

VERENEAU ARMAND A & LORRAINE B &
 CINDA B CHOINSKI & LAURIE-ANN PIENDAK
 14 Partridge Drive
 Newington CT 06111

B5168P1 B14974P475

Previous Owner
 VERENEAU ARMAND A & LORRAINE B
 ET AL
 195 COUNTRY CLUB
 NEW BRITAIN CT 06053
 Sale Date: 10/05/2006

Property Data			Assessment Record				
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	70,900	60,600	0	131,500
1ST MORTGAGE 0			2013	70,900	60,600	0	131,500
2ND MORTGAGE 0			2014	70,900	60,600	0	131,500
Zone/Land Use 48 Shoreland			2015	70,900	60,600	0	131,500
Secondary Zone 31			2016	63,800	60,600	0	124,400
Topography 1 Level			2017	63,800	60,600	0	124,400
1.Level 4.Below St 7.Steep			2018	63,800	60,600	0	124,400
2.Rolling 5.Low 8.Wet			2019	63,800	60,600	0	124,400
3.Above St 6.Swampy 9.Lev/Roll			2020	63,800	61,400	0	125,200
Utilities 9 No Water/No Sewer			2021	70,200	61,400	0	131,600
1.Public 4.Improve 7.Improve			2022	76,500	67,500	0	144,000
2.Water 5.Improve 8.			2023	84,200	74,900	0	159,100
3.Sewer 6.Improve 9.None			2024	94,400	84,100	0	178,500
Street 3 Gravel			2025	88,600	120,300	0	208,900
1.Paved 4.Proposed 7.ROW							
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Sale Data		
Sale Date 10/05/2006		
Price		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage		0.31				


Waterboro

Map Lot 033-035

Account 2229

Location 32 COURTNEY LANE

Card 1 Of 1 9/23/2024

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 5 Force Warm Air	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 0			3.HWRAD	7.Electric	11.
Stories		1 One Story	4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls		2 Wood Shingle	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface		1 Asphalt Shingles	Bath(s) Style		2 Typical Bath(s)
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim		0	# Rooms	4	
OPEN-3-		0	# Bedrooms	2	
OPEN-4-		0	# Full Baths	1	
Year Built		1920	# Half Baths	0	
Year Remodeled		1960	# Addn Fixtures	0	
Foundation		2 Concrete Block	# Fireplaces	0	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement		5 Crawl Space			
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Gar # Cars		0			
Wet Basement		1 Dry Basement			
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1960	288	0 0	0	0	0	%	1.One Story Fram
21 Open Frame	1960	168	0 0	0	0	0	%	2.Two Story Fram
23 Frame Garage	1990	384	0 0	0	0	0	%	3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

