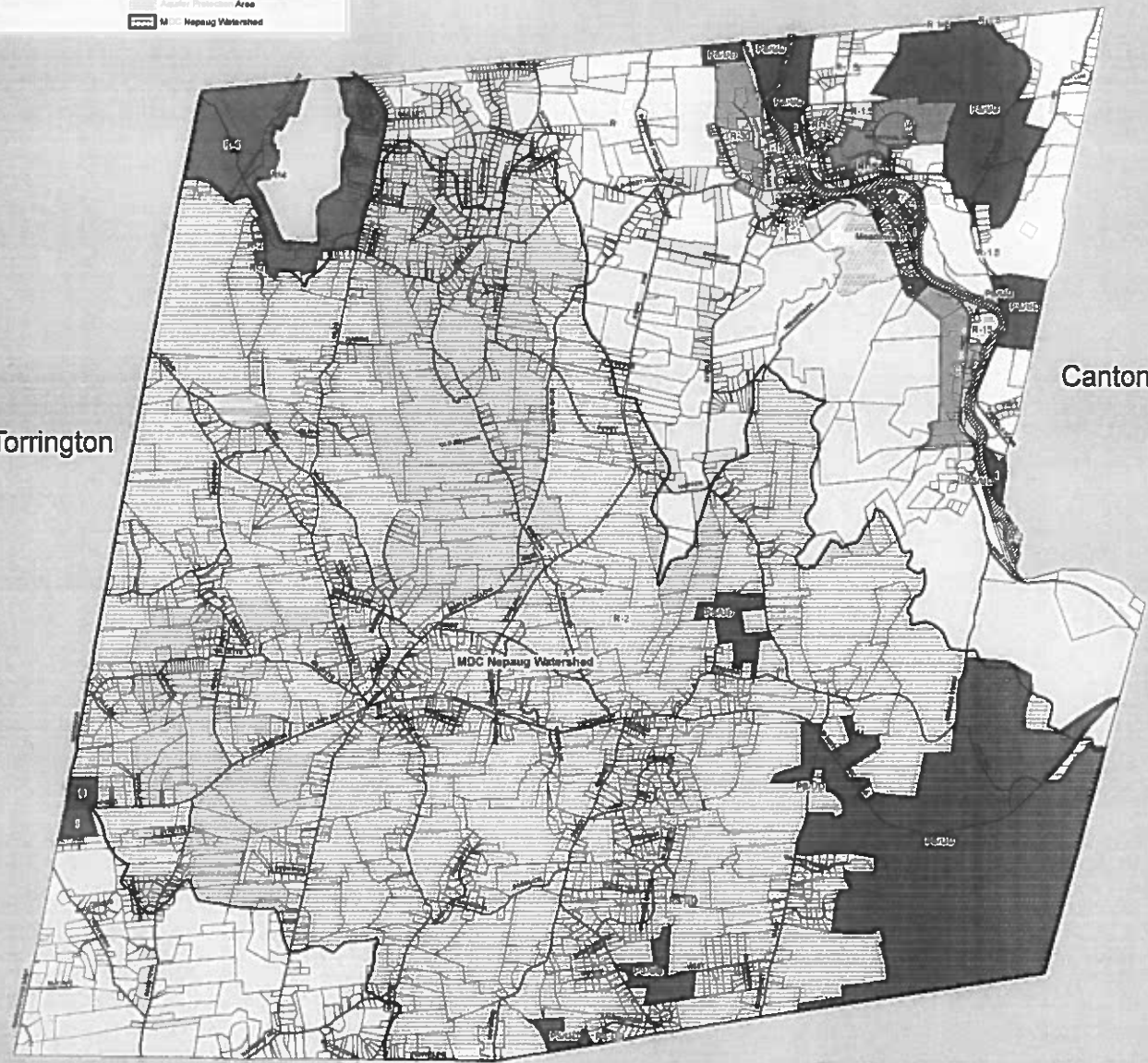


Legend	
	Parcel
	Public Service/Utility District
	Business
	Commercial
	Industrial
	Industrial Park
	N.H. Career District
	R-1.5 Res 1.5 Acres
	R-15 Res 15,000 Sq. Ft.
	R-3 Res 2 Acres
	R-30 Res 30,000 Sq. Ft.
	R-4 Res 4 Acres
	R-2 Res 2 Acres
	Farmington River Protection Overlay District
	Apparatus Protection Area
	MDC Hepsaug Watershed

Barkhamsted

Canton

Torrington



Harwinton

Burlington

Map Revision Date: 8-28-14



Approved at the PZ Meeting
September 10, 2014

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

Jamiee Steadman
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.

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Id	Ch	Description	Element	Id	Ch	Description
100			Vacant				

MIXED USE		
Code	Description	Percentage
9030	MUNICIPAL, MIDL-000	100

COST/MARKET VALUATION

Adj. Base Rate: 0.000
 Replace Cost
 AYIB
 EYIB
 Dep Code
 Remodel Rating
 Year Remodeled
 Dep %
 Functional Obsolete
 Structural Obsolete
 Cost Trend Factor
 Condition Codes
 % Complete
 Overall % Cond
 Apprais Val
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

OB-OUTBUILDING & YARD (ITEMS) / XF-BUILDING EXTRA FEATURES(B)

Id	Description	Sub	Sub Description	L/H Units	Unit Price	Yr	Gdel	Dn	Ri	C	Ind	%	Ind	Abr	Value
3	Shed Metal			1	280		2002	A			A	50		2,100	
	Shed Metal			1	180		2002	A			A	50		1,400	
	ROOF/C ANOF			1	130,000.00		2003	C			E	90		117,000	

BUILDING SUB-AREA SUMMARY SECTION

Id	Description	Laying Area	Gross Area	H/L Area	Unit Cost	Indeprec. Value

Ttl. Gross Liv/Lease Area: 0 0 0 0 0

No Photo On Record