Property Location 15 SUNRISE COVE CAMP | Map ID C11/000 002/ 00001/ 15/ | Bldg Name | State Use 1010
Vision ID 12379 | Account # 000778 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/5/2025 8:26:08 PM

CURRENT OWNER

RACCIO JEAN ANN EST
C/O JEANINE AFFIE & KERSTEN MO
204 PECK LA
CHESHIRE CT 06410

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID C11/000/002/00001/15
CONDO B 15
CONDO U 15
CONDO F
PARCEL D
GIS ID 12379
DISTRICT K1:
CENSUS 1843
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
DWELLING	1-3	405,500	283,900
		Total 405,500	283,900

6014
BRANFORD, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RACCIO JEAN ANN EST	1385	0489	04-15-2024	U	I		25
RACCIO JEAN	0000	0000	08-20-1984	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1-3	283,900	2024	1-3	283,900	2023	1-3	228,200
	Total	283,900		Total	283,900		Total	228,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	402,400
Appraised Xf (B) Value (Bldg)	3,100
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	405,500
Valuation Method	C
Total Appraised Parcel Value	405,500

NOTES

WHITE 7/19 WATERFRONT[
NO CLOSET IN BDMR
1 OUTSIDE SHOWER
WATERFRONT
GEN 10 KW
ADDED GAS FIREPLACE

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
22-01637	10-21-2022	HA	HVAC	7,176		100		REPLACE & INSTALL HEAT P
19-01414-1	01-10-2020	CO	CO ISSUED		04-01-2020	100		GAS PIPING FROM ONE SID
19-01414	01-10-2020	EL	Electric	5,000	04-01-2020	100		INSTALL 10 KW GENERATOR
14-01286	12-08-2014	RS	Residential	9,450	10-01-2015	100		REPLACE BOILER
12-00682	07-09-2012	HA	HVAC	4,950	07-31-2012	100	07-31-2012	INSTALL DUCTLESS A/C SYS
16826	07-22-2005	CO	CO ISSUED		08-20-2005	100		
21786	05-20-2004	RS	Residential	8,950	06-02-2004	100		SIDING,2 WNDWS

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-20-2024	GF			11	Field Review
02-28-2024	VA			50	Data Mailer Sent
12-30-2022	ZT			37	Bldg Permit
04-01-2020	DG			37	Bldg Permit
10-15-2019	SPB			11	Field Review
09-23-2019	MK			10	Letter Sent
07-23-2019	MM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
1	1010	Single Fam MDL	R2			0.000	AC	0.00	1.00	5	1.00		1.00			0.00		0

Total Card Land Units 0.00 AC | Parcel Total Land Area 0.00 | Total Land Value 0

Property Location	15 SUNRISE COVE CAMP		Map ID	C11/000 002/ 00001/ 15/		Bldg Name	State Use 1010
Vision ID 12379		Account # 000778		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 3/5/2025 8:26:08 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	100	Cottage (Cove)
Model	01	Residential
Grade:	03	C
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asphalt
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	07	Mini Split
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	2	2 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Cottage Cmplx	99	Sunrise Camp
Cottage Adj	981	SC - Waterfront

CONSTRUCTION DETAIL (CONTINUED)

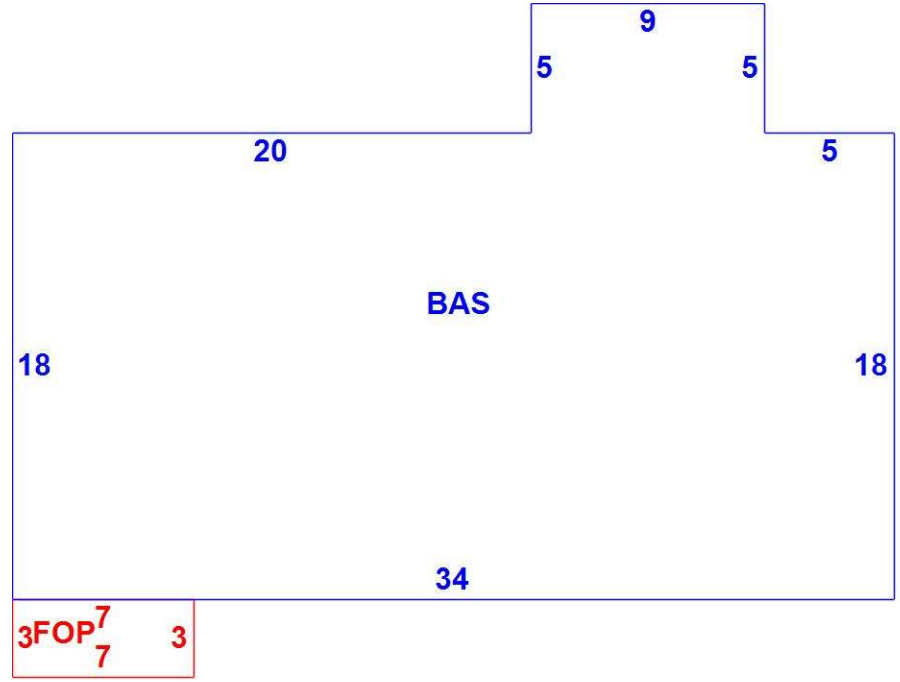
Element	Cd	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL01	100
		0
		0

COST / MARKET VALUATION

Adjusted Base Rate	780.44
Building Value New	515,868
Year Built	1945
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Condition	
Condition %	
Percent Good	78
RCNLD	402,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
GEN1	GEN 8-14KW	B	1	4000.00	1997		78		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	657	657	657	780.44	512,746
FOP	Porch, Open	0	21	4	148.65	3,122
	Ttl Gross Liv / Lease Area	657	678	661		515,868