

1213 NORTH MAIN STREET

Location 1213 NORTH MAIN STREET

Mblu E1/ 3836/ 1213/ /

Parcel ID 3836 1 1213 0001

Owner VU THULAN PHAN + LAM D

Assessment \$211,520

Appraisal \$302,100

Vision Id # 20028

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$186,600	\$115,500	\$302,100
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$130,620	\$80,900	\$211,520

Owner of Record

Owner VU THULAN PHAN + LAM D
Co-Owner
Address 1213 NORTH MAIN STREET
 WEST HARTFORD, CT 06117

Sale Price \$176,000
Book & Page 2579/0321
Sale Date 08/02/2000
Instrument Q

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
VU THULAN PHAN + LAM D	\$176,000	2579/0321	Q	08/02/2000
KENNEDY JOHN S	\$0	2128/0090	U	08/28/1996
KENNEDY MARY P EST	\$1	2033/0221	U	08/15/1995
KENNEDY MARY P	\$0	0342/0296	U	

Building Information

Building 1 : Section 1

Year Built: 1957
Living Area: 1,586
Replacement Cost: \$318,792
Building Percent Good: 57
Replacement Cost Less Depreciation: \$181,700

Building Attributes	
Field	Description
Style	Split Level
Model	Residential
Grade	C+
Stories	1.0
Occupancy	1

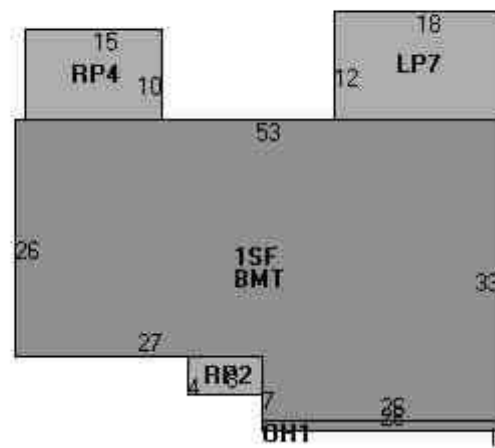
Building Photo



(<https://images.vgsi.com/photos/WestHartfordCTPhotos/\00\01\26\74.JPG>)

Exterior Wall 1	Wood
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch Shingles
Interior Wall 1	Typical
Interior Wall 2	
Interior Flr 1	Typical
Interior Flr 2	
Heat Fuel	Gas/LP
Heat Type	Hot Water
AC Type:	Yes
Num of Bedrooms	3
Full Bthrms	2
Half Baths	1
Extra Fixtures	0
Total Rooms:	7
Bath Style	Typical
Kitchen Style:	Typical
Extra Kitchens	
Cndtn	10
Fireplaces	1
Prefab Fpl(s)	
Bsmt Egress	
Foundation	Conc Per Piers
Bsmt Garage(s)	2 Stalls
Fin Bsmt/RRm	
Bsmt Rec Rm	
FBLA	390.00
Int Condition	Typical
Attic Access	Uknown
Dormer LF	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/WestHartfordCTPhotos//Sketches/20028_;

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
1SF	1 STORY	1,560	1,560	
OH1	FIRST ST OVERHANG	26	26	
BMT	BSMT UNFIN RES	1,560	0	
LP7	FLAGSTONE PATIO	216	0	
RP2	COVERED PORCH	32	0	
RP4	ENCLOSED PORCH	150	0	
		3,544	1,586	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
RP4	Enclosed Porch	150.00 SF	\$3,500	1
RP2	Covered Porch - Stoop w/rf	32.00 SF	\$300	1

Land

Land Use

Use Code 101
Description Res Dwelling
Zone R-13
Neighborhood 54500
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.35
Frontage 86
Depth
Assessed Value \$80,900
Appraised Value \$115,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LP7	Patio - Flagstone			216.00 SF	\$1,100	1

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