



Property Information Request Information Update Information

File#:	BS-X01672-2728364848	Requested Date:	06/13/2024	Update Requested:
Owner:	THORAYA AHMED	Branch:		Requested By:
Address 1:	61 PARSONS DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WEST HARTFORD, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of West Hartford Department of Zoning there are no Code Violation cases on this property.

Collector: West Hartford Department of Zoning
Payable Address: 50 SOUTH MAIN STREET WEST HARTFORD, CT 06107
Business# 860-561-7557

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per City of West Hartford Department of Building there are two expired permit on this property.

Permit #: PRRF20150004440
Permit Type: Roofing-Siding
DOI: 10/01/2015

Permit #: RHV20140001907
Permit Type: HVAC
DOI:10/29/2019

Collector: West Hartford Building Department
Payable Address: 50 S Main St #208, West Hartford, CT 06107
Business# (860) 561-7530

SPECIAL ASSESSMENTS Per City of West Hartford Finance Department there are no Special Assessments/liens on the property.

Collector: City of West Hartford
Payable Address: 50 S Main St #208, West Hartford, CT 06107
Business# (860) 561-7530

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO



UTILITIES

WATER AND SEWER

Account#: 21087456

Status: Due

Lienable: Pvt & Lienable

Amount: \$436.68

Good Thru:07/15/2024

Account Act: Yes

Collector: Metropolitan District Hartford

Payable Address: 555 Main Street Hartford, CT 06103

Business # (860) 278 7850

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GARBAGE

Garbage bills are included in the real estate property taxes

WEST HARTFORD PUBLIC PORTAL

PERMIT APPLICATION STATUS

PRRF20150004440

In order to view fees or view conditions, you need to be signed in.

SUMMARY

Application Number: PRRF20150004440
Application Type: Roofing-Siding
Application Status: Issued
Property Owner's Full Name: DURAO DENNIS F & DONNA M
Category of Work: Roofs and Siding - Residential
Description of Work: Remove existing roofing shingles. Install ice water shield on edges, eaves and valley. Install felt paper. Drip edge installation.
Roof Type: asphalt, Existing Layers: 2, Stripped: yes, Resheathed: no, Number of Squares: 22, Ice & Water: yes.
Application Date: 09/30/2015
Issued Date: 10/01/2015
Expiration Date: 03/28/2016

LOCATIONS

CONTACTS

PERMITS

RELATED PERMIT & PLANNING APPLICATIONS

WEST HARTFORD PUBLIC PORTAL

PERMIT APPLICATION STATUS

PRHV20140001907

In order to view fees or view conditions, you need to be signed in.

SUMMARY

Application Number: PRHV20140001907
Application Type: HVAC
Application Status: Issued
Property Owner's Full Name: DURAO DENNIS F & DONNA M
Category of Work: HVAC
Description of Work: Add (1) Fujitsu ductless split system (1-18k).
Application Date: 05/23/2014
Issued Date: 10/29/2019
Expiration Date: 06/22/2014

LOCATIONS

CONTACTS

PERMITS

RELATED PERMIT & PLANNING APPLICATIONS

61 PARSONS DRIVE

Location 61 PARSONS DRIVE

Mblu F2/ 4161/ 61//

Parcel ID 4161 1 61 0001

Owner AHMED THORAYA

Assessment \$234,850

Appraisal \$335,500

Vision Id # 18813

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$224,200	\$111,300	\$335,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$156,940	\$77,910	\$234,850

Owner of Record

Owner AHMED THORAYA

Sale Price \$328,500

Co-Owner

Book & Page 5157/605

Address 61 PARSONS DRIVE

Sale Date 11/26/2019

WEST HARTFORD, CT 06117

Instrument Q

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
AHMED THORAYA	\$328,500	5157/605	Q	11/26/2019
DURAO DENNIS F + DONNA M	\$131,000	2136/0273	Q	09/30/1996
ROBBIN BARRY M ET AL	\$48,000	0597/0146	Q	06/01/1977

Building Information

Building 1 : Section 1

Year Built: 1957
Living Area: 1,464
Replacement Cost: \$329,739
Building Percent Good: 67
**Replacement Cost
Less Depreciation:** \$220,900

Building Attributes	
Field	Description
Style	Split Level

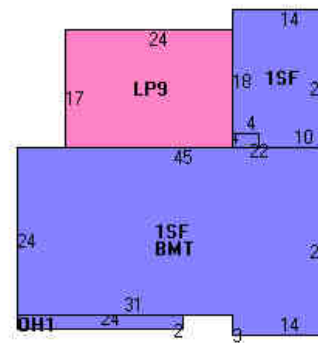
Model	Residential
Grade	C+
Stories	1.0
Occupancy	1
Exterior Wall 1	Vinyl
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch Shingles
Interior Wall 1	Typical
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type	Hot Water
AC Type:	Yes
Num of Bedrooms	3
Full Bthrms	1
Half Baths	1
Extra Fixtures	0
Total Rooms:	7
Bath Style	Updated
Kitchen Style:	Updated
Extra Kitchens	
Cndtn	7
Fireplaces	1
Prefab Fpl(s)	
Bsmt Egress	
Foundation	Conc Per Piers
Bsmt Garage(s)	1 Stall
Fin Bsmt/RRm	
Bsmt Rec Rm	
FBLA	280.00
Int Condition	Good
Attic Access	None
Dormer LF	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/WestHartfordCTPhotos/000014037.JPG>)

Building Layout



(https://images.vgsi.com/photos/WestHartfordCTPhotos/Sketches/18813_)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
1SF	1 STORY	1,416	1,416
OH1	FIRST ST OVERHANG	48	48
BMT	BSMT UNFIN RES	1,122	0
LP9	BRICK PATIO	408	0
		2,994	1,464

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 101
Description Res Dwelling
Zone R-13
Neighborhood 53500
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.3
Frontage 80
Depth
Assessed Value \$77,910
Appraised Value \$111,300

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LP9	Patio - Brick			408.00 SF	\$2,700	1
FC1	Shed			48.00 SF	\$600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$224,200	\$111,300	\$335,500
2022	\$224,200	\$111,300	\$335,500
2021	\$224,200	\$111,300	\$335,500

Assessment			
Valuation Year	Improvements	Land	Total
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