

Dear members of The Board of Assessment of Appeals

Hope you all are doing well. Enclosed in our packet are 9 pictures to give you the visual of the property right next to ours. He is at 17 Center Street in Niantic and we are located at 19 Center Street Niantic.

When we purchased the house we were told that the previous owner had put in 2 complaints about the property next to ours. We looked it up to make sure there was a blight ordinance before we even bought the property and even went to town hall to verify that there was a official complaint on record and there was by Richard Clark. We purchased the property in September of 2016. We dont agree with the assessment due to the severe blight that in almost 5 years has not been properly addressed and has only become worse. Now there are huge rats the size of a small cat with long tails coming our from behind his garage. The smell in the summer is horrible due to the garbage and the chemical smell from what looks to be fertilizer, huge jugs of Round Up, as well as several gas cans which concerns us due to it being a fire hazard. We cant open any of the windows at all due to the smell alone. We can not access or use our driveway due to shingles flying off his garage with nails in them and we have sustained 3 flat tires so we dont part in the back of our driveway. Also the rats are coming out at night . The owner does not have a garbage bin only a recycle bin. Vegetation is taking over the house , squirrels are living in the back of his house , the entire back of the house as you can see with the pictures we provided have holes and windows are missing in the garage as well. His deck is not useable, stairs to enter the house are not useable . A boat in the driveway has tress growing up through it as well. The fire Marshall didi a drive by but no one has the authority to get out of their vehicle to go look in the back of the garage even though I have offered many times they can access my property to do so. I have written 7 complaints which the zoning office has lost many times and the previous owner placed 2 complaints and they were lost as well . Not trying to point blame but in the summer time we cant even enjoy our yard. The owner told me that he has several storage units and wanted to leave the existing garage and build a basement to store more stuff. I know the town wont allow him to do it but the junk just keeps piling up! He is gainfully employed and has a very good job. Neighbors have offered to help he refuses. We have lived here almost 5 years, and would have never purchased this house with the problem only getting worse not better. His refusal to clean up his yard and make repairs has greatly brought down the value of our home. Both our bedrooms has the view that you can see in the pictures I have enclosed, as well as my kitchen and living room as well as the smell in the summer is just awful! We are asking for consideration in this matter as I have circled every violation in the blight ordinance they he is not compliant with . This was all pre COVID. He just simply refuses and as a result has brought our property value down considerably. We are asking for some consideration of relief for our assessment for our taxes. We feel we have been patient and have gone through all the proper channels and have been patient. His blight causes us to not enjoy or access our property and its such an eyesore and the smell , and flat tires, and the rats! There are too many rats coming out of the back of his garage so we can not park there at night , because thats when they come out and like I said they are the size of a cat with huge tails. Please consider our request. We have been patient, but zoning has not been able to get the home owner to comply, so we are asking for our assessment to be lowered due to this issue. Thank you and look forward to our zoom meeting Monday.

Respectfully,  
Debbie and Brian Harris  
19 Center Street  
Niantic, CT


**BOARD OF ASSESSMENT APPEALS APPLICATION**



sent to:

Applications may be

Pursuant to Sec. 12-111 of the Connecticut General Statutes a written application to appeal an assessment must be filed and received on or before February 22, 2021  
Please complete all sections of the application with an asterisk  
Return application to address shown at the right

Board of Assessment Appeals  
C/O Assessor's Office  
PO Box 519  
108 Pennsylvania Ave  
Niantic, CT 06357

* Property Owner Name <u>Brian Harris / Deborah Jett Harris</u>		Grand List of 2020 _____ List # <u>2821</u>
Mailing Address <u>19 Center Street</u>		*Property Description Location <u>19 Center Street Niantic, CT 06357</u> Map/Lot <u>17.6/108</u>
City/State/Zip <u>Niantic CT 06357</u>		
Phone # _____		Property Type <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Personal Property <input type="checkbox"/> Motor Vehicle
* Property owner will be represented by <input checked="" type="checkbox"/> self <input type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)		

* Appellant Name <u>Brian Harris / Deborah Jett Harris</u>		* Reason for Appeal <u>The value of our home currently is at 185,000 we do not agree with this due to the severe blight and dilapidated property next door</u>
Address <u>19 Center Street</u>		
City/State/Zip <u>Niantic CT</u>		A S S E S S M E N T
Phone # <u>800.303.8234 06357</u>		_____ _____

* Correspondence & Contact (if different from Owner)		* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation) <u>\$ 165,000</u> (attach documentation of value)
Name <u>N/A</u>		
Address _____		_____ _____
City/State/Zip _____		n o t E S S E N T I A L

* Signature of owner or duly authorized agent (attach evidence of agent authorization)		Date
<u>Brian Harris</u>		<u>2.19.2021</u>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date	Time	Place East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
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Land		
Assessments	Grand List 2020	Board of Assessment Appeals
Building		
Total		
Motor Vehicle		

owner is gainfully employed as is his adult son who resides at 17 Center Street - owner has told me he also has 7 storage units and wants to save money and bring contents to 17 Center St. which will cause more blight

BLIGHT ORDINANCE

Section 1. Purpose

(a) This Ordinance is enacted pursuant to authority granted by the Connecticut General Statutes, including without limitation by C.G.S. § 7-148(c)(7)(H)(xv), as amended by P.A. 12-146, §§ 2 and 4; C.G.S. § 148-a(b) and C.G.S. § 7-152c.

(b) This Ordinance prohibits any owner, occupant, agent, tenant and/or person in control of real property located in the Town of East Lyme, from allowing, creating, maintaining or causing to be created or maintained Blighted Premises.

(c) This ordinance shall apply to public and private property, regardless of principal or accessory uses, and is intended to protect, preserve, and promote public health, safety and welfare, including the preservation of property values.

Section 2. Definitions

The following words, terms, and phrases shall have the following meaning ascribed to them in this section.

(a) Blighted Premises means any building, structure or parcel of land where at least one of the following conditions exists:

(1) A condition exists that poses a serious or immediate threat to the health, safety or general welfare of the community.

(2) A building or structure is a fire hazard.

(3) The property is in a state of disrepair or is becoming dilapidated. "State of disrepair" or "becoming dilapidated" shall mean in a physically deteriorating condition causing unsafe or unsanitary conditions or a nuisance to the general public and be evidenced by one or more of the following conditions:

a. Missing, broken or boarded up windows and doors longer than 6 months.

b. Collapsing or missing exterior walls or roof, or other exterior features including but not necessarily limited to stairs, porches, railings, hatchways, chimneys or floors.

c. Seriously damaged or missing siding or roofing.

d. Unrepaired fire or water damage longer than 6 months.

Huge rats have recently (1 year) invading my property - some are the size of a cat!

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- e. Rodent harborage and/or infestation.
- f. Persistent household garbage or trash on the property.
- g. Abandoned or unused objects such as automobiles, boats and recreation vehicles which are inoperable or unregistered or in an obvious state of disrepair.

h. Parking lots in excess of 10 parking spaces in a state of disrepair or abandonment evidenced, for example, by cracks, potholes, overgrowth of vegetation within the surface, pavement or macadam, or within medians and buffers.

i. Shrubs, hedges, grass, plants, weeds or any other vegetation that have been left to grow in an unkempt manner that are covering or blocking means of egress or access to any building or that are blocking, interfering with, or otherwise obstructing any sightline, road sign, or emergency access to or at the property, when viewed from any property line. Maintained gardens, flower beds and xeriscape landscaping as part of a landscape design are excluded from enforcement under this subsection.

j. The overall condition of the property structure and/or grounds causes an unreasonable impact on the value of neighboring properties.

k. Vacant buildings or structure left unsecured or unguarded against unauthorized entry.

Garage

(b) Blight Enforcement Officer means a Town official and/or employee designated by the Board of Selectmen to enforce this Ordinance and to issue citations and/or take other actions he/she deems necessary to compel compliance with it.

(c) Blight Hearing Citation Officer means an official appointed by the Board of Selectmen who is not a town employee who will preside over Blight Citation Hearings, issue decisions and if necessary, convert assessments into judgments in the Connecticut Superior Court.

Section 3. Exemptions

The following properties shall be exempt from this Ordinance:

(1) Farms as defined in the Town of East Lyme Zoning Regulations: A tract of land used for necessary farm buildings in connection with the raising and/or caring for agricultural, livestock, poultry or dairy products, but excluding the raising of fur bearing animals and the maintaining of dog kennels.

N/A

owner only owns a recycle bin - owner does not own a household garbage bin so he throws garbage in the back of garage or in the garage.

(2) Historic Properties as defined in the Town of East Lyme Ordinance entitled "Ordinance Designating Historic Properties and Establishing a Historic Properties Commission."

N/A

**Section 4. Prohibition**

No owner, agent, occupant and/or a tenant required by a lease to maintain a property, and/or any person in control of real property located in the Town of East Lyme shall allow, maintain or cause to be maintained a Blighted Premises.

N/A

**Section 5. Special Consideration**

Special consideration may be given to individuals that are disabled, elderly, or low income in the Town's effort to correct housing blight. If an individual cannot maintain a reasonable level of upkeep of his owner-occupied residence because the individual is disabled, elderly or low income, and no Capable Individual resides in the residence, the Town may give said individual a reasonable amount of time to correct the problem, the duration of which shall be in the discretion of the Blight Enforcement Officer. If needed, assistance in finding solutions will be offered by the Town.

1) **Capable Individual** shall mean a person who can be reasonably expected to perform maintenance and yard work around a property or premises. This shall include children above sixteen (16) years of age, without a physical or mental disability as defined herein.

N/A

2) **Disabled Individual** shall mean, in the case of an owner occupied residence, an individual who has a disability meeting the definitions for the mental or physical disability as defined under the Americans with Disabilities Act of 1990, and does not have a household member capable of providing the necessary maintenance.

3) **Elderly Individual** shall mean an individual over the age of sixty-five (65), who does not have a household member capable of providing the necessary maintenance.

N/A

4) **Low Income Individual** shall mean, in the case of an owner occupied residence, an individual, or where more than one person resides in the premises, a family unit, that has an income below the highest level of "qualifying income" established by Conn. Gen. Statute Section 12-170d(a)(3).

N/A

**Section 6. Notice of Blight Violation**

(a) The Blight Enforcement Officer shall give written notice of a violation of this Ordinance to the owner and occupant of the premises and may give written notice to their agent(s), and/or any other person responsible for the Blighted Premises. The notice should be mailed by both certified mail, return receipt requested, and regular mail

to the last known address of the person to whom it is directed, to the owner of the property at the last known address on file in the tax collector's records and a copy by first class mail to any lienholder's current or last known address pursuant to C.G.S. §7-148gg.

(b) Such notice shall state the violation and demand its abatement within 60 days. If the violation is not corrected at the end of the 60 day period, the Blight Enforcement Officer may issue an enforcement citation and/or take other enforcement action as specified in Section 8 herein.

(c) Any person who is a new owner or new occupant of Blighted Premises shall, upon request in writing to the Blight Enforcement Officer, be granted a thirty-day extension of the notice and opportunity to remediate. For purposes of this Ordinance, "new owner" shall mean any person or entity who has taken title to a property within thirty days of the Notice of Blight Violation, and "new occupant" shall mean any person who has taken occupancy of a property within thirty days of said notice.

**Section 7. Penalty for Violation**

Violations of this Ordinance shall be punishable by a civil penalty of \$10.00 per day for the first ninety (90) days of a violation. If, after ninety (90) days the violation continues, the fine thereafter shall be \$50.00 per day for each day a violation continues. Each day after due notice of the violation has been served shall constitute a separate offense.

**Section 8. Enforcement Citation**

(a) A citation hearing procedure per C.G.S. § 7-152c is hereby established for purposes of this Ordinance. The Board of Selectmen shall appoint one or more Citation Hearing Officers for the Town. The Citation Hearing Officer may not be a police officer, a Blight Enforcement Officer or an employee of the Town of East Lyme.

(b) If a violation remains unabated after 60 days as set forth in the Notice of Violation issued per Section 6 herein, the Blight Enforcement Officer may issue a citation to the owner and occupant, and may issue a citation to any other person responsible for the violation in accordance with this Ordinance. The citation shall state the penalty amount in accordance with Section 7, and date (15 days plus 3 business days) by which the uncontested payment of fines, penalties, costs or fees shall be made. The Blight Citation shall be mailed by both certified mail, return receipt requested, and regular mail to the owner of the property at the last known address on file in the tax collector's records and to any other person responsible at their last known address. In addition, the Blight Enforcement Officer shall make reasonable efforts to send a copy by first class mail to any lienholder's current or last known address pursuant to C.G.S. §7-148gg.

Zoning official has sent notifications to homeowner; included in this packet.

(c) Any person/entity issued a citation pursuant to this Ordinance shall be entitled to a hearing to contest the citation pursuant to the provisions of C. G.S. § 7-152c.

(d) At any time within twelve months from the expiration of the final period for the uncontested payment of fines, penalties, costs or fees set by a citation issued pursuant to this Ordinance, the Town shall send notice to the person or persons or entity cited to inform the person or persons: (1) of the allegations against him/her/it and the amount of the fines, penalties, costs or fees due; (2) that he/she/it may contest liability before a Citation Hearing Officer by delivering in person or by mail written notice to the office of the First Selectman, 108 Pennsylvania Avenue, Niantic, Connecticut 06357, within ten days of the date thereof; (3) that if he/she/it does not demand such a hearing, an assessment and judgment shall be entered against him/her/it; and (4) that such judgment may issue without further notice.

(f) For purposes of this Section 8, notice shall be presumed to have been properly sent if such notice was mailed to such person's last-known address on file with the tax collector. If the person to whom notice is issued is a registrant, the Town may deliver the notice in accordance with C.G.S. § 7-148ii, provided nothing in this section shall preclude the Town from providing notice in another manner permitted by applicable law. The Notice shall also be sent by first class mail to any lienholder's current or last known address pursuant to C.G.S. §7-148gg.

(e) If the person to whom notice is sent pursuant to this section wishes to admit liability, he/she/it may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail to an official designated by the Town.

(f) Any person to whom notice is sent who does not deliver or mail written demand for a hearing within 15 days plus 3 business days of the date of the first notice provided for by subsection 8(b) of this Ordinance shall be deemed to have admitted liability, and the designated municipal official shall certify such person's failure to respond to the hearing officer. The Citation Hearing Officer shall thereupon enter and assess the fine, penalties, costs or fees provided for by this Ordinance and shall follow the procedures for obtaining a judgment from the Superior Court set forth in C.G.S. § 152c(f).

(g) A person who makes a timely request for a hearing shall be given written notice of the date, time and place of the hearing. The hearing shall be held at a time and conducted in the manner provided by C.G.S. § 7-152c(e).

(i) The Citation Hearing Officer shall issue a written decision within 30 days of the hearing. If he determines that the person is not liable, he shall dismiss the matter and enter his determination in writing accordingly. If he determines that the person is liable for the violation, he shall forthwith enter and assess the fines, penalties, costs or fees against such person as provided by this Ordinance and issue a Notice of Assessment by first class mail to the person found liable and to any lienholders pursuant to C.G.S. §7-148gg. The property owner and the entity liable has 30 days from the Notice of Assessment to pay the fine.

(ii) If the person responsible fails to pay the fine, not less than thirty days nor more than twelve months after such mailing of the Notice of Assessment, the Citation Hearing Officer shall file a certified copy of the notice of assessment and an entry fee with the clerk of a Superior Court facility designated by the Chief Court Administrator.

(iii) The person against whom an assessment has been entered by the Citation Hearing Officer pursuant to this section is entitled to judicial review by way of appeal pursuant to the provisions and requirements of C.G.S. § 7-152c(g).

#### Section 9. Recording of Lien

Any unpaid fine imposed shall constitute a lien upon the real estate in accordance with C.G.S. §7-148aa. Each such lien shall be continued, recorded and released as provided for in C.G.S. §7-148aa and the General Statutes. Each lien shall be mailed to lienholders pursuant to C.G.S. §7-148gg.

#### Section 10. Municipal Performance to Correct Costs

(a) In the event any owner, occupant, agent, tenant or person in control of real estate shall fail to abate or correct any violation specified in any notice, after the issuance of an enforcement citation for such failure, which citation has become final through the failure of such owner, agent, tenant, or person in control of real estate to appeal from the issuance of said citation, or by such appeal being sustained, the Town of East Lyme, acting through its Blight Enforcement Officer, may cause or take such action as is necessary to correct such violation. The cost to take such action shall be a civil claim by the Town against such owner, agent, tenant, or person responsible for such property and the Town may bring an action to recover all such costs and expenses incurred.

(b) The owner of a Blighted Premises may choose to cooperate with the Blight Enforcement Officer and permit the Town of East Lyme to cure the Blight, provided said owner shall secure the payment of the Town's expenses of remediation by way of a lien on the property, or such other document satisfactory to the Town Attorney.

#### Section 11. Exceptions and Pending Approvals

Any Blighted Premises for which any land use or building permit application for improvements to the Blighted Premises is pending, or which has been sold to a bona fide purchaser, shall be exempt from the provisions of this Ordinance for a period of 90 days from the date of submittal of a complete application to the Town or from the date of sale.

# Town of

P.O. Drawer 519

Zoning Department

*William Mulholland,*  
Zoning Official



# East Lyme

108 Pennsylvania Ave

Niantic, Connecticut 06357

(860) 691-4114

Fax (860) 691-0351

June 16, 2017

Brian Sullivan  
17 Center Street  
Niantic, CT 06357

Dear Mr. Sullivan:

Re: Alleged Blight – 17 Center Street, Niantic, CT 06357

My office has received a blight complaint concerning the condition of your property referenced above.

In addition, we have received a verbal complaint this morning from a neighbor. It is alleged that you are housing unregistered motor vehicles and that the property is cluttered with various debris.

Please contact my office so that we can discuss this issue.

Very truly yours,

William Mulholland,  
Zoning Official  
WM/nb

Hi Bill 5.30.19 (#5)

I stopped by today to get an update on the blight I have reported 4 times in writing on the proper complaint form Now - there is a horrible chemical smell coming from Mr. Sullivan's property - its toxic chemicals, gas smells old gas cans fertilizer - round up etc. Its horrible to look at and I've put my complaints in writing as the previous owner did several times. 17 Center Street its all in back of his garage. Thank-you  
Debbie Jett-Harris

This was attached to Complaint form #5 - but the actual complaint form was lost or misplaced @ zoning, but this is what I had attached to the form - that is why it indicates (#5) - This was our 5th official complaint.

**Karen Zmitruk**

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**From:** Karen Zmitruk  
**Sent:** Monday, June 17, 2019 11:26 AM  
**To:** Chris Taylor  
**Cc:** Bill Mulholland; Karen Zmitruk  
**Subject:** 17 Center Street - Pine Grove

Hi Chris –

We are now in receipt of five complaints regarding Mr. Sullivan's property at 17 Center Street in Pine Grove – The complaint alleges that there are numerous old gas cans, fertilizer items, debris, round-up containers and others with chemicals being stored behind the garage at that property.

They have now apparently degraded enough to create smells that permeate the immediate area and the people there are concerned as the homes are all in very close proximity to each other.

Anything that you might be able to do would be greatly appreciated.

Please let me know what you find or have been able to remedy or what you would advise.

Thank you!!

Karen Zmitruk  
Administrative Assistant  
East Lyme Land Use

7/8/19  
} Saye Chris  
walked property  
not smelling anything  
but alot of junk –  
wasting away etc.  
Chris to call –  
Does not have jurisdiction  
over single family –  
only multi –

I was told by zoning that "Chris" the firemarshall @ that time did not walk to the back of the property as it was not within his jurisdiction to do so – therefore never being able to see all the contents in the back of the garage. I was told he did a "drive by".



# Town of

P.O. Drawer 519

Zoning Department

*William Mulholland,*

Zoning Official



# East Lyme

108 Pennsylvania Ave

Niantic, Connecticut 06357

(860) 691-4114

Fax (860) 691-0351

December 31, 2020

Brian Sullivan  
17 Center Street  
Niantic, CT 06357

Dear Mr. Sullivan:

Re: Blighted Property/Junk yard – 17 Center Street, Niantic, CT 06357

My office has received several more complaints concerning the state of your property referenced above.

As you are aware from the correspondence sent to you over the last year from my office your property continues to be blighted. You have been noticed that you may not keep unregistered motor vehicles and/or store various junk such as old lumber, pieces of metal and general debris on your property.

In addition, you are responsible to keep your property in good repair including your garage building and the site.

Apparently, you have not addressed these issues and the subject property continues to be blighted.

Please be advised that this may well be your last notice before we begin formal legal action to ensure that you clean up your property.

Please contact my office so that we can resolve this issue.

Very truly yours,

William Mulholland,

Zoning Official

WM/z

6th  
complaint

TOWN OF EAST LYME  
PO BOX 519  
108 PENNSYLVANIA AVENUE  
NIAHTIC CT 06357

Severe blight!

COMPLAINT FORM

DEPARTMENT: Zoning  
DATE: 12/1/2020

SUBJECT LOCATION: 17 Center Street

COMPLAINT/INQUIRY:

OWNER: Brian Sullivan

ADDRESS: 17 Center Street

TELEPHONE NUMBER:

COMPLAINANT: Deborah Jett - Harnis

ADDRESS: 19 Center Street

TELEPHONE NO: 800-303-8234

SIGNATURE OF COMPLAINANT: [Signature]

INSPECTION: water sent

REINSPECTION DATE: Called B.U w/o. 1/25/21

DISPOSITION: saying that he got rid of all junk cars and w.u address other issues as weather permits.



Reviewed and updated 3/5/2010

Root off of garage (shingles & nails) are blowing off of garage into my driveway causing me to have multiple flat tires! Blight issue has not been addressed the back ->

of his house is taking up the  
the entire back of the house  
in the summer in back of the garage  
there continues to have a toxic  
smell coming as I presume from  
multiple gas cans and what looks  
to be like bags of fertilizer?  
There is so much junk in the back  
as well as the front of his  
property. A rotten boat in the  
driveway with a tree growing  
through it. Garbage everywhere.  
He also does not have a garbage  
bin only a recycle bin - garage  
at times is in the yard and  
driveway. This issue was  
also addressed by the previous  
owner I bought the house from  
as well. This is SEVERE  
blight that is bringing down  
the value of my home, not  
to mention the toxic fumes  
in the summer from contents  
from in back of the garage.  
This is the 6th attempt by me -  
plus 2 formal complaints to  
Zoning by previous owner  
Thank.  
Deb Jett-Horn

**Karen Zmitruk**

---

**From:** Karen Zmitruk  
**Sent:** Monday, June 17, 2019 11:26 AM  
**To:** Chris Taylor  
**Cc:** Bill Mulholland; Karen Zmitruk  
**Subject:** 17 Center Street - Pine Grove

Hi Chris –

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They have now apparently degraded enough to create smells that permeate the immediate area and the people there are concerned as the homes are all in very close proximity to each other.

Anything that you might be able to do would be greatly appreciated.

Please let me know what you find or have been able to remedy or what you would advise.

Thank you!!

Karen Zmitruk  
Administrative Assistant  
East Lyme Land Use

# Town of

P.O. Drawer 519  
Zoning Department  
*William Mulholland,*  
Zoning Official



# East Lyme

108 Pennsylvania Ave  
Niantic, Connecticut 06357  
(860) 691-4114  
Fax (860) 691-0351

February 2, 2020

Brian Sullivan  
17 Center Street  
Niantic, CT 06357

Dear Mr. Sullivan:

Re: Junk yard – 17 Center Street, Niantic, CT 06357

My office continues to receive complaints concerning the condition of your property referenced above.

In addition, we have received verbal complaints from a neighbor. It is alleged that you are housing unregistered motor vehicles and that the property is cluttered with various debris.

Please contact my office so that we can discuss this issue.

Very truly yours,

William Mulholland,  
Zoning Official  
WM/z

Property Location: 19 CENTER ST  
 Vision ID: 4487

Account #002821

MAP ID: 17.6/ 108/ / /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1010

Print Date: 05/08/2018 16:38

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
HARRIS BRIAN		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised Value	Assessed Value
19 CENTER ST			3 Public Sewer		6 Recreational	RES LAND	1-1	120,400	84,280
NIAHTIC, CT 06357		SUPPLEMENTAL DATA				DWELLING	1-3	67,600	47,320
Additional Owners:						RES OUTBL	1-4	500	350
Other ID:		Block		<b>VISION</b> 6045 EAST LYME, CT					
Sub-Div		Fire 008							
Photo		Tot Disabled							
Devl Lot #		Heart							
Vet Exempt		Freeze							
Tract 07162		ASSOC PID#		Total 188,500 131,950					
GIS ID: 17.6 108									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
HARRIS BRIAN		969/ 648	09/19/2016	Q	I	165,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CLARKE KAREN Z		490/ 424	11/15/1999	Q	I	85,500		2017	1-1	84,280	2016	1-1	84,280	2016	1-1	84,280
COLLINS-RUCKER HELEN D		490/ 423	11/15/1999	U	I		04	2017	1-3	47,320	2016	1-3	47,320	2016	1-3	47,320
COLLINS HELEN D		269/ 24	07/29/1988			0		2017	1-4	350	2016	1-4	350	2016	1-4	350
								Total:		131,950	Total:		131,950	Total:		131,950

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD					
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch	
0075/A					

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	66,600
Appraised XF (B) Value (Bldg)	1,000
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	120,400
Special Land Value	0
Total Appraised Parcel Value	188,500
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>188,500</b>

NOTES	
YELLOW IA EA 10/1/11	
5/2016 LP 188,000	
SV; FPL PER LISTING	

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										08/09/2016			MM	63	Review
										12/22/2011			JD	50	Hearing Change
										11/02/2011			MM	63	Review
										07/05/2011			JR	10	Measu/LtrSnt Letter Se
										04/30/2011			RS	02	Measur+2Visit - Info Car

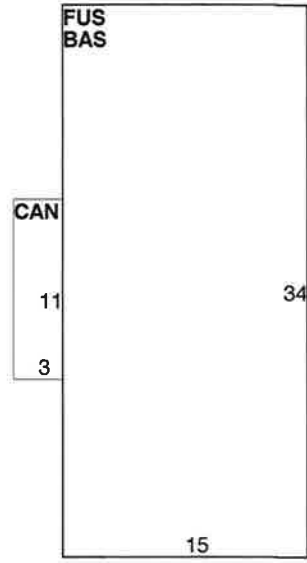
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
																Spec Use	Spec Calc				
1	1010	Single Fam MDL-01	R10				1,742	SF	60.11	1.0000	1	1.0000	1.00	0075	1.15				1.00	69.13	120,400

Total Card Land Units: 0.04 AC Parcel Total Land Area: 0.04 AC Total Land Value: 120,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	02		Below Ave				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2	09		Pine/Soft Wood				
Heat Fuel	04		Electric				
Heat Type	07		Electr Basebrd				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	4		4 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

MIXED USE		
Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION		
Adj. Base Rate:		87.93
		90,307
Net Other Adj:		2,125.00
Replace Cost		92,432
AYB		1930
EYB		1988
Dep Code		GD
Remodel Rating		
Year Remodeled		
Dep %		28
Functional Obslnc		0
External Obslnc		0
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		72
Apprais Val		66,600
Dep % Ovr		0
Dep Ovr Comment		
Misc Imp Ovr		0
Misc Imp Ovr Comment		
Cost to Cure Ovr		0
Cost to Cure Ovr Comment		



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			L	98	8.00	2011	0		30	200	
SHD1	SHED FRAME			L	132	8.00	2011	0		30	300	
FPL	FIREPLACE			B	1	1,400.00	1988	1		100	1,000	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	510	510	510	87.93	44,846
CAN	Canopy	0	33	7	18.65	616
FUS	Upper Story, Finished	510	510	510	87.93	44,846
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,020</b>	<b>1,053</b>	<b>1,027</b>		<b>92,432</b>



























