



Property Information		Request Information		Update Information	
File#:	BS-X01693-1902167363	Requested Date:	07/17/2024	Update Requested:	
Owner:	JOHN DAVIS	Branch:		Requested By:	
Address 1:	30 COLEMAN ROAD	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	MANCHESTER, CT	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Town of Manchester denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Zoning Department for information. Abstractor Search.

Collector: Town of Manchester Zoning Department
 Payable: 494 Main St, Manchester, CT 06040
 Business# (860) 647-3052

PERMITS Per Town of Manchester Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Manchester Building Department
 Payable: 494 Main St, Manchester, CT 06040
 Business# (860) 647-3052

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SPECIAL ASSESSMENTS Per Town of Manchester Tax Collector there are no Special Assessments/liens on the property.

Collector: Town of Manchester Tax Collector
 Payable: 41 Center St, Manchester, CT 06040
 Business# (860) 647-3018

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES

WATER & SEWER
 Account#: 32090
 Payment Status: Due
 Status: Pvt & Lienable
 Amount: \$202.20
 Good Thru: 08/28/2024
 Account Act: Yes
 Collector: Town of Manchester Water and Sewer Billing
 Address: Address:41 Center Street Manchester, CT 06045
 PH: (860) 647-3135

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GARBAGE
 Garbage bills are included in the real estate property taxes

30 COLEMAN ROAD

Location 30 COLEMAN ROAD

Mblu 106/ 1220/ 30/ /

Acct# 122000030

Owner DAVIS JOHN O & KAREN A

Assessment \$132,200

Appraisal \$188,900

PID 3282

Building Count 1

DISTRICT E

CONCRETE

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$135,300	\$53,600	\$188,900
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$94,700	\$37,500	\$132,200

Owner of Record

Owner DAVIS JOHN O & KAREN A
Address 30 COLEMAN ROAD
 MANCHESTER, CT 06042

Sale Price \$167,900
Certificate C
Book & Page 3087/0219
Sale Date 06/23/2005
Instrument 33

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DAVIS JOHN O & KAREN A	\$167,900	C	3087/0219	33	06/23/2005
MCCOOE CHRISTINE	\$106,900		2070/0346	00	04/15/1999

Building Information

Building 1 : Section 1

Year Built: 1951
Living Area: 1,152
Replacement Cost: \$193,347
Replacement Cost
Less Depreciation: \$135,300

Building Attributes	
Field	Description

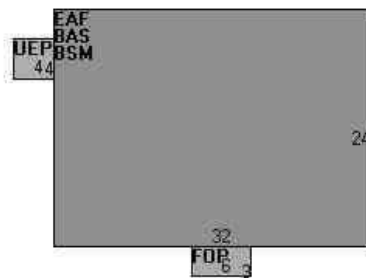
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1.25
Occupancy	1
Exterior Wall 1	Aluminum Sidin
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Plaster
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Whirlpool	
Fireplace	1
Fin Basement	
Fin Bsmnt Qual	
Fin Bsmnt 2	
Fin Bsmnt2 Qual	
Bsmnt Garage	
Fireplaces	
Fndtn Level	
SFA Code	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos2/ManchesterCTPhotos//00\03\16\54.jpg>)

Building Layout



(https://images.vgsi.com/photos2/ManchesterCTPhotos//Sketches/3282_3/)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	768	768	
EAF	Attic, Expansion, Finished	768	384	
BSM	Basement	768	0	
FOP	Porch, Open	18	0	
UEP	Porch, Enclosed, Unfinished	16	0	
		2,338	1,152	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 101
Description Single Family
Zone RA
Neighborhood 50
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.19
Frontage 0
Depth 0
Assessed Value \$37,500
Appraised Value \$53,600

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$135,300	\$53,600	\$188,900
2022	\$135,300	\$53,600	\$188,900
2021	\$135,300	\$53,600	\$188,900

Assessment			
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