

TOWN COUNCIL MAJORITY OFFICE
REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

APRIL 12, 2022

REVISED 4-5-2022

TO: Councillors Awet Tsegai and Tom Rup

FROM: Angie Parkinson, Chair

RE: **April 12, 2022 6:00 p.m. Town Council Majority Office**

This meeting is accessible through “Microsoft Teams” 1-929-235-8441 Conference ID: 898 091 832# or [Click here to join the meeting](#)

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 - A. December 22, 2021
3. OPPORTUNITY FOR RESIDENTS TO SPEAK
4. OLD BUSINESS
 - A. 3 Hillside Avenue
5. NEW BUSINESS
 - A. 1437-1439 Main Street
 - B. 6 North Meadow Road, 21 North Meadow Road and 1919 Main Street**
6. ADJOURNMENT

cc: Town Council
Mayor Walsh
Rich Gentile, Assistant Corporation Counsel
John Lawlor, Public Works Director
Connor Martin, Assistant to the Mayor

MICROSOFT "TEAMS"

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

DECEMBER 22, 2021

PRESENT Angie Parkinson, Temporary Chair; Councillors Awet Tsegai and Tom Rup
Via Teams

ALSO Michael Walsh, Mayor
Via Teams Rich Gentile, Assistant Corporation Counsel
John Lawlor, Public Works Director

CALL TO ORDER

Temporary Chair Parkinson called the meeting to order at 5:31 p.m.

NOMINATION OF OFFICERS

Chair:

MOTION By Awet Tsegai
seconded by Tom Rup
to **appoint Angie Parkinson as Chair**
of the Real Estate Acquisition & Disposition Committee.
Motion carried 3/0.

Secretary:

MOTION By Tom Rup
seconded by Angie Parkinson
to **appoint Awet Tsegai as Secretary**
of the Real Estate Acquisition & Disposition Committee
Motion carried 3/0.

ADOPTION OF RULES GOVERNING MEETINGS

MOTION By Awet Tsegai
seconded by Tom Rup
to **adopt** Robert's Rules of Order as the rules that shall govern
parliamentary procedure at all subcommittee meetings, with the exception
that (1) the Chair shall not be required to restate the motion of any
Council member unless requested by another Councillor, or when in the
discretion of the Chair, such restatement is necessary to avoid any
confusion as to the motion; and (2) where such rules are in conflict with
the provisions of the State Statutes, the Town Charter, or Town
Ordinances.
Motion carried 3/0.

ESTABLISHMENT OF MEETING DATES

MOTION By Awet Tsegai
seconded by Tom Rup
to **hold** meetings at the **call** of the Chair.
Motion carried 3/0.

STORAGE OF RECORDS

MOTION By Awet Tsegai
seconded by Tom Rup
to **store** records in the Town Council office.
Motion carried 3/0.

APPROVAL OF MINUTES

February 1, 2021 Meeting

MOTION By Awet Tsegai
seconded by Angie Parkinson
to **approve** the minutes of the February 1, 2021 meeting.
Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Claudette Miller, 91 Greenlawn Street, spoke to the Committee on 3 Hillside Avenue. See below.

To accommodate those present, the following motion was made.

MOTION By Awet Tsegai
seconded by Tom Rup
to **move** item 8.C. 3, entitled "3 Hillside Avenue" before
item 8. A. entitled "Acquisition of Applegate Lane".
Motion carried 3/0.

NEW BUSINESS

3 Hillside Avenue

Claudette Miller, 91 Greenlawn Street, spoke to the Committee on 3 Hillside Avenue. She is the widow of the owner, William Miller, who offered the land free of charge to the adjoining property owners, the town of East Hartford through former Mayor Leclerc, the Archdiocese of Hartford and the Manchester Land Trust. All refused the offer of this

property. Mrs. Miller is aware that the Town Council will also refuse the offer of this property. However, she requested that this committee recommend that the Town Council add that it is unusable property and that it not be taxed (assessed) as such.

John Lawlor, Public Works Director, opined that the town not accept this donation of property due to the risks of ownership that it presents, namely tree damage to adjoining property owners.

Rich Gentile, Assistant Corporation Counsel, cannot speak to the value of the property but did state that a phase I environmental study would have to be either performed or waived and the necessary title work would have to be completed through Probate Court.

MOTION By Tom Rup
 seconded by Awet Tsegai
 to **table** this matter to discuss further options.
 Motion carried 3/0.

Acquisition of Applegate Lane

MOTION By Tom Rup
 seconded by Awet Tsegai
 That The Real Estate Acquisition and Disposition Committee recommends to the Town Council that, subject to C.G.S. 8-24 review by the Planning and Zoning Commission, it (a) approve the acquisition of the Property shown on the survey attached hereto shown as Private Right of Way to be acquired by the Town of East Hartford Area =1.40 +/- Acres (61,139 +/- S.F.) on a map entitled "Perimeter Survey Prepared for the Town of East Hartford Applegate Lane East Hartford Connecticut" dated 11/23/2021, comprising a portion of the property known as Applegate Lane, from the Estate of Abraham Gosman and/or his heirs, assigns or trustees, for (the sum of \$20,000 (the "Property") and (b) waive the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the Town, given the fact that consideration is minimal and does not warrant the cost of an appraisal, and the Town has sufficient environmental background information on the Property given its recent acquisition of abutting property; and (c) schedule a special meeting to accept Applegate Lane as a public street/highway as required pursuant to Connecticut General Statutes section 13a-48, and accept Applegate Lane as a public street/highway.
 Motion carried 3/0.

MOTION By Awet Tsegai
 seconded by Tom Rup
 The Real Estate Acquisition and Disposition Committee recommends to the Town Council that, subject to C.G.S. 8-24 review by the Planning and

Zoning Commission, it (a)approve the acquisition of the Property shown on the survey attached hereto as Private Right of Way to be acquired by the Town of East Hartford Area = 0.24 +/- Acres (13,353 +/- S.F.) and land to be acquired by the Town of East Hartford Area = .031 +/- Acres 10,289 +/- S.F.) as shown on a map entitled "Perimeter Survey Prepared for the Town of East Hartford Applegate Lane East Hartford Connecticut" dated 11/23/2021 comprising a portion of the property known as Applegate Lane and land abutting Applegate Lane, from Ansonia Acquisitions I, LLC for no cash, but other valuable considerations, (the "Property") and (b) waives the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the Town, given the fact that there is no cash consideration and does not warrant the cost of an appraisal, and the Town has sufficient environmental background information on the Property given its recent acquisition of abutting property; and (c)schedule a special meeting to accept Applegate Lane as a public street/highway as required pursuant to Connecticut General Statutes section 13a-48, and accept Applegate Lane as a public street/highway.
Motion carried 3/0.

19/31 Margery Drive – Stub Road

MOTION By Tom Rupi
seconded by Awet Tsegai
that this committee recommend **not** to convey the parcel of land between 19 and 31 Margery Drive – known as a stub road – to the adjacent property owners.
Motion carried 3/0.

OLD BUSINESS

Brookside Lane – Acceptance as a Town Road

MOTION By
Seconded by
That The Real Estate Acquisition and Disposition Committee recommend to the Town Council that, subject to C.G.S. 8-24 review by the Planning and Zoning Commission, the Town Council at a Special meeting held pursuant to Section 13a-48 of the Connecticut General Statutes: (a)approve the acquisition of the Property known as Brookside Lane (the "Property") from the State of Connecticut, for the administrative fee of \$1,000; (b)accept the Property as a public highway within the Town of East Hartford; and (c) waive the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property, and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the

Town, given the fact that there is no cost, other than an administrative fee, associated with acquisition of the property, and the Town has a Phase I Environmental Report on abutting property and assurances from the State of Connecticut Department of Energy and Environmental Protection that no Transfer Act filing is required with respect to the conveyance of the Property.

Motion carried 3/0.

Possible Sale or Discontinuance of Congress Street

MOTION

By Awet Tsegai

Seconded by Tom Rup

That this committee: (a) not seek bids with respect to the sale and transfer of an approximately one foot strip of land along Congress Street shown as "N/F TOWN OF EAST HARTFORD See Volume 574, page 247 (parcel 2) '±_ WIDE RESERVED STRIP ALONG CONGRESSSTREET (320'Long) {314.24 Calculated}" on the attached map entitled "PLAN SHOWING ROADWAY DISCONTINUANCE OF CONGRESS STREET IN EAST HARTFORD CONNECTICUT APRIL30, 2021,BSC GROUP" (the "Property"); (b) negotiate directly with Governor Street Partners LLC, an entity that owns properties abutting the Property and that is interested in acquiring the Property, ("Buyer"); (c) recommend that the Town Council waive the appraisal requirement set forth in Town Ordinances 10-19(c); and (d) recommend that the Town Council transfer the Property by Quit Claim Deed to Buyer for \$20,000,subject to Connecticut General Statutes 8-24 review and a section 7-163e hearing.
Motion carried 3/0.

MOTION

By Tom Rup

Seconded by Awet Tsegai

That this committee recommend that subject to Connecticut General Statutes 8-24 review, and compliance with the notice requirements of Connecticut General Statutes Section 13a-49 (a) (2), the Town Council vote to discontinue the road known as Congress Street, as shown on the attached map entitled" PLAN SHOWING ROADWAY DISCONTINUANCE OF CONGRESS STREET IN EAST HARTFORD CONNECTICUT APRIL 30, 2021,BSC GROUP," as a Town road.
Motion carried 3/0.

ADJOURNMENT

MOTION By
 seconded by Awet Tsegai
 to **adjourn** (6:51 p.m.)
 Motion carried 3/0.

cc: Town Council
 Mike Walsh, Mayor
 Rich Gentile, Assistant Corporation Counsel
 John Lawlor, Public Works Director



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: November 24, 2021
TO: Richard F. Kehoe, Chair
FROM: Mayor Michael P. Walsh
RE: REFERRAL: Real Estate Acquisition and Disposition Committee

Please see the attached letter and accompanying documents for referral to the Real Estate Acquisition and Disposition Committee.

Owner of a property at 3 Hillside Avenue is looking to donate it to the Town of East Hartford.

Thank you.

C: R. Gentile, Assistant Corporation Counsel

Tchelidze, Ekaterine

From: CLAUDETTE MILLER <wcmiller91@aol.com>
Sent: Friday, November 12, 2021 5:13 PM
To: Walsh, Mike
Subject: 3 Hillside Avenue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Walsh,

This communication has to do with our meeting on November 12, 2021 concerning property on 3 Hillside Avenue. The property is listed as owned by G. William Miller and Edward Miller who are now both deceased.

I, Claudette Miller, disclaim any interest in this property.

Thank you,

Claudette Miller, widow to G. William Miller

Town of East Hartford Property Summary Report

3 HILLSIDE AVE

MAP LOT:	59-150	CAMA PID:	6526
LOCATION:	3 HILLSIDE AVE		
OWNER NAME:	MILLER G WILLIAM TRUSTEE & EDWARD		



6526 03/26/2016

OWNER OF RECORD
MILLER G WILLIAM TRUSTEE & EDWARD
91 GREENLAWN ST
EAST HARTFORD, CT 06108

LIVING AREA:		ZONING:	B2	ACREAGE:	0.09
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
MILLER G WILLIAM TRUSTEE & EDWARD	1906/0137	01-Jul-2000	\$0.00
MILLER WILLIAM & EDWARD	0443/0365	30-Dec-1899	\$0.00

CURRENT PARCEL ASSESSMENT

TOTAL:	\$830.00	IMPROVEMENTS:	\$0.00	LAND:	\$830.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2019	\$830.00	\$0.00	\$830.00
2018	\$830.00	\$0.00	\$830.00
2017	\$830.00	\$0.00	\$830.00
2016	\$1,250.00	\$0.00	\$1,250.00
2015	\$920.00	\$0.00	\$920.00

Town of East Hartford Property Summary Report

3 HILLSIDE AVE

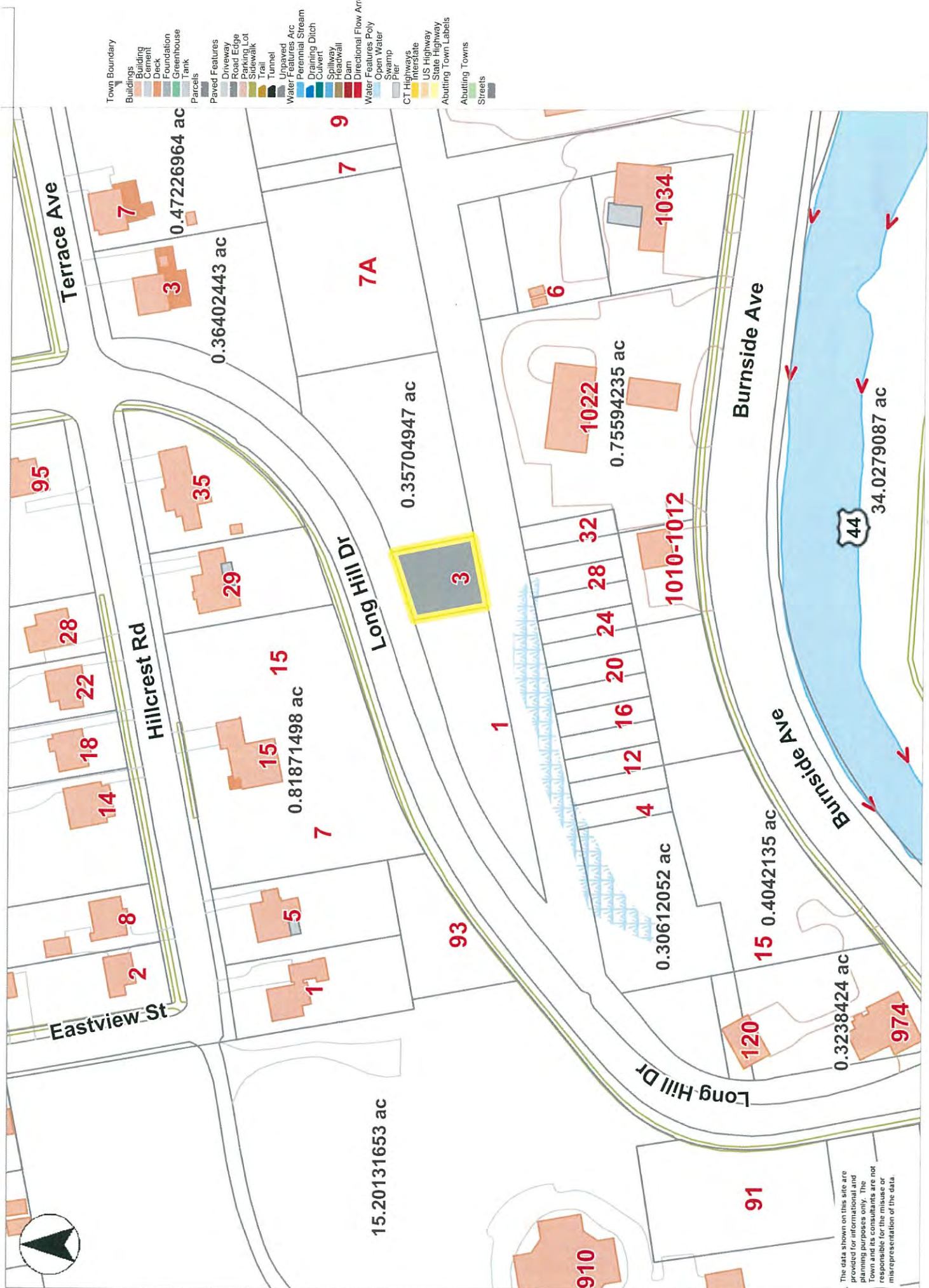
MAP LOT:	59-150	CAMA PID:	6526
LOCATION:	3 HILLSIDE AVE		
OWNER NAME:	MILLER G WILLIAM TRUSTEE & EDWARD		

BUILDING # 1

YEAR BUILT	0	EXT WALL 1	
STYLE		INT WALLS 1	
MODEL	Vacant	HEAT FUEL	
STORIES		HEAT TYPE	
OCCUPANCY	Comm Land	AC TYPE	
ROOF		BEDROOMS	
ROOF COVER		FULL BATHS	
FLOOR COVER 1		HALF BATHS	
% BSMT	null	TOTAL ROOMS	
% FIN BSMT	null	% REC RM	null
% SEMI FIN		% ATTIC FINISH	null
BSMT GARAGE	null	FIREPLACES	null



6526 03/26/2016




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Printed on 11/18/2021 at 01:47 PM



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: January 24th, 2022
TO: Richard F. Kehoe, Chair
FROM: Mayor Michael P. Walsh 
RE: REFERRAL: 1437-1439 Main Street

The Mayor's Office received a letter from property owner Janet Pearson of Eden's Florist at 1429-1431 Main St. who has expressed interest in acquiring abutting property at 1437-1439 Main St. to expand her florist business. The property at 1437-1439 Main St. sits as an empty grass lot with a 2-car garage on the west side of the property. Currently, the Town is not collecting any tax revenue on this property nor has a planned use for the property.

Therefore, please refer 1437-1439 Main Street to the Real Estate Acquisition subcommittee for possible disposition to the abutting property owner at 1429-1431 Main Street.

CC: Connor Martin, Chief of Staff
Eileen Buckheit, Development Director

Town of East Hartford Property Summary Report

1437-1439 MAIN ST

MAP LOT:	14-283	CAMA PID:	8801
LOCATION:	1437-1439 MAIN ST		
OWNER NAME:	TOWN OF EAST HARTFORD		



8801 03/27/2016

OWNER OF RECORD
TOWN OF EAST HARTFORD
740 MAIN ST
EAST HARTFORD, CT 06108

LIVING AREA:		ZONING:	B1	ACREAGE:	0.22
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF EAST HARTFORD	3577/0093	20-Dec-2015	\$0.00
CALLE CESAR A PALOMINO ADRIAN A	2007/0152	25-Aug-2001	\$165,500.00
BOUCHARD JOAN Y	0582/0146	22-Nov-1975	\$52,000.00

CURRENT PARCEL ASSESSMENT

TOTAL:	\$63,060.00	IMPROVEMENTS:	\$7,060.00	LAND:	\$56,000.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2019	\$63,060.00	\$7,060.00	\$56,000.00
2018	\$63,060.00	\$7,060.00	\$56,000.00
2017	\$63,060.00	\$7,060.00	\$56,000.00
2016	\$63,060.00	\$7,060.00	\$56,000.00
2015	\$65,050.00	\$6,720.00	\$58,330.00

Town of East Hartford Property Summary Report

1437-1439 MAIN ST

MAP LOT:	14-283	CAMA PID:	8801
LOCATION:	1437-1439 MAIN ST		
OWNER NAME:	TOWN OF EAST HARTFORD		

BUILDING # 1

YEAR BUILT	0	EXT WALL 1	
STYLE		INT WALLS 1	
MODEL	Vacant	HEAT FUEL	
STORIES		HEAT TYPE	
OCCUPANCY	Exempt Vac w/	AC TYPE	
ROOF		BEDROOMS	
ROOF COVER		FULL BATHS	
FLOOR COVER 1		HALF BATHS	
% BSMT	null	TOTAL ROOMS	
% FIN BSMT	null	% REC RM	null
% SEMI FIN		% ATTIC FINISH	null
BSMT GARAGE	null	FIREPLACES	null



EXTRA FEATURES

DESCRIPTION	CODE	UNITS
Garage	FGR1	800.00 S.F.

1429 Main Street
East Hartford CT 06108

January 19, 2022

The Town of East Hartford
740 Main Street
East Hartford CT 06108

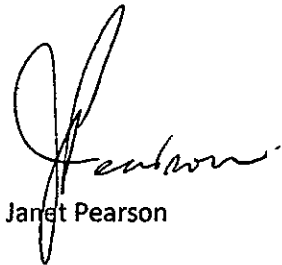
Dear Sir/Madam:

Re: Request for Vacant Lot on Main Street

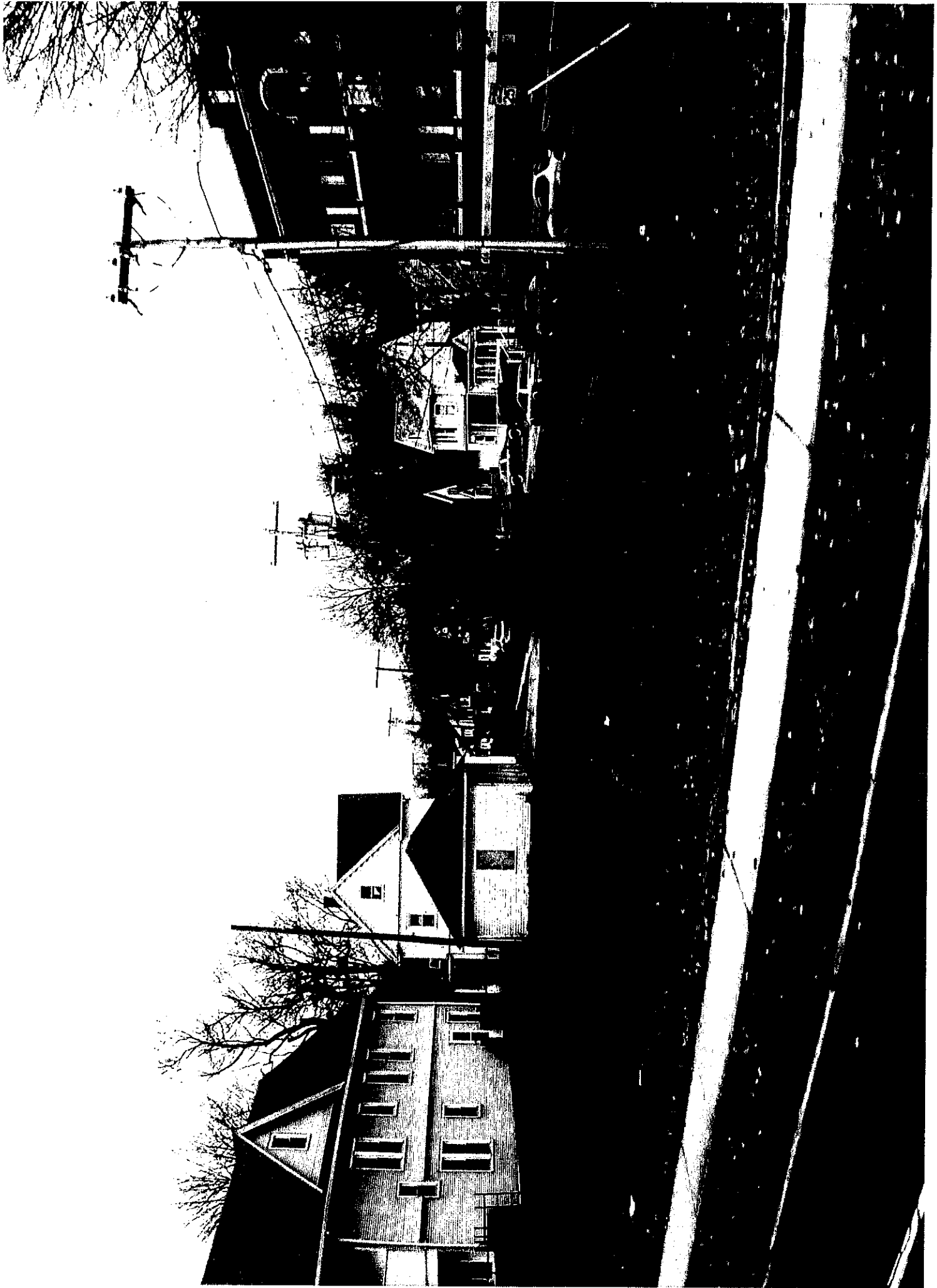
My name is Janet Pearson and I own the property at 1429-1431 Main Street. There is a vacant Lot to the right of this property when facing the building from Main Street. It is a corner lot located on the corner of Stanley and Main Street. There used to be a house on the Lot, but it was destroyed by fire and I am of the understanding that it is owned by the Town of East Hartford. I am interested in this lot as it would give me more flexibility to operate my business. Our Parking is very limited, and so this would generate more parking space for us and a greenhouse which would be a great addition to our business and a nice face lift for the community. Could you please let me know if this possible? I am a small business owner (Eden's Florist), single mom to a 28-year-old young man with autism and seizures and is looking to see if I can expand my business.

Thank you for considering my request and I look forward to your favorable response.

Regards.



Janet Pearson



8801 03/27/2016



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: March 25th, 2022
TO: Richard F. Kehoe, Chair
FROM: Mayor Michael P. Walsh 
RE: REFERRAL: Real Estate Acquisition and Disposition Committee

The Mayor's Office received a letter from the President of the East Hartford Sportsman Association Jerry Modugno located at 16 North meadow Road asking to purchase properties 6 North Meadow Road, 21 North Meadow Road and 1919 Main St. All of these properties currently abut the Sportsman Association or North Meadow Road, which leads to the Sportsman Association property.

Per the email attached from President Modugno, the Sportsman Association would like to acquire these properties because they are already maintaining access through them and to support a number of existing recreational uses the association holds on their property throughout the year. The properties are heavily woodland and wetlands, therefore the Town has no use for these properties.

Please refer properties 6 North Meadow Road, 21 North Meadow Road and 1919 Main St. to the Real Estate Acquisition subcommittee for possible disposition to the Sportsman Club.

Cc: C. Martin, Chief of Staff
R. Gentile, Assistant Corporation Counsel

Martin, Connor

From: Jerry Modugno <jerry@modugnoelectric.com>
Sent: Thursday, March 24, 2022 6:10 AM
To: Martin, Connor
Subject: land purchase

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Connor,

Thank you again for your assistance!

As president of the East Hartford Sportsmen Association and representative, this is our request of the purchasing of these town parcels which abut the East Hartford Sportsmen's property.

The said parcels which are #6 North Meadow Road ID#3620-0006, #21 North Meadow Road ID#3620-0021, and ID#3150-1919, have been enjoyed and

maintained by the Association for the past 50 plus years. The purpose for owning would allow us to remain in a same manner but would give us a sense of fulfillment.

The use of the properties would continue to be appreciated for recreation in our sporting events, members/family/guest pig roast, fishing derby, Easter egg hunt, and dog field trials.

As the membership is formed from East Hartford town residents or affiliated with, it would be greatly appreciated to add these assets to the Association's grounds.

Thank you again for all your help.

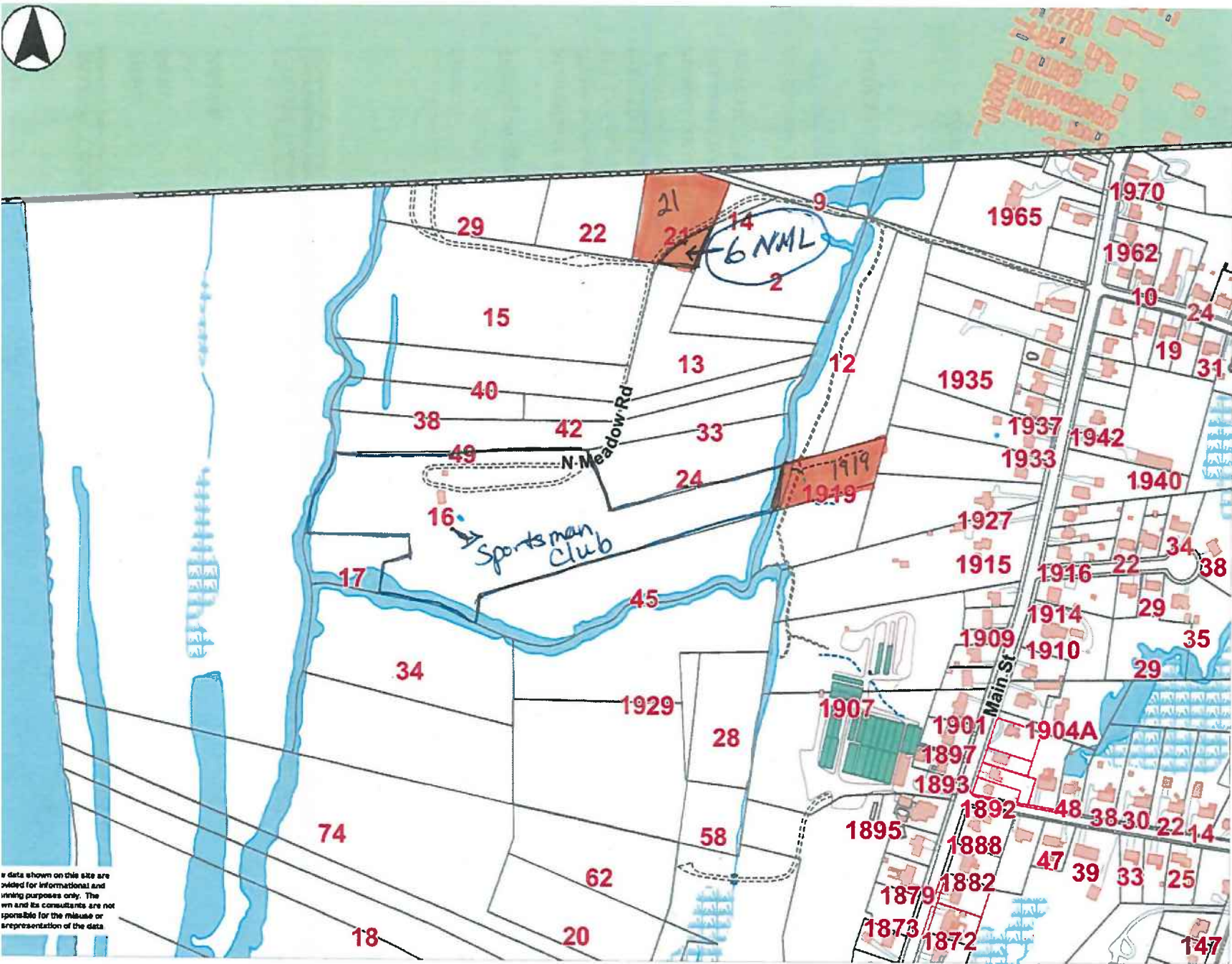
Jerry Modugno

MODUGNO ELECTRICAL CONTRACTORS INC.

1792 Main Street
East Hartford, CT 06108
O. 860-528-7360
M. 860-982-2171

Email: jerry@modugnoelectric.com





- Town Boundary
- Buildings
 - Building
 - Cement
 - Deck
 - Foundation
 - Greenhouse
 - Tank
- Parcels
- Paved Features
 - Driveway
 - Road Edge
 - Parking Lot
 - Sidewalk
 - Traffic
 - Tunnel
- Water Features Poly
 - Open Water
 - Swamp
 - Perennial Stream
 - Draining Ditch
 - Culvert
 - Splitway
 - Headwall
 - Dam
 - Directional Flow Arrow
- CT Highways
 - Interstate
 - US Highway
 - State Highway
- Abutting Town Labels
- Streets

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570 1140 ft

Printed on 03/25/2022 at 09:36 AM

East Hartford MapsOnline

Town of East Hartford Property Summary Report

6 NO MEADOW LN

MAP LOT:	28-23	CAMA PID:	10316
LOCATION:	6 NO MEADOW LN		
OWNER NAME:	TOWN OF EAST HARTFORD		



Interior lot. No photo available.

OWNER OF RECORD
TOWN OF EAST HARTFORD
740 MAIN ST
EAST HARTFORD, CT 06108

LIVING AREA:		ZONING:	R1	ACREAGE:	0.60
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF EAST HARTFORD	0137/0275	30-Dec-1899	\$0.00

CURRENT PARCEL ASSESSMENT

TOTAL:	\$1,750.00	IMPROVEMENTS:	\$0.00	LAND:	\$1,750.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	\$1,750.00	\$0.00	\$1,750.00
2019	\$1,520.00	\$0.00	\$1,520.00
2018	\$1,520.00	\$0.00	\$1,520.00
2017	\$1,520.00	\$0.00	\$1,520.00
2016	\$1,520.00	\$0.00	\$1,520.00

Town of East Hartford Property Summary Report

6 NO MEADOW LN

MAP LOT:	28-23	CAMA PID:	10316
LOCATION:	6 NO MEADOW LN		
OWNER NAME:	TOWN OF EAST HARTFORD		

BUILDING # 1

YEAR BUILT	0	EXT WALL 1	
STYLE		INT WALLS 1	
MODEL	Vacant	HEAT FUEL	
STORIES		HEAT TYPE	
OCCUPANCY	Exempt Vac	AC TYPE	
ROOF		BEDROOMS	
ROOF COVER		FULL BATHS	
FLOOR COVER 1		HALF BATHS	
% BSMT	null	TOTAL ROOMS	
% FIN BSMT	null	% REC RM	null
% SEMI FIN		% ATTIC FINISH	null
BSMT GARAGE	null	FIREPLACES	null



Interior lot. No photo available.

Town of East Hartford Property Summary Report

21 NO MEADOW LN

MAP LOT:	17-15	CAMA PID:	10329
LOCATION:	21 NO MEADOW LN		
OWNER NAME:	TOWN OF EAST HARTFORD		



10329 03/27/2016

OWNER OF RECORD
TOWN OF EAST HARTFORD
740 MAIN ST
EAST HARTFORD, CT 06108

LIVING AREA:		ZONING:	R1	ACREAGE:	0.70
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF EAST HARTFORD	0137/0275	30-Dec-1899	\$0.00

CURRENT PARCEL ASSESSMENT

TOTAL:	\$3,620.00	IMPROVEMENTS:	\$0.00	LAND:	\$3,620.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	\$3,620.00	\$0.00	\$3,620.00
2019	\$3,130.00	\$0.00	\$3,130.00
2018	\$3,130.00	\$0.00	\$3,130.00
2017	\$3,130.00	\$0.00	\$3,130.00
2016	\$3,130.00	\$0.00	\$3,130.00

Town of East Hartford Property Summary Report

21 NO MEADOW LN

MAP LOT:	17-15	CAMA PID:	10329
LOCATION:	21 NO MEADOW LN		
OWNER NAME:	TOWN OF EAST HARTFORD		

BUILDING # 1

YEAR BUILT	0	EXT WALL 1	
STYLE		INT WALLS 1	
MODEL	Vacant	HEAT FUEL	
STORIES		HEAT TYPE	
OCCUPANCY	Exempt Vac	AC TYPE	
ROOF		BEDROOMS	
ROOF COVER		FULL BATHS	
FLOOR COVER 1		HALF BATHS	
% BSMT	null	TOTAL ROOMS	
% FIN BSMT	null	% REC RM	null
% SEMI FIN		% ATTIC FINISH	null
BSMT GARAGE	null	FIREPLACES	null



10329 03/27/2016

Town of East Hartford Property Summary Report

1919 MAIN ST

MAP LOT:	28-12	CAMA PID:	8939
LOCATION:	1919 MAIN ST		
OWNER NAME:	TOWN OF EAST HARTFORD		



OWNER OF RECORD
TOWN OF EAST HARTFORD
740 MAIN ST
EAST HARTFORD, CT 06108

LIVING AREA:		ZONING:	R2	ACREAGE:	1.10
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF EAST HARTFORD	0122/0283	30-Dec-1899	\$0.00

CURRENT PARCEL ASSESSMENT

TOTAL:	\$540.00	IMPROVEMENTS:	\$0.00	LAND:	\$540.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	\$540.00	\$0.00	\$540.00
2019	\$410.00	\$0.00	\$410.00
2018	\$410.00	\$0.00	\$410.00
2017	\$410.00	\$0.00	\$410.00
2016	\$410.00	\$0.00	\$410.00

Town of East Hartford Property Summary Report

1919 MAIN ST

MAP LOT:	28-12	CAMA PID:	8939
LOCATION:	1919 MAIN ST		
OWNER NAME:	TOWN OF EAST HARTFORD		

BUILDING # 1

YEAR BUILT	0	EXT WALL 1	
STYLE		INT WALLS 1	
MODEL	Vacant	HEAT FUEL	
STORIES		HEAT TYPE	
OCCUPANCY	Exempt Vac	AC TYPE	
ROOF		BEDROOMS	
ROOF COVER		FULL BATHS	
FLOOR COVER 1		HALF BATHS	
% BSMT	null	TOTAL ROOMS	
% FIN BSMT	null	% REC RM	null
% SEMI FIN		% ATTIC FINISH	null
BSMT GARAGE	null	FIREPLACES	null



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF EAST HARTFORD		A Good	1 All	1 Paved		Description	Code	Appraised	Assessed
740 MAIN ST						EX VC R L	51	580	410
EAST HARTFORD CT 06108		SUPPLEMENTAL DATA							
		Alt Prcl ID 3150-1919	Homeown		Loen Suffix				
		Census 5108	VCS 3407		Zoning R-2				
		# Units 0	Class Exempt		Res Area 0				
		GIS ID			Non Res A 0				
					Lot Size 1.1				
					Assoc Pid#				
						Total		580	410

6043
 EAST HARTFORD, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF EAST HARTFORD		0122 0283	01-01-1900	Q	V	0	N	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
								2019	51	410	2018	51	410	2017	51	410	
								Total		410	Total		410	Total		410	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	580
Special Land Value	0
Total Appraised Parcel Value	580
Valuation Method	C
Total Appraised Parcel Value	580

NOTES

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									06-23-2016	MD			99	Vacant Land - Inspected
									09-28-2006	CH			62	Estimated

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	900	Exempt Vac	R2		1.100 AC	60,802	0.91536	5	0.01	34	0.950			1.0000	580
Total Card Land Units					1.100 AC	Parcel Total Land Area					1.1000	Total Land Value			580

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Res	% Semi FBM		
Model	00	Vacant	% Attic Fin		
Grade:			Unfin %		
Stories			CONDO DATA		
Occupancy			Parcel Id	C	Owne
Exterior Wall 1				B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure			Condo Flr		Factor%
Roof Cover			Condo Unit		
Interior Wall 1			COST / MARKET VALUATION		
Interior Wall 2			Building Value New		
Interior Flr 1			Year Built	0	
Interior Flr 2			Effective Year Built	0	
Heat Fuel			Depreciation Code		
Heat Type:			Remodel Rating		
AC Type:			Year Remodeled		
Total Bedrooms			Depreciation %		
Full Bthrms:			Functional Obsol		
Half Baths:			External Obsol		
Extra Fixtures			Trend Factor	1	
Total Rooms:			Condition		
Bath Style:			Condition %		
Kitchen Style:			Percent Good		
Num Kitchens			RCNLD		
Fireplaces			Dep % Ovr		
Extra Openings			Dep Ovr Comment		
Prefab Fpl(s)			Misc Imp Ovr		
% Basement			Misc Imp Ovr Comment		
Bsmt Garage(s)			Cost to Cure Ovr		
% Fin Bsmt			Cost to Cure Ovr Comment		
% Rec Room					
% Semi FBM					
% Attic Fin					

No Sketch

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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF EAST HARTFORD		B Fair	0 None	3 Unpaved		Description	Code	Appraised	Assessed
740 MAIN ST						EX VC R L	51	4,470	3,130
EAST HARTFORD CT 06108		SUPPLEMENTAL DATA							
		Alt Prcl ID 3620-0021	Locn Suffix						
		Homeown	Zoning R-1						
		Census 5101	Res Area 0						
		VCS 2007	Non Res A 0						
		# Units 0	Lot Size .7						
		Class Exempt	Assoc Pid#						
		GIS ID							
						Total		4,470	3,130

6043
 EAST HARTFORD, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF EAST HARTFORD		0137 0275	01-01-1900	Q	V	0	N	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
								2019	51	3,130	2018	51	3,130	2017	51	3,130	
								Total		3130	Total		3130	Total		3130	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	4,470
Special Land Value	0
Total Appraised Parcel Value	4,470
Valuation Method	C
Total Appraised Parcel Value	4,470

NOTES							

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									06-01-2016	AO			62	Estimated
									03-08-2007	CH			62	Estimated

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	900	Exempt Vac	R1		0.700 AC	60,802	1.31424	5	0.10	20	0.800			1.0000	4,470
Total Card Land Units					0.700 AC	Parcel Total Land Area					0.7000	Total Land Value			4,470

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Res	% Semi FBM		
Model	00	Vacant	% Attic Fin		
Grade:			Unfin %		
Stories			CONDO DATA		
Occupancy			Parcel Id	C	Owne
Exterior Wall 1				B	S
Exterior Wall 2					
Roof Structure			Adjust Type	Code	Description
Roof Cover			Condo Flr		Factor%
Interior Wall 1			Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1			Building Value New		
Interior Flr 2			Year Built	0	
Heat Fuel			Effective Year Built	0	
Heat Type:			Depreciation Code		
AC Type:			Remodel Rating		
Total Bedrooms			Year Remodeled		
Full Bthrms:			Depreciation %		
Half Baths:			Functional Obsol		
Extra Fixtures			External Obsol		
Total Rooms:			Trend Factor	1	
Bath Style:			Condition		
Kitchen Style:			Condition %		
Num Kitchens			Percent Good		
Fireplaces			RCNLD		
Extra Openings			Dep % Ovr		
Prefab Fpl(s)			Dep Ovr Comment		
% Basement			Misc Imp Ovr		
Bsmt Garage(s)			Misc Imp Ovr Comment		
% Fin Bsmt			Cost to Cure Ovr		
% Rec Room			Cost to Cure Ovr Comment		
% Semi FBM					
% Attic Fin					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Ad.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



10329 03/27/2016