



## Property Information      Request Information      Update Information

File#:	BS-X01693-8306757411	Requested Date:	07/17/2024	Update Requested:
Owner:	LAM VU	Branch:		Requested By:
Address 1:	1213 N MAIN ST	Date Completed:	08/02/2024	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 no Open/Pending/expired permit on this property.

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 Tax Collector there are no Special Assessments/liens on the property.

Collector: City of West Hartford Tax Collector  
 Payable Address: 50 S Main St #208, West Hartford, CT 06107  
 Business# (860) 561-7474

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION      NO

UTILITIES      WATER AND SEWER

Account#: NA  
 Status: NA  
 Liable: Pvt & Non Liable  
 Amount: NA  
 Good Thru: NA  
 Account Act: NA  
 Collector: Metropolitan District Hartford  
 Payable Address: 555 Main Street Hartford, CT 06103  
 Business # (860) 278 7850

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

GARBAGE  
 Garbage bills are included in the real estate property taxes

# 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

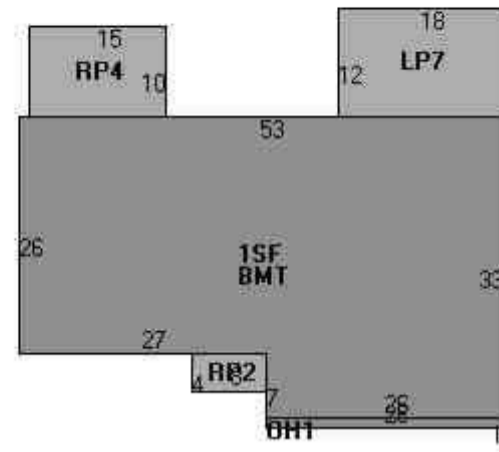
## Building Photo



(<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\\_](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**

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

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2023	\$186,600	\$115,500	\$302,100
2022	\$186,600	\$115,500	\$302,100
2021	\$186,600	\$115,500	\$302,100

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2023	\$130,620	\$80,900	\$211,520
2022	\$130,620	\$80,900	\$211,520
2021	\$130,620	\$80,900	\$211,520