

Situs : 663 OLD MAIN STREET
Parcel ID: 274
Class: Single Family Residence

Card: 1 of 1

Printed: February 22, 2023

CURRENT OWNER

BARNES THOMAS E + JEANNETTE F
 (SURV)
 663 OLD MAIN ST
 ROCKY HILL CT 06067

GENERAL INFORMATION

Living Units 1
 Neighborhood 5-1A
 Alternate ID 000278
 Vol / Pg 298/915
 Map/Lot 10-043
 Zoning R-20
 Class 100



10-043-001 11/04/2012

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2600			89,770

Total Acres: .26
 Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Prior
Land	62,860	89,800	89,800	0	89,800
Building	69,860	99,800	99,800	0	99,800
Total	132,720	189,600	189,600	0	189,600

Manual Override Reason
Base Date of Value 10/1/2018
Effective Date of Value 10/1/2018

Value Flag
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
10/16/18	BM	Measured + 1visit	Owner
08/16/07	ST	Reval Inspection	Owner
08/07/07	ST	Measured + 1visit	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/01/22	CA-2021-48		CO Reroof Over Single Layer	
06/06/17	2017-505	4,000	RF Reroof Over Single Layer	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/31/96		Improved - L&B Sale	No Consideration	298/915	No Consideration	BARNES THOMAS E + JEANNETTE F



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Dwelling Information

Style Conventional **Year Built** 1920
Story height 1.7 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls Wood Shingle **Amenities**
Masonry Trim x
Color **In-law Apt** No

Basement

Basement Full **# Car Bsmt Gar** 0
FBLA Size x **FBLA Type**
Rec Rm Size x **Rec Rm Type**
Fin Bsmt No LA x

Heating & Cooling

Fireplaces

Heat Type Basic **Stacks** 1
Fuel Type Oil **Openings** 1
System Type Hot Water **Pre-Fab**

Room Detail

Bedrooms 4 **Full Baths** 1
Family Rooms **Half Baths** 1
Kitchens 1 **Extra Fixtures**
Total Rooms 7
Kitchen Type **Bath Type**
Kitchen Remod **Bath Remod**

Adjustments

Int vs Ext Same **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

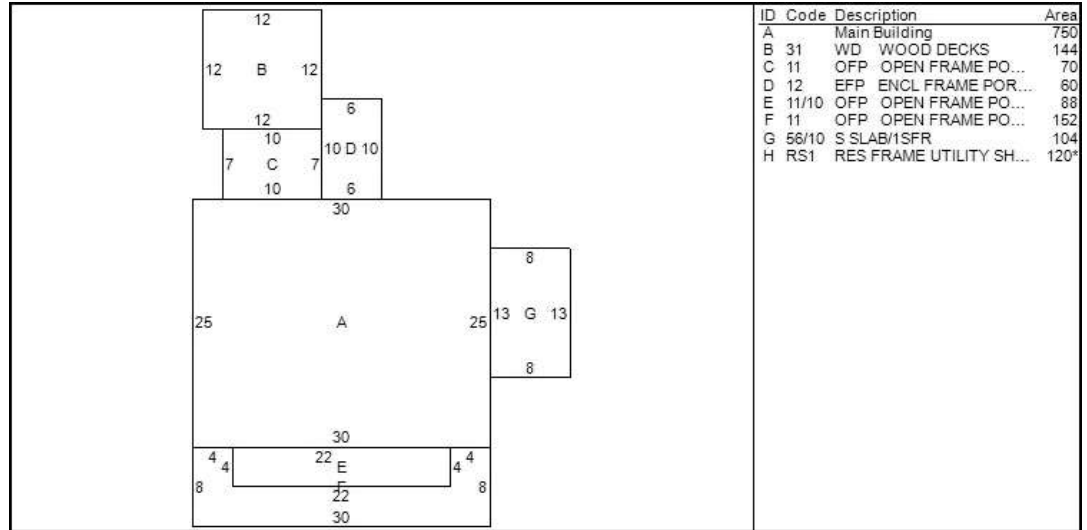
Grade & Depreciation

Grade C+ **Market Adj**
Condition Average Condition **Functional**
CDU AVERAGE **Economic**
Cost & Design 0 **% Good Ovr**
% Complete

Dwelling Computations

Base Price	166,184	% Good	57
Plumbing	2,310	% Good Override	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,150	C&D Factor	
		Adj Factor	.9
Subtotal	171,640	Additions	11,400
Ground Floor Area	750		
Total Living Area	1,505	Dwelling Value	98,300

Building Notes



ID	Code	Description	Area
A		Main Building	750
B	31	WD WOOD DECKS	144
C	11	OFF OPEN FRAME PO...	70
D	12	EFP ENCL FRAME POR...	80
E	11/10	OFF OPEN FRAME PO...	88
F	11	OFF OPEN FRAME PO...	152
G	56/10	S SLAB/1SFR	104
H	RS1	RES FRAME UTILITY SH...	120*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 10		120	1	2016	C	A	1,480

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level **Unit Location**
Unit Parking **Unit View**
Model (MH) **Model Make (MH)**

Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		31			1,200	6		11			2,500
2		11			1,100	7	56	10			2,700
3		12			1,300						
5		11	10		2,600						