DOCKET NO. HHB-CV19-6051459-S

LIAM T. MITCHELL AND CYNTHIA M. MITCHELL	:	SUPERIOR COURT
v.	:	JUDICIAL DISTRICT OF NEW BRITAIN AT NEW BRITAIN
BERLIN ZONING BOARD OF APPEALS	:	JANUARY 16, 2020

NOTICE OF PAPER FILING

At the direction of the trial court (Cordani, J.) on January 14, 2020 at the hearing on the merits of said date in the above-captioned administrative appeal, notice is hereby given that the following record items listed in the Designated Contents of the Record in the above-captioned administrative appeal, specifically the oversized drawings in Record Item No. 2 and Record Item Nos. 3, 8, and 11 herein described, have been filed with the Clerk's Office on this date in paper format as said record items cannot be reproduced and properly reviewed electronically: [1]

2. Drawing entitled "Plot Plan Showing Proposed House Addition & Wall and ZBA Variance Request Property of Liam T. Mitchell, et al #1005 Kensington Road Berlin, Connecticut Scale 1"=20' July 23, 2018" revised through 12-27-18 prepared by Flynn & Cyr Land Surveying, LLC, and sketch drawings of front elevation, floor plan, basement plan, and wall section [The remainder of Record Item No. 2 consisting of the Application to the ZBA appealing the Cease and Desist Order submitted December 27, 2018 with the application

[1] Please note that the listed Record Items were not immediately filed with the Clerk's Office following the hearing on the merits as plaintiffs' counsel requested copies of the oversized drawings that he had submitted to the ZBA and the Zoning Regulations, and additional copies had to be made.

form, narrative entitled "Description of Appeal," letter of authorization, and Exhibits A through E were previously filed at coded pleading #107.00.].

3. Memorandum of Staff Comments on Application prepared by ZEO Giusti dated January 16, 2019 and documents contained in the departmental file as referenced therein and distributed therewith.

8. Exhibit 3 submitted by Attorney Griffith at the February 26, 2019 ZBA public hearing consisting of a four (4) page print-out of an article from retrorenovation.com entitled "Wood kitchen cabinets in the 1950s and 1960s – 'unitized' vs. 'modular' construction", color photocopies of ten (10) photographs, and two (2) pages containing email exchanges.

11. Town of Berlin Zoning Regulations.

THE DEFENDANT –
BERLIN ZONING BOARD OF APPEALS

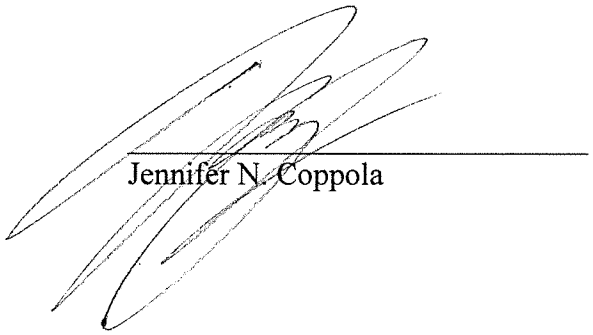
By_____

Jennifer N. Coppola
JCoppola@cd-llp.com
Ciulla & Donofrio, LLP
127 Washington Avenue
P.O. Box 219
North Haven, CT 06473
Tel. (203) 239-9828
Fax (203) 234-0379
Firm Juris No. 412770

CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing was served via electronic mail on this 16th day of January 2020 on all counsel of record as follows:

David L Griffith, Esquire
Griffith & Kelly, LLC
66 Cedar Street, Suite 608
Newington, CT 06111-2655
d.griffith@newingtonlaw.com



Jennifer N. Coppola

RECORD ITEM #3

ROR 3A-1

MEMORANDUM OF STAFF COMMENTS

TO:	**Zoning Board of Appeals**
FROM:	**Maureen Giusti, Assistant Town Planner/ZEO**
DATE:	**January 16, 2019**
RE:	**#2019-01-01**
APPLICANT:	**David L. Griffith, Esq., for Liam T. and Cynthia A. Mitchell**
ADDRESS:	**1005 Kensington Road**
	Map 21-1/Block 73/Lot 15
ZONE:	**R-43**

Proposal

Application – David L. Griffith, Esq., for Liam T. and Cynthia A. Mitchell is appealing the decision of the Zoning Enforcement Officer to issue a Cease and Desist Order for an unauthorized basement apartment in the R-43 zone per Berlin Zoning Regulations §XV.A.1.

Zoning Requirements:

§V.A.1. Residential Zones. Single-family residential (R-86, R,43, R-21, R-15)
§XV. Zoning Board of Appeals.

A.1. Powers and duties. Appeals.
B. General rules. Appeals.

- Notice of Zoning Violation Cease and Desist order (NOV) was issued on December 10, 2018 addressed to one of the property owners, Liam Mitchell regarding a basement apartment with an attached memorandum to the enforcement file memorializing conversations with the property owner on August 17, 2018, updated November 9, 2018.
- The letter was sent Certified Mail, postmarked December 12, 2018 and regular mail. The Certified letter was returned unclaimed on January 14, 2019.
- The applicant has appealed the order on December 27, 2018 in accordance with the zoning regulations.

In accordance with Berlin Zoning Regulations §XV.A. "1. *Appeals.* The ZBA shall have the authority to hear and decide upon any appeal where it is alleged that there is an error in the order, requirements, decision or determination of the ZEO. No question of hardship shall be involved in such an appeal, and the action of the ZBA thereon shall be limited to the question of whether or not, and to what extent such order, requirement, decision, or determination was a correct interpretation of the subject provision of these regulations."

Please note that appeals require the file be copied to the ZBA.
The appeal application and supporting documents provided by the applicant are attached as a packet.

I have grouped and listed the additional file documents as noted below.

Staff Comments

The property is in the R-43 Residential, single-family zone. At the time of the initial build of a dwelling on the property, the property was zoned Farm. It was reported, in 2015, that the house

was listed for sale as a single-family with an apartment. This was prior to the current owner's purchase. Staff researched and documented, that any use of finished space in the basement of the house had not been found to be allowed or authorized as an apartment at any time. It was reported and the owner admitted he had a rental apartment in the single-family dwelling.
The zoning regulations in the current R-43 zone allow single-family occupancy. While there is a provision for "accessory dwelling units" to be approved by special permit, no such approval has been found by this office. This office has conducted considerable research to determine if there was an avenue by which the apartment would have been allowed at the time of construction, as a nonconforming use, or as an authorized accessory dwelling unit and has found no such evidence.

Therefore, I ask that the Zoning Board of Appeals find the order was not issued in error as evidenced and detailed below:

- The basement has been rented as an apartment as admitted by the current property owner as well as the former renter; and,
- A Due Diligence search of zoning files would have found the zoning letter to the seller and real estate agent noting an apartment would not comply with zoning; and,
- Said letter was copied for the Building Department file; and,
- The current owner was aware at the time of permit applications for interior renovations in 2016, shortly after purchase, that the use of the property was single-family. It was specifically noted on the permits that any work was for a single-family dwelling; and,
- The initial permits and Certificate of Occupancies for the dwelling indicate it was built in 1954 as a single-family dwelling in the then Farm Zone; and,
- The house was demolished in 1968 (no cause for the demolition was found); and,
- A new house was built with a CO for a single-family dwelling in 1970; and,
- The property was classified as R-43 zone at the time as shown on the 1965 Zoning Map; and,
- The R-43 Zone did not allow apartments for rent in 1970, and every iteration of the zoning regulations since then does not now allow apartments for rent; and,
- While the initial construction of the dwelling may have been for the Farm Zone, and if any allowed 2nd dwelling unit could have been proven to be existing nonconforming:
- The non-conformity would have been abandoned when the house was rebuilt as a single-family with no fixtures in the basement in the R-43 zone which does not allow 2-family dwellings; and,
- The Building Department record of application for the sewage disposal system in 1969 indicates there are no basement fixtures. Therefore: there was no basement bathroom and no basement kitchen plumbing at the time of re-build in 1970; and,
- The 1966 Assessor's Card, which would have been updated after an inspection of the new build in 1970, indicates single occupancy with a 1-room basement with rough plumbing; and,
- Conditions found during property inspections are noted on the Tax Assessor cards, whether or not those amenities have been permitted or approved; and,
- While the Assessor's cards indicate that by 1976 there were fixtures and spaces in the basement configured for a bathroom and kitchen: The card indicates that the occupancy remained 1-family; and,
- The Building Official's inspection of 12-21-2018, as noted in the letter of January 8, 2019 indicates that the plumbing and finishes are likely from the 1970's; and,

- No permits for conversion of the basement for plumbing fixtures or for occupancy of the basement as dwelling space was found in the Building Department Record since the 1970 rebuild; and,
- No record of an approval for an accessory dwelling unit, as required per BZR §V.A.6 and XI.T., has been found.

Background:

1. 2- 2015 It was called to the ZEO's attention that the property at 1005 Kensington Road was listed for sale. The listing referred to the property as single-family with an apartment. Attached listing printed 2/23/2015.
2. 3-2-2015 Assessor cards researched by ZEO to research property history
   a. 2/23/2015 Property listing report from GIS system with Assessor Office Card noting Exterior only inspection on 10/1/2014 with hand written notation "2-family possible", Notes: "In-law apt in walk-out"
   b. 1996 revaluation Card with 2nd copy of back page for legible notation. Notes: Living Units-1; Note-"In-law apt in walk-out bsmt"
   c. 1986 Card: "Dwelling Data: Number of Living Units: 1"; basement is not noted with Fin living area; no extra units are noted. Basement bathroom is noted. Inspection was witnessed as indicated by the property owner signature.
   d. 1976 Card: noted as R-43 zoning; Occupancy noted as 1 Fam.; notes on plan indicate bsmt. has finished rooms and kitchen.
   e. 1966 Card: Occupancy single; basement 1 room; "rough" toilet room.
3. 3-5-2015 Email between Director of Development Services re: course of action.
4. 3-9-2015 Note in file -recap of findings
5. 3-9-2015 Courtesy letter to (then) property owner Peter F. & Kim E. Regan copied to listing agent.
6. 8-10-2017, updated 9-13-2017 memo of ZEO to Director of Development Services re: Zoning Violations: #7 1005 Kensington Road
7. 5-21-2018 Email from the Town revenue office regarding apartment use at 1005 Kensington Road. Attached motor vehicle tax data (dated as of 01/02/2019) for reported renter at same address.
8. 6-2018 Notation on Zoning Complaint form dated 5/25/2018 noting conversation with owner at P&Z counter re: apartment at his house.
9. 6-28-2018 Notation of meeting with Assessor J. Ferraro with property cards including handwritten notations on cards made during meeting.
   a. 2017 Base Card
   b. 1966 Card
   c. 1976 Card (2-copies, one which is reduced size)
   d. 1986 Card
10. 6-28-2018 recap note (by ZEO on the file)
11. 8-13-2018 Copy of Notice of Violation Enforcement Order (from file on another matter) with notation to be reminded the use of property remains outstanding issue. (notation highlighted)
12. 8-2018 copy of Town Clerk Map #333 showing lot 15 w/notation of discussion at P&Z counter (see memorandum to the enforcement file memorializing

conversations with the property owner on August 17, 2018, updated November 9, 2018 attached to appealed order)

Other Supporting documentation researched for order:

1. Building Department documents by date:
   a. 10-5-1954 Plot plan showing location of house to be built (reduced).
   b. 10-6-1954 Permit to construct sewage disposal system.
   c. 10-6-1954 Application for Building Permit:
   Indicating new 6 room house.
   d. 10-13-1954 Building Permit:
   Filled in as "To be used as a Dwelling; No of Housekeeping Units one", indicating a single-family house received a CO in 1954.
   e. 9-29-1955 Certificate of Occupancy.
   Indicating dwelling – one family.
   *a reference to this CO on the Plot Plan dated 10-5-1954 indicates it was issued in error (the permit needed to be reissued).
   f. 9-21-1956 Application for Building permit
   Indicating renewal of previous permit.
   g. 5-2-1958 Building permit application for garage.
   h. 9-10-1968 Handwritten letter requesting approval for a temporary trailer.
   i. 12-23-1968 with 8-11-1969 and building department summary card for:
   Building Permit to Demolish Dwelling and Building Permit for a 1-story frame dwelling.
   j. 8-11-1969 Permit to install septic system.
   k. 8-19-1969 Application for installation, alteration or repair of private sewage disposal system with attachment indicating: 1- family; 7 rooms; 3 BR; 1 Bath; 1 shower; 1 lavatory; Basement fixtures (only with special permission) – *no notation, left blank.*
   l. 1-17-1969 rev to 8-4-1969 Plot plan showing location of house to be built.
   m. 4-14-1970 Certificate of Occupancy, Use and Compliance:
   Approved as a single-family dwelling.
   n. 10-15-1971 Plot plan showing location of tool house to be built
   o. 1-29-1985 Permit for water or sewer connection w/installation approval
   p. 12-5-1988 Electrical Permit application for 100 amp. Service on garage – not allowed & returned
   q. 3-9-2015 Copy of ZEO courtesy letter to owner re: RE listing
   r. 9-16-2016 Building permit application w/ notation "interior renovation to single-family residence.
   s. 9-16-2016 Electrical permit with notation as single family.
   t. 1-8-2019 Email from Building Official to ZEO with attached letter dated 1/7/2019 re: 1005 Kensington Road.

The Town of Berlin Plan of Conservation and Development, Section II, Strategic Outline for Implementation, Strategy 1: Coordinate the Regulatory Structure to Support the Plan, 3) states: Any variance granted by the Zoning Board of Appeals should be consistent with the standards imposed by Connecticut General Statutes in which a hardship exists owing to conditions affecting a specific parcel of land, and the variance which is granted should be consistent with the goals and policies of this plan and the intent of the zoning regulations.

ROR 3A-5

MEMORANDUM TO FILE

TO: **Enforcement File 1005 Kensington Road**

Property of Liam Mitchell

FROM: **Maureen Giusti – ZEO/ATP**

DATE: **August 17, 2018**
Updated 11-9-2018

RE: **Pending Violations – Letter received by owner**

Liam Mitchell came to PZ office this morning to discuss NOV that he had received
Marek Kozikowski, Town Planner, was in the office & joined the meeting after a few minutes.

Notice regarding:

1. Unsightly materials – excessively tall grass. He stated that due to an injury he fell behind in maintenance of lawn.
   He asked that the statement re: inoperable vehicles be explained –
   I informed him that was part of the title of the regulation on unsightly materials which also includes excessively tall grass.
   He seemed satisfied with the explanation and I understood he would bring the yard into compliance.
2. Unresolved 2nd dwelling unit
   He debated the existence and legality of the unit per research done by the Town Clerk & the town having "lost" records.
   We discussed:
   a. the permits he pulled several years ago stated ON the permits that they were for a single-family house;
   b. at the time of purchase, it was a noted issue, and no proof of a legal 2nd unit was presented therefore notes were placed in the Building and Zoning Departments files.
   c. a buyer should do Due Diligence – the issue was clear at the time of sale. And that unresolved issues with a property are bought with the property regardless.
   d. He has been notified in the past and this remains unresolved.
   e. The owner needs to present evidence to this office that shows the property is compliance – there are several ways to show including action by PZC, proof it predates the regulations; ...
   f. He indicated Town records were destroyed &/or nonexistent
      i. I let him know that I believed building department records were available – he claimed they were nonexistent and or destroyed.
      ii. The Assessor's records indicate what they find for Tax purposes, not for zoning compliance – we try to work together but it is not their charge to verify compliance but to tax what they find.

iii. Action of PZC, including changes to the regulations are permanent and filed with the Town Clerk. Meeting minutes can be searched. Amendments are filed as should be Special Permit approvals.

iv. It was noted that PZC files had been destroyed with water damage to the storage area, however the statutory record retention period would likely have expired regardless.

g. It was explained that he can go thru the old zoning regulation books and zoning maps

Marek & Maureen both then worked with him to pull old reg books & maps and found after he stated the house was rebuilt after a fire in 1969/1970 that the 1969 zoning map showed the property as R-43 and the coinciding regs (1972) listed single, not 2-family as a permitted use. We told him he could do further research in earlier book.

To note: the building inspector found the house was rebuilt in with a 1970 CO for a Single-Family house.

UPDATE TO NOTES after meeting with owner Liam Mitchell on Friday, 11-9-2018 at P&Z counter:

Reiterated that he needs to reconcile the violation of the 2nd dwelling unit at the single-family property.

Reviewed that he needs to compile & submit any evidence that would indicate the unit was authorized to be constructed or of any non-conforming status.

Again, reviewed the research that can be done and submitted. (see above) However the evidence we have been able to compile from in-house research is that the house was built as a single family in a single-family zone and no approvals or permits indicating otherwise have been found.

R0R3B-1

FORM 2

TOWN OF BERLIN
BUILDING PERMIT

APPLICANTS PERMIT

THIS PERMIT IS VOID ONE YEAR
FROM DATE OF ISSUE
BERLIN ZONING COMMISSION

CERTIFICATE OF OCCUPANCY
MUST BE SECURED FROM
THE ZONING COMMISSION
BEFORE MOVING INTO PREMISES

Zone Farm

A 1436

Estimated cost (structural, plumbing, wiring, painting, etc.) $5000.00

Date Oct. 13, 1954 Fee $ 5.00

This is to certify that Mrs Dorothee & Richard Pautzsch is hereby granted permission to erect a ~~Frame~~ Cinder Block building on Kensington Rd. Street in accordance with application, Plat and plans approved by the Zoning Commission and as follows:

Size 36 X 40 Feet; Height 15 Feet; Stories one

To be used as a Dwelling; No. of Housekeeping Units one

Distance from nearest building Feet; Distance from street line 39 Feet;

Distance from each side lot line, N. 39 Feet; E. 40 Feet; S. 20 Feet; W. 223 Feet

Owner Richard A. Pautzsch Address 448 Percival Ave

Contractor same as Address Kensington

Architect By R. Peck Address

By R. Peck.

By

Of The Zoning Commissioners

LINCOLN PRINTING CO. 500—5-53

R0R3B-2

TOWN OF BERLIN

APPLICATION FOR BUILDING PERMIT AND OR USE OF EXISTING BUILDING AND LAND

A1436

TO THE ZONING COMMISSION, TOWN OF BERLIN, CONNECTICUT.

I hereby make application for a permit to erect, to alter a building, or to use an existing building for, to the following detail statement and plans submitted herewith.

Date Oct. 6 195 4 Zone Farming Fee $

Estimated value (building, alterations, etc.) $ 5000.00

OWNER Dorothy & Richard Pautzsch TYPE OF CONSTRUCTION Frame & Cement Block

STREET Kensington SIZE OF LOT 1/2 Acre x

SIZE OF BUILDING 36 x 40 HEIGHT 15 FT. STORIES one

NO. OF ROOMS 6 NEW ✓ ALTERATIONS EXISTING (Check which)

Distance From Nearest Building Ft. Distance From Street Line 394 & 40 Ft.

Distance from Lot Line N. 394 Ft. E. 40 Ft. S. 20 Ft. W. 223 Ft.

NOTE: All applications for a permit must be accompanied by a Certified Plot Plan drawn to scale, showing the actual dimensions of the Lot to be built upon, the size of the building to be erected, the location of the proposed building or buildings and any other buildings on the Lot, the established building lines, adjoining property owners and the orientation of the Lot.

I hereby agree to conform to all the requirements of the Laws of the State of Connecticut, and to Ordinances of the Town of Berlin, and to notify the Zoning Commission of any alterations in the plans or specifications of the building for which this permit is asked.

OWNER or APPLICANT Dorothy & Richard A. Pautzsch Address 448 Percival Ave Kensington

CONTRACTOR or BUILDER Address

Approved by Zoning Commissioner

Zoning Commissioner

LINCOLN PRINTING CO.
NEW BRITAIN

R0R3B-3

PERMIT TO CONSTRUCT SEWAGE DISPOSAL SYSTEM

TOWN OF BERLIN

Permission is hereby granted to Dorothy & Richard Paith

For the Construction of a sewage disposal system on premises at

Hemington Road

IN ACCORDANCE WITH DESCRIPTION AND PLANS AS ESTABLISHED IN

APPLICATION NO_____ DATES 10-6-54

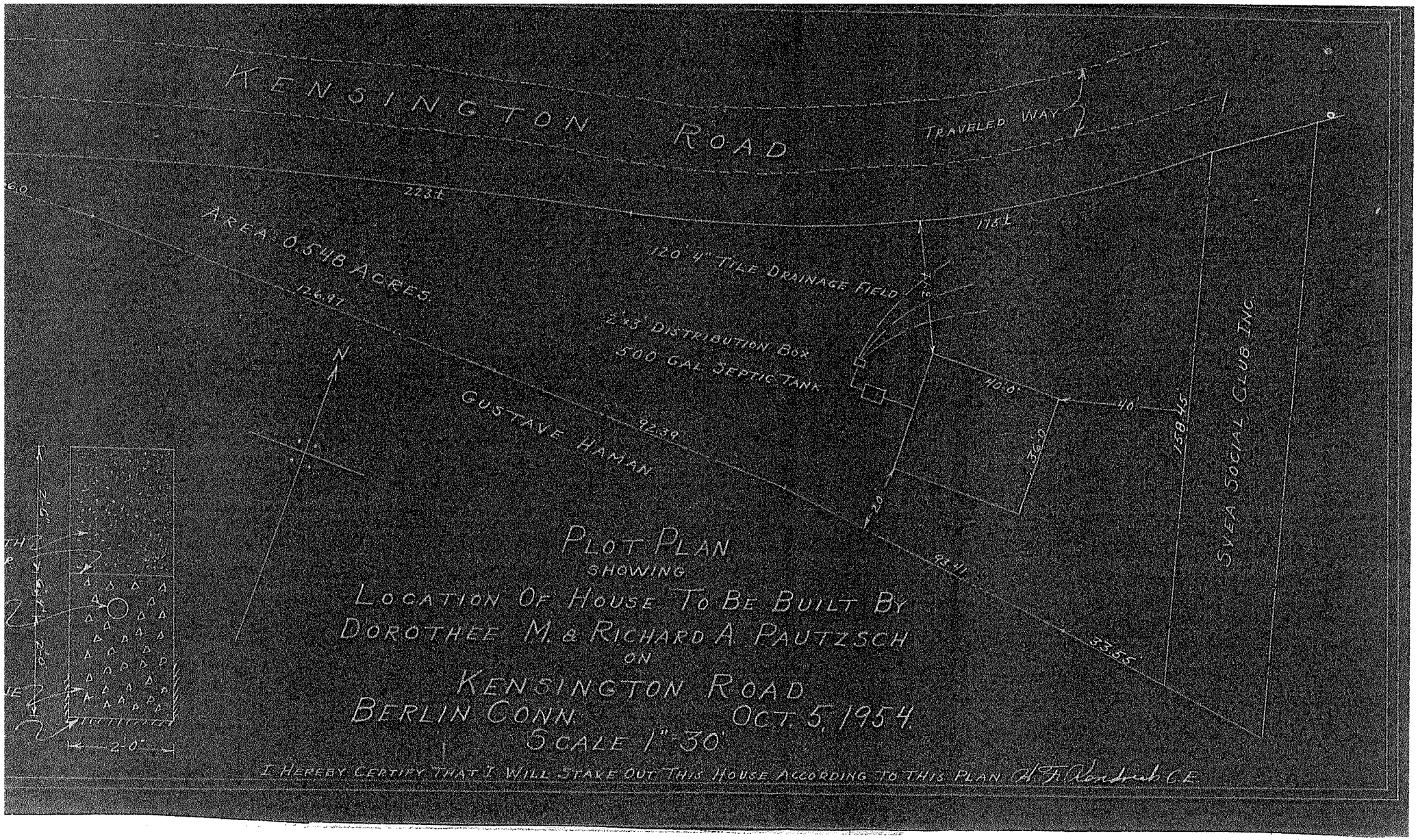
Signed L A Clostowski
Health Officer or Inspector

NOTE: This permit is issued with the understanding that future alterations or additions will be made, if necessary, in the opinion of the Health Officer. This permit shall not be construed as permission to create or maintain any sewage nuisance and in the issuance of this permit the town assumes no responsibility for the future operation and maintenance of the system.

Inspected during construction and approved for comple tion with details as stated in application.

Signed_____

Dated_____


KENSINGTON ROAD
TRAVELED WAY
AREA 0.548 ACRES
120' 4" TILE DRAINAGE FIELD
2'x3' DISTRIBUTION BOX
500 GAL SEPTIC TANK
GUSTAVE HAMAN
SVEA SOCIAL CLUB INC
N
PLOT PLAN
SHOWING
LOCATION OF HOUSE TO BE BUILT BY
DOROTHEE M. & RICHARD A. PAUTZSCH
ON
KENSINGTON ROAD
BERLIN CONN. OCT. 5, 1954
SCALE 1" = 30'
I HEREBY CERTIFY THAT I WILL STAKE OUT THIS HOUSE ACCORDING TO THIS PLAN

RQR3B-4

Form 3 A ROR3B-5 ZONING COMMISSIONS COPY

1005 Kensington Road ~~Street~~

CERTIFICATE OF OCCUPANCY

— Office of —

The Zoning Commission

Berlin, Conn., September 29, 1955

THIS IS TO CERTIFY, that the Building at No. 1005 Kensington Road Street, has been inspected and found to conform with the zoning ordinance and permit No. A1436 issued from this office to Dr. Theo. W. & Mrs. Richard A. Rautzsch Date of Permit Oct. 13, 1954

Zoning Commission

By E. L. Strauss Jr. Town Engr.

For The Zoning Commission

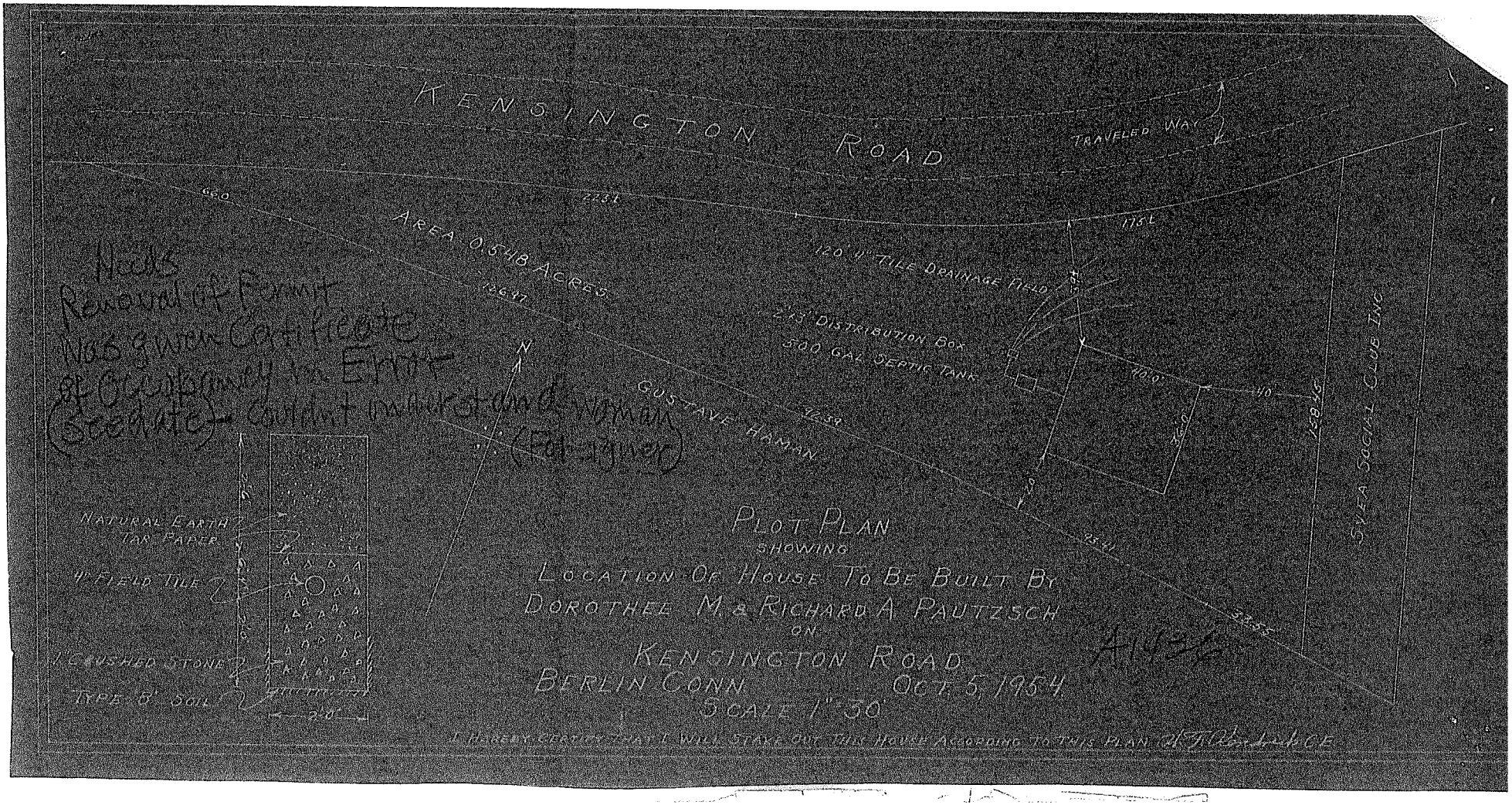
Buildings to be used for Dwelling

No. of Families 1

No. of Stories 1

No. of Garages 0

Receipt A 1173



Note
Removal of Permit
Not issued Certificate
of Occupancy in Error
(See Note) - Couldn't understand Woman
(Fat figure)

RoR 3B-6

TOWN OF BERLIN

APPLICATION FOR BUILDING PERMIT AND OR

USE OF EXISTING BUILDING AND LAND

A 2178

ROR3B-7

TO THE ZONING COMMISSION, TOWN OF BERLIN, CONNECTICUT.

I hereby make application for a permit to erect, to alter a building, or to use an existing building for, to the following detail statement and plans submitted herewith.

Date Sept 21 195 Zone Farm Fee $ 5.00

Estimated value (building, alterations, etc.) $ 4000 remodeling

OWNER Brother Richard Paulson TYPE OF CONSTRUCTION Frame Stucco

STREET 1005 Percival Ave SIZE OF LOT 80 x 150

SIZE OF BUILDING 36 x 40 HEIGHT 24 FT. STORIES 1

ADDITIONS

NO. OF ROOMS 6 NEW ✓ ALTERATIONS EXISTING (Check which)

Distance From Nearest Building Ft. Distance From Street Line 34 Ft.

Distance from Lot Line N. 30 Ft. E. 40 Ft. S. 20 Ft. W. 30 Ft.

NOTE: All applications for a permit must be accompanied by a Certified Plot Plan drawn to scale, showing the actual dimensions of the Lot to be built upon, the size of the building to be erected, the location of the proposed building or buildings and any other buildings on the Lot, the established building lines, adjoining property owners and the orientation of the Lot.

I hereby agree to conform to all the requirements of the Laws of the State of Connecticut, and to Ordinances of the Town of Berlin, and to notify the Zoning Commission of any alterations in the plans or specifications of the building for which this permit is asked.

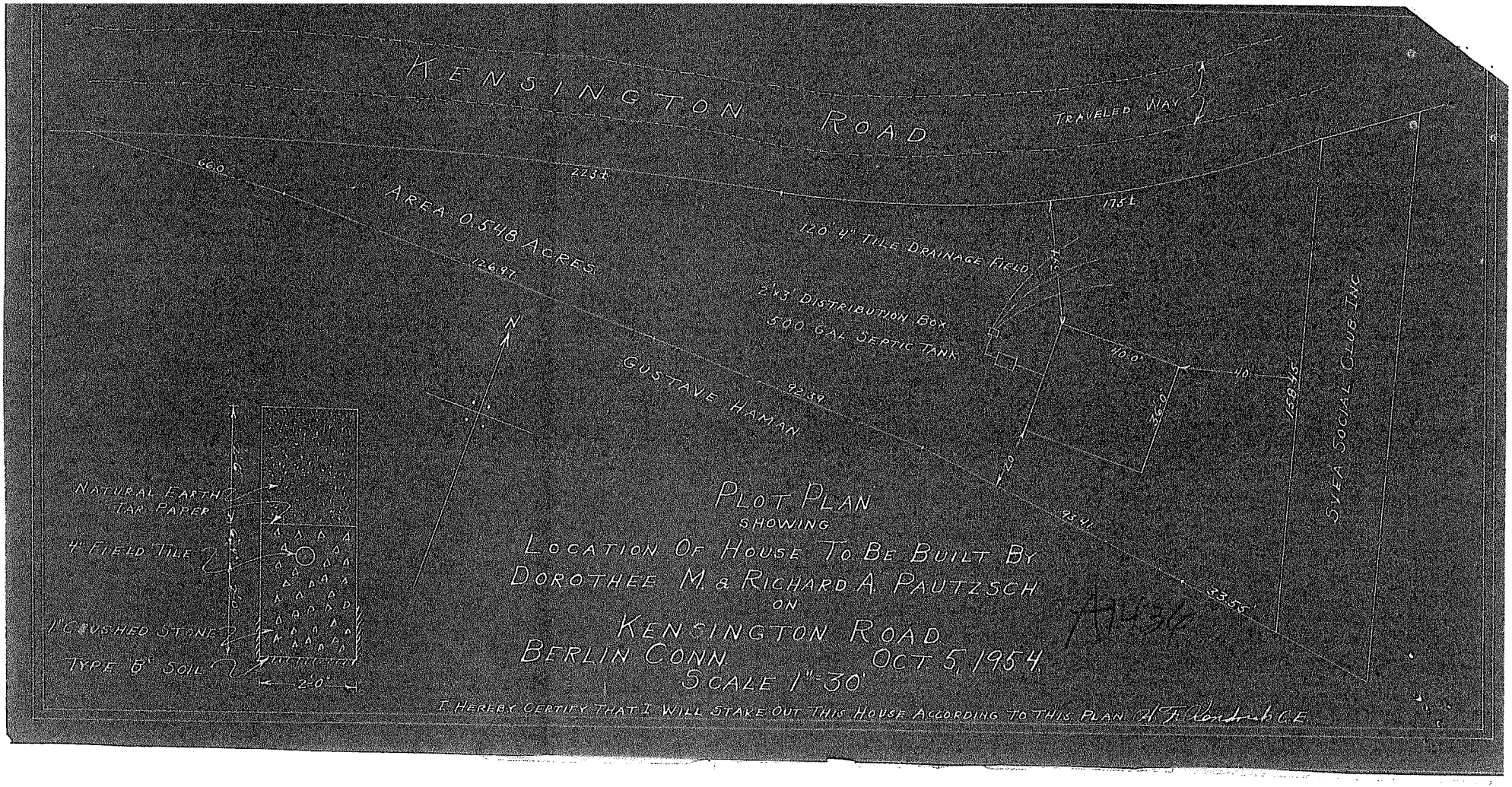
OWNER or APPLICANT Address

CONTRACTOR or BUILDER Address

Approved by Town Engineer

Zoning Commissioner

LINCOLN PRINTING CO.
NEW BRITAIN


KENSINGTON ROAD
TRAVELED WAY
AREA 0.548 ACRES
120' 4" TILE DRAINAGE FIELD
2x3 DISTRIBUTION BOX
500 GAL SEPTIC TANK
GUSTAVE HAMAN
SVEA SOCIAL CLUB INC
N
NATURAL EARTH
TAR PAPER
4" FIELD TILE
1" CRUSHED STONE
TYPE 'B' SOIL
2'-0"
PLOT PLAN
SHOWING
LOCATION OF HOUSE TO BE BUILT BY
DOROTHEE M. & RICHARD A. PAUTZSCH
ON
KENSINGTON ROAD
BERLIN CONN. OCT. 5, 1954
SCALE 1" = 30'
I HEREBY CERTIFY THAT I WILL STAKE OUT THIS HOUSE ACCORDING TO THIS PLAN

ROR 3B-8

1005

ROR 3B-9

TOWN OF BERLIN

A 2718

APPLICATION FOR BUILDING PERMIT AND OR USE OF EXISTING BUILDING AND LAND

TO THE ZONING COMMISSION, TOWN OF BERLIN, CONNECTICUT.

I hereby make application for a permit to erect, to alter a building, or to use an existing building for, to the following detail statement and plans submitted herewith.

Date May 2 195 8 Zone Farm Fee $ 2.00

Estimated value (building, alterations, etc.) $ 500.

OWNER Dorothea M. & Richard Pautzke TYPE OF CONSTRUCTION Cement block

STREET 1005 Kensington Rd SIZE OF LOT x

SIZE OF BUILDING 24 x 28 HEIGHT 12 FT. STORIES 1

ADDITIONS garage

NO. OF ROOMS NEW ✓ ALTERATIONS EXISTING (Check which)

Distance From Nearest Building attached Ft. Distance From Street Line Ft.

Distance from Lot Line N. 45 Ft. E. Ft. S. Ft. W. Ft.

NOTE: All applications for a permit must be accompanied by a Certified Plot Plan drawn to scale, showing the actual dimensions of the Lot to be built upon, the size of the building to be erected, the location of the proposed building or buildings and any other buildings on the Lot, the established building lines, adjoining property owners and the orientation of the Lot.

I hereby agree to conform to all the requirements of the Laws of the State of Connecticut, and to Ordinances of the Town of Berlin, and to notify the Zoning Commission of any alterations in the plans or specifications of the building for which this permit is asked.

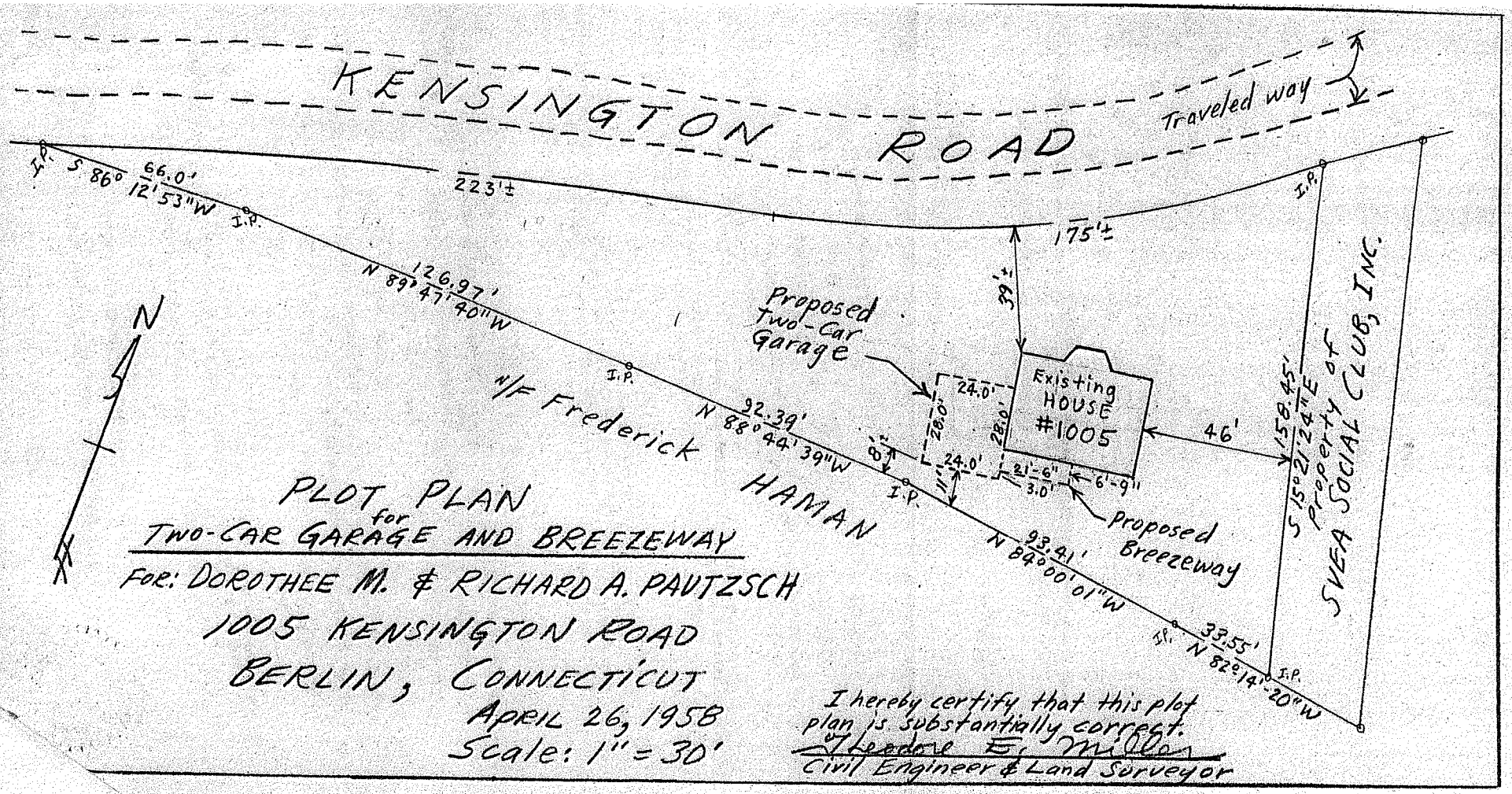
OWNER or APPLICANT Richard A. Pautzke Address

CONTRACTOR or BUILDER Address

Approved by Town Engineer

Zoning Commissioner

LINCOLN PRINTING CO.
NEW BRITAIN


KENSINGTON ROAD
Traveled way
I.P.
S 86° 12' 53" W
66.0'
223'±
175'±
I.P.
126.97'
N 89° 47' 40" W
39'±
Proposed Two-Car Garage
Existing HOUSE #1005
24.0'
28.0'
28.0'
46'
158.45'
S 15° 21' 24" E
Property of SVEA SOCIAL CLUB, INC.
N/F Frederick HAMAN
92.39'
N 88° 44' 39" W
8'
11'
24.0'
21'-6"
3.0'
6'-9"
Proposed Breezeway
93.41'
N 84° 00' 01" W
33.55'
N 82° 14' 20" W
N
S
PLOT PLAN
for
TWO-CAR GARAGE AND BREEZEWAY
FOR: DOROTHEE M. & RICHARD A. PAUTZSCH
1005 KENSINGTON ROAD
BERLIN, CONNECTICUT
APRIL 26, 1958
Scale: 1" = 30'
I hereby certify that this plot plan is substantially correct.
Theodore E. Milton
Civil Engineer & Land Surveyor

ROR 3B-10

TOWN OF BERLIN, CONN.

№ 3147

BUILDING PERMIT

DEMOLITION PERMIT

ROR 3B-11

Dec. 23, 1968 19

Estimated Cost (structural) $ 50.00

OFFICE COPY

Fee $ 5.00

Permission is hereby granted to Raymond Cyr

to ~~erect a~~ demolish building building on the side of

1005 Kensington Rd.

as follows: Size ft. long ft. wide stories high;

supported on walls to be ;

roof covered with ; No. of house-keeping units ; distance

from nearest building feet; distance from street line feet; distance from each side lot line

E feet; W feet; S feet; N feet.

Owner Raymond Cyr + Bernadette L Cyr

BUILDING LINE

The Building Line on the above described property on the side of

is feet back of street line.

The Building Line on the above described property on the side of

is feet back of street line.

VERANDA LINE

The Veranda Line on the above described property on the side of

is feet back of street line.

TOWN OF BERLIN, CONN.

№ 3363

BUILDING PERMIT

August 11, 1969 19

$5.00 San.

Estimated Cost (structural) $

OFFICE COPY

Fee $

Permission is hereby granted to

to erect a building on the side of

as follows: Size ft. long ft. wide stories high;

supported on walls to be ;

roof covered with ; No. of house-keeping units ; distance

from nearest building 300 feet; distance from street line 37 feet; distance from each side lot line

E 37 feet; W feet; S feet; N 33 feet.

Owner

BUILDING LINE

The Building Line on the above described property on the side of

is feet back of street line.

The Building Line on the above described property on the side of

is feet back of street line.

VERANDA LINE

The Veranda Line on the above described property on the side of

is feet back of street line.

1005 Kensington Rd. 12/23/68

B-13207

B - 3147 demolish E-7338

B - 3363 8/11/69

E - 2163

P- 1467

H - 1354

C.O.#1330 issued 4/14/70

B - 4304

E-5853

B-13207

Sept. 10, 1968

Gentlemen:

I hereby request permission to place a trailer on my lot at 1005 Kensington Rd. in the town of Berlin for a period not to exceed six months from the time said trailer is placed on lot. I will hook it on to the septic system and water pump.

Yours truly
Raymond and
Bernadette Lyn.

Attest:
Harold A. Gambe.
Notary Public.

ROR 3B-12

PERMIT TO PERFORM WORK IN BERLIN, CONNECTICUT

№ 2404

ROR 3B-13

$5.00 San.

Date 8/11/69

PERMISSION IS HEREBY GRANTED to D. Cyr
(Name of Firm or Individual)

to accomplish the following work in the Town of Berlin:

install septic system

at 1005 Kensington Rd.
(Name and Address of Property Owner)

I the undersigned owner/contractor hereby agree to abide by the Ordinances, Rules and Regulations of the Town of Berlin, and agree to maintain, protect and/or repair all utilities or other property disturbed or uncovered during the work performed.

Special Conditions: Yes ☐ (See other side) No ☐

This permit expires at 6 o'clock P.M. _____, 19____.
This permit must be kept at the work site and shown to Town officials on demand. Permit not valid unless signed. Permit shall be revoked upon non-compliance with above conditions.

Signature of Permittee _____

Approved by A. T. Curnow Title _____

PREPARE IN TRIPLICATE: Original to Licensee — 2nd Copy to File — 3rd to Inspector

ROR 3B-14

TOWN OF BERLIN, CONNECTICUT

APPLICATION FOR INSTALLATION, ALTERATION OR
REPAIR OF PRIVATE SEWAGE DISPOSAL SYSTEM

Located at: 1005 Kensington Road Date 7/19/69

I hereby apply for permit to Install (✓), Alter ( ), Repair ( ), a sewage disposal system for a Residence (✓), Store ( ), Restaurant ( ), Industry ( ), Other _____.

Owned by Kenneth Cox of _____

To be built by Owner of Owner

in accordance with the minimum requirements of the Town of Berlin and detailed information stated below.

Signed _____

---

1. Description: Families 1 Rooms 7 Bedrooms 3
   Bathrooms 1 Showers 1 Lavatories 1
   Set Tubs 0 Auto. Washer 1 Garbage Grinder 0
   Basement fixtures (only with special permission) _____
2. Probable number of persons 5
3. Seepage Test Rate 1" 20 min Classification of Soil C
4. Description of System (on plot plan attached hereto)
5. Septic Tank:
   a. Concrete (✓) Brick ( ) No. Compartments ( ) Capacity (1000) gal
   b. Metal( ) Horizontal ( ) Vertical ( ) Capacity ( )
6. Subsurface Disposal Field:
   A. Lineal feet of tile 165 b. Square feet 330
   B Rock or Gravel Mr 25 Depth of Stone 7

RECORD OF PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLATION
OR REPAIR

1. SEPTIC TANK
   a. Appurtenances satisfactory? _____ Location satisfactory ? _____
   c, Approximate depth _____
2. SEEPAGE, Sq. feet _____
   a. Leaching trench ( ) Length _____ Width _____ Stone _____
   b. Mass excavation ( ) Length _____ Width _____ Stone _____
   c. Gravel or rock used _____. . . Proper pitch used. _____
   e. Protected against backfill _____ f. Pipe used _____
   g. Location satisfactory _____ h. Approximate depth _____

Date _____ Inspected by _____

ROR 3B-15

TOWN OF BERLIN
ENGINEERING DEPARTMENT

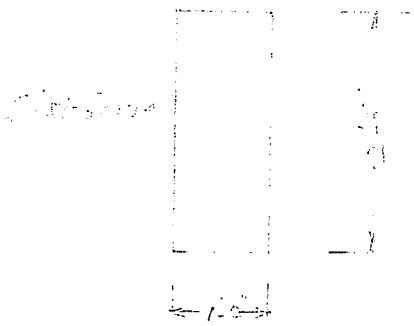
SOIL TEST REPORT

Test Hole No.___

Soil Conditions:
Wet X Dry___ Average___

Ground Water Encountered?
Yes( ) No(X)

Type of Soil.(Show on Sketch)



Test Hole No.___

Soil Conditions:
Wet___ Dry___ Average___

Ground Water Encountered?
Yes( ) No( )

Type of Soil.(Show on Sketch)

STATE OF CONNECTICUT
HERMAN F. KENDRICK
No. 396
REGISTERED
LAND SURVEYOR

Aug 4, 1969.

Bernadette Cyr
1005 Kensington Road.

NOTE:
On above sketch show depth of each type soil and ground water if encountered Test hole shall be of Diameter and Depth shown. Hole shall be wetted before test is made.

READINGS:

Time	Level	Min.	In.	Min./In.
0:00				
8:45	25"			
8:55	27 3/4"	10	2 3/4	
9:05	29 1/2"	10	1 3/4	
9:15	30 3/4"	10	1 3/4	
9:25	31 3/4"	10	1"	
9:35	32 1/2"	10	3/4"	
9:45	33"	10	1/2"	
		60	8"	
0:60				

Final Result_____

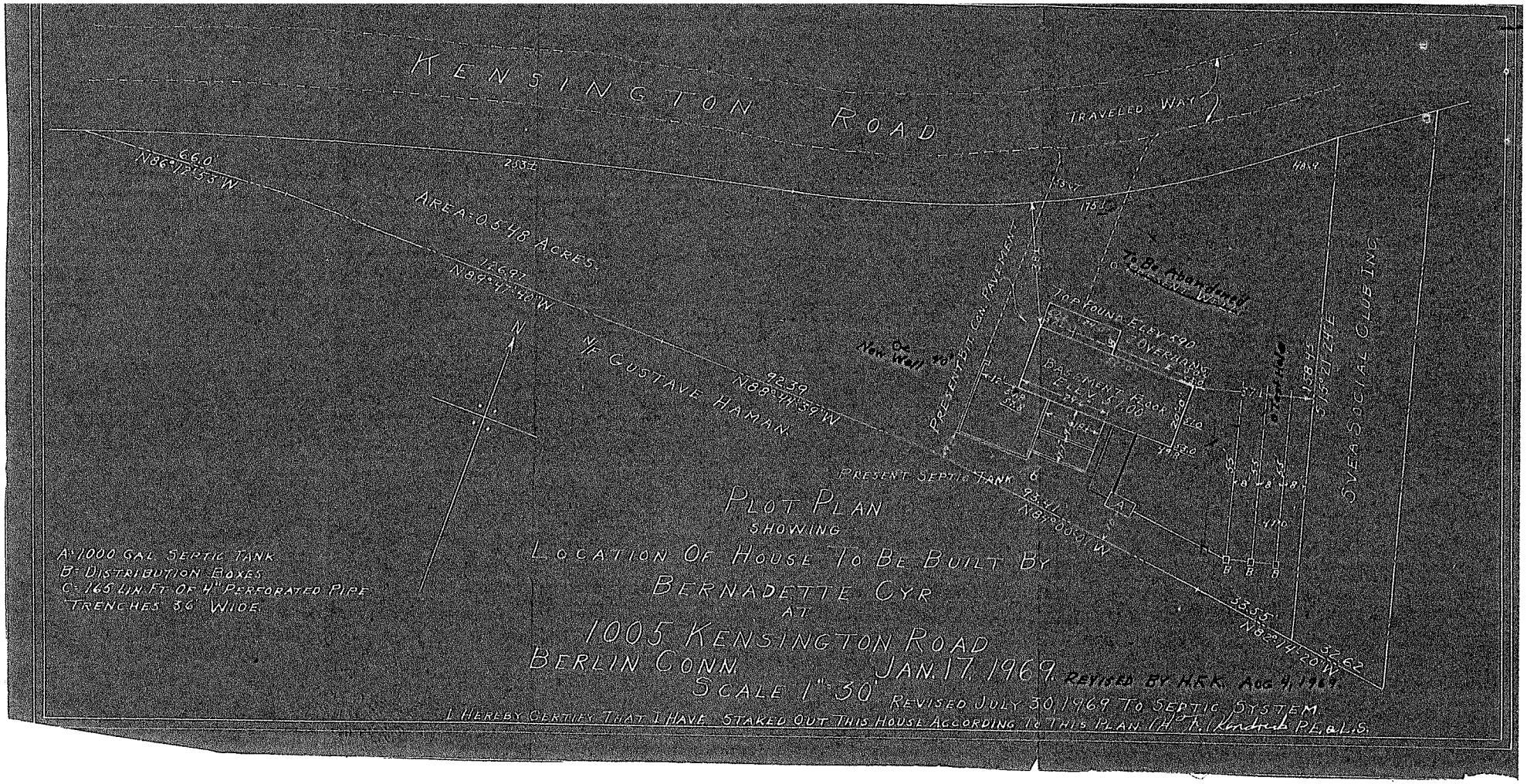
READINGS:

Time	Level	Min.	In.	Min./I
0:00				
0:60				

8|60
7½ minutes per 1"
Use 1" per 10 minutes
By Table - 3 Bedrooms Require 495 sq.ft of Trench
3|495
165 lin.ft. Trench 3' wide

Final Result_____

Date Received_____ Office Check By_____ Field Check By_____


KENSINGTON ROAD
TRAVELED WAY
66.0
N86°17'53"W
AREA=0.548 ACRES
N89°41'50"W
N89°41'39"W
N/F GUSTAVE HAMAN
PRESENT BIT CON PAVEMENT
Not Well 20'
TO BE ABANDONED
TOP FOUND ELEV 430
OVERHANG
BASEMENT FLOOR ELEV 410
PRESENT SEPTIC TANK
N89°00'41"W
N82°14'20"W
SVEA SOCIAL CLUB INC
N
A: 1000 GAL SEPTIC TANK
B: DISTRIBUTION BOXES
C: 165 LIN. FT. OF 4" PERFORATED PIPE
TRENCHES 36" WIDE
PLOT PLAN
SHOWING
LOCATION OF HOUSE TO BE BUILT BY
BERNADETTE CYR
AT
1005 KENSINGTON ROAD
BERLIN CONN.
JAN. 17, 1969
SCALE 1" = 30'
REVISED BY H.R.K. AUG 4, 1969
REVISED JULY 30, 1969 TO SEPTIC SYSTEM
I HEREBY CERTIFY THAT I HAVE STAKED OUT THIS HOUSE ACCORDING TO THIS PLAN
H. R. Kostrub P.E. & L.S.

ROR 3B-16

Fee

FILE R0R3B-17

BUILDING INSPECTION DIVISION № 1330

Berlin, Conn.

CERTIFICATE OF OCCUPANCY, USE AND COMPLIANCE

Zone

Dated April 14, 1970 19

This is to certify that the land "and or" buildings at 1005 Kensington Rd.

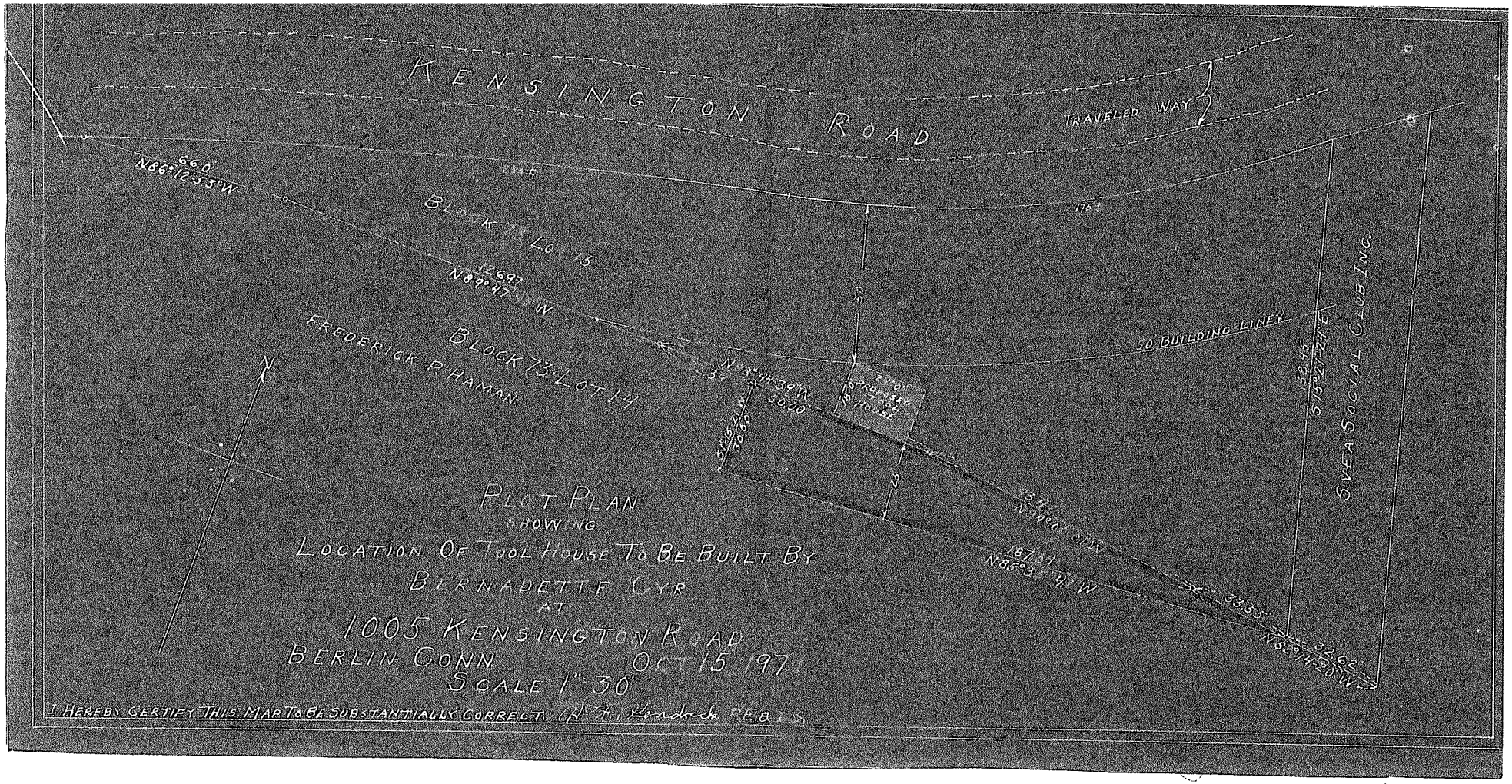
as a frame building under Permit No. B-3363 conforms substantially to the requirements of the Building Ordinances and the Zoning Regulations of the Town of Berlin and is hereby approved for occupancy as indicated below.

Approved for occupancy as a single family dwelling

Remarks:

Asst. *Building Inspector.*

Septic insp. 4/13/70 A.J.C.


KENSINGTON ROAD
TRAVELED WAY
N86°12'53"W
BLOCK 72 LOT 15
N89°47'00"W
BLOCK 73 LOT 14
FREDERICK R HAMAN
50 BUILDING LINE
SVEA SOCIAL CLUB INC
N
PLOT PLAN
SHOWING
LOCATION OF TOOL HOUSE TO BE BUILT BY
BERNADETTE CYR
AT
1005 KENSINGTON ROAD
BERLIN CONN
OCT 15 1971
SCALE 1" = 30'
I HEREBY CERTIFY THIS MAP TO BE SUBSTANTIALLY CORRECT

ROR 3B-18

Lot 15

TOWN OF BERLIN WATER CONTROL COMMISSION

PERMIT FOR WATER OR SEWER CONNECTION

A 498

Bldg. No. 1005 Street Kensington Rd

Owner Ralph + Claudette Cobuzzi

Address same

Type of Connection water

Permit Fee 125.00 Connection Charge Install. Plan

Total 125.00

I, the undersigned Property Owner or his Agent hereby agree to abide by the rules and regulations of the Town of Berlin Water Control Commission, and agree to maintain, protect and/of repair all utilities or other property disturbed or uncovered during the installation of this connection.

Ralph Cobuzzi

Signature of Owner/Agent *Date*

Permit Approved [illegible] 1/8/85

Signature of Approv. Auth. *Date*

This permit expires at 6 o'clock P.M. Jan 15 19 85

This permit must be kept at the work site and shown to Town officials on demand. Permit not valid unless signed.

ACCOUNTING COPY

Call Before You Dig

No.

ROR 3B-19

Connection Size Mat'l Depth

Date Installed

Meter No. Size

Location

Date Installed

Installation Approved

Inspector's Signature *Date*

TOWN OF BERLIN WATER CONTROL COMMISSION

PERMIT FOR WATER OR SEWER CONNECTION

A 498

Bldg. No. Street

Owner

Address

Type of Connection

Permit Fee Connection Charge

Total

I, the undersigned Property Owner or his Agent hereby agree to abide by the rules and regulations of the Town of Berlin Water Control Commission, and agree to maintain, protect and/of repair all utilities or other property disturbed or uncovered during the installation of this connection.

Signature of Owner/Agent *Date*

Permit Approved

Signature of Approv. Auth. *Date*

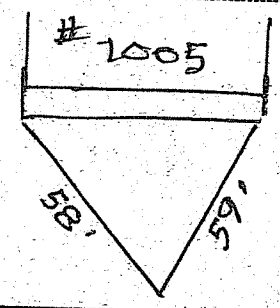
This permit expires at 6 o'clock P.M. 19

This permit must be kept at the work site and shown to Town officials on demand. Permit not valid unless signed.

SUSPENSE COPY

Call Before You Dig

No.



Connection Size 1 Mat'l C Depth

Date Installed 1-9-85

Meter No. 29909029 Size 5/8'

Location

Date Installed 1-29-85

Installation Approved

[illegible] 1/29/85

Inspector's Signature *Date*

ROR3B-20

Receipt # _____

Permit # _____

ELECTRICAL PERMIT APPLICATION
BERLIN, CONNECTICUT

COST: 500.00

FEE: _____

JOB LOCATION: 1005 KEN. ROAD

OWNER: RALPH COBUZZI

CONNECTICUT STATE LICENSE #: 103582

OWNER'S ADDRESS: SAME

INSTALL NEW 100 AMP. SERVICE ON GARAGE

The undersigned, representing that he has been authorized by the owner named above to do the electrical work outlined hereinafter, hereby applies for a permit to do electrical work in the town of Berlin according to the specifications stated on the reverse side of this application. All applicable provisions of the National Electrical Code and the local building ordinances will be complied with whether specified herein or not.

12/5/88
Date

[illegible]
Signature

116 GARDEN DR.
Contractor's Address

KENS, CONN.

828-1208
Phone #

New Building ____ Old Building ____

Use of Building _____

Wiring Certificate # _____

(Over)

Enclosed is your check & wiring certificate. This service will not be allowed.

Thank you.

Returned 2/9/89 -

Enf. file

ROR 3B-21

Town of Berlin

Department of Development Services

03/09/2015

Regan Peter F Kim E
1005 KENSINGTON RD
KENSINGTON, CT 06037

Re: 1005 KENSINGTON RD

Dear Regan Peter F Kim E,

It has been brought to my attention that you are listing the property at 1005 Kensington Road, with an apartment. This office has been unable to find evidence that the apartment has been approved. The property is in a single family residential zone where the only apartments allowed are in-law apartments approved by Special Permit and annually certified. Building permits would also have been required for the conversion..

You must call this office to discuss the status. If you have evidence of the apartment being approved we can reveiw it. We are unable to confirm for interested parties that the apartment is allowed.. If you have already corrected the aforementioned condition then disregard this letter. If you have any questions, please call me at the phone number listed on the bottom of this paper.

Thank you for your cooperation in resolving this matter.

Sincerely,

Maureen K. Giusti,
Assistant Town Planner / Zoning Enforcement Officer

cc: Amy Rio, Listing Agent, Executive Real Estate

Town of Berlin, Connecticut - Maureen K Giusti, ATP/ZEO
240 Kensington Road - Berlin, CT 06037 - (860) 828-7008 - Email: mgiusti@town.berlin.ct.us

ROR 3B-22

PROP NO. 1015330

Permit No. EP-2016-0292

TOWN OF BERLIN
Kensington Road
Berlin, CT 06037

Frank Van Linter
(860) 828-7012

ELECTRICAL PERMIT

Location: 1005 KENSINGTON RD Acct # 1015330

Owner: Mitchell Liam T Cynthia A

PERMIT ISSUED TO:
Mitchell Liam T Cynthia A
1005 KENSINGTON RD
BERLIN, CT 06037

HOME OWNER ADDRESS:
Mitchell Liam T Cynthia A
1005 KENSINGTON RD
BERLIN, CT 06037

Permit Type: Electrical
Property Type:
Property Class:

EST. VALUE: $7000.00
BLDG PERMIT: EP-2016-0292

Issue Date: 09/16/2016
App. Date: 09/01/2016

Receipt Issued By: JKB

Comments....
REWIRE SINGLE FAMILY RESIDENCE TO CODE

Fee type	Amount
Electrical - Residential	$150.00

TOTAL AMOUNT: $150.00

Building Inspection Division

Building Official

Stipulations:

ROR3B-23

PROP NO. 1015330

Permit No. BP-2016-0348

TOWN OF BERLIN
Kensington Road
Berlin, CT 06037

Frank Van Linter
(860) 828-7012

BUILDING PERMIT

Location: 1005 KENSINGTON RD Acct# 1015330

Owner: Mitchell Liam T Cynthia A

PERMIT ISSUED TO:
Mitchell Liam T Cynthia A
1005 KENSINGTON RD
BERLIN, CT 06037

HOME OWNER ADDRESS:
Mitchell Liam T Cynthia A
1005 KENSINGTON RD
BERLIN, CT 06037

Permit Type: Interior Remodel/Res.
Property Type:
Property Class:

EST. VALUE: $4000.00
BLDG PERMIT: BP-2016-0348

Issue Date: 09/16/2016
App. Date: 09/01/2016

Receipt Issued By: JKB

Comments....
FIT-OUT - INTERIOR RENOVATIONS TO SINGLE FAMILY RESIDENCE - DRYWALL, ALTER ONE PARTITION WALL.

Fee type	Amount
Building - Residential	$105.00

TOTAL AMOUNT: $105.00

Building Inspection Division

Building Official

Stipulations:

ROR 3B-24

Office of the
Building Inspector

Town Hall
240 Kensington Rd
Berlin, Connecticut 06037
860-828-7012

1/07/2019

RE: 1005 Kensington Rd
Berlin Ct 06037

To whom it may concern,

On 12/21/2018 an inspection / evaluation was performed at this location to examine the plumbing conditions. The condition of the basement area containing different rooms. There was a kitchen type area as well as full bath and additional rooms. The appearance of these would indicate that they have been in existence for a long period of time. The cabinet type and style I would say was from the 70's as well as the basic décor. An evaluation of the plumbing indicates the use of cast iron and or clay type plumbing which is under the slab. This goes to several areas of the basement underground and protrudes where it serves a device or appliance and the exposed portion is where we can determine the type of product used. The plumbing type would indicate to me that it has been in place for a long period of time as this is not of typical use in more recent building techniques. I also inspected the slab as this is exposed, there does not appear to be any saw cuts or "fill areas" indicating a more recent implementation of the system. From all appearances the slab is original and there has been no alteration to this. It would be my determination that this is original to the house. I had actually been in the home on 1/08/2014 to perform an inspection on a boiler while it was under the previous ownership. From my memory and the recent visit, there does not appear to be any recent changes to layout of the basement.

Frank Van Linter
Building Official
Town of Berlin
240 Kensington Rd
Berlin Ct 06037
860-828-7019
fvanlinter@town.berlin.ct.us

mgiusti ROR 3B-25

From: Frank Van Linter
Sent: Tuesday, January 8, 2019 11:30 AM
To: Marek Kozikowski; mgiusti
Subject: letter
Attachments: 1005 kensington rd.doc

Attached is the copy of the letter I sent to Liam Mitchell regarding 1005 Kensington Rd.

Frank Van Linter
Building Official
Town of Berlin
240 Kensington Rd
Berlin Ct 06037
(860) 828-7019
fvanlinter@town.berlin.ct.us

ROB3C-1

Recap 6/28/2018

Bsmt. finishes that may incl. bath + kitchen per notations on Assessors Cards—

History found no approvals or filing for accessory unit

Older cards no notation of add'l unit

2015 - for sale: owner + agent notified

ROR 3C-2

Town of Berlin

Department of Development Services

08/13/2018

Certified Mail #: 70121010000269913057
and Regular Mail

Mitchell Liam T Cynthia A
1005 KENSINGTON RD
BERLIN, CT 06037

NOTICE OF VIOLATION ENFORCEMENT ORDER

This notice is regarding property owned and/or occupied by you at 1005 KENSINGTON RD, Berlin, CT 06037, 21-1/ 73/ 15/ /. This office has found a zoning violation through research and/or inspection for the purpose of determining compliance with the Berlin Zoning Regulations. The zoning regulations are available for your inspection at Berlin Town Hall, Room 7.

The violation found and documented during the inspection:
Property overgrown and not regularly trimmed and maintained

This violates Berlin Zoning Regulations\Section IV\A(21) Inoperable motor vehicles and unsightly materials. A re-inspection of this property for the purpose of compliance will be conducted on or about 08/27/2018 and the following corrective action must be done by that time:
REGULARLY MOW AND MAINTAIN THE YARD INCLUDING REGULARLY MOWING THE LAWN AND TRIMMING BUSHES. PLEASE BE REMINDED THAT THE STATUS OF USE OFTHE PROPERTY WITH AN ACCESSORY DWELLING UNIT HAS NOT BEEN RESOLVED AND REMAINS AN OPEN COMPLAINT - PLEASE CONTACT THIS OFFICE FOR AN INSPECTION TO CONFIRM THAT THERE IS NO ACCESSORY UNIT.

Please note that failure to comply with this notice may result in further enforcement action, including citation fines as provided by Berlin Ordinance No. 5/96 and pursuant to Section 8-12(a) of the Connecticut General Statutes, Rev. 1958, as amended.

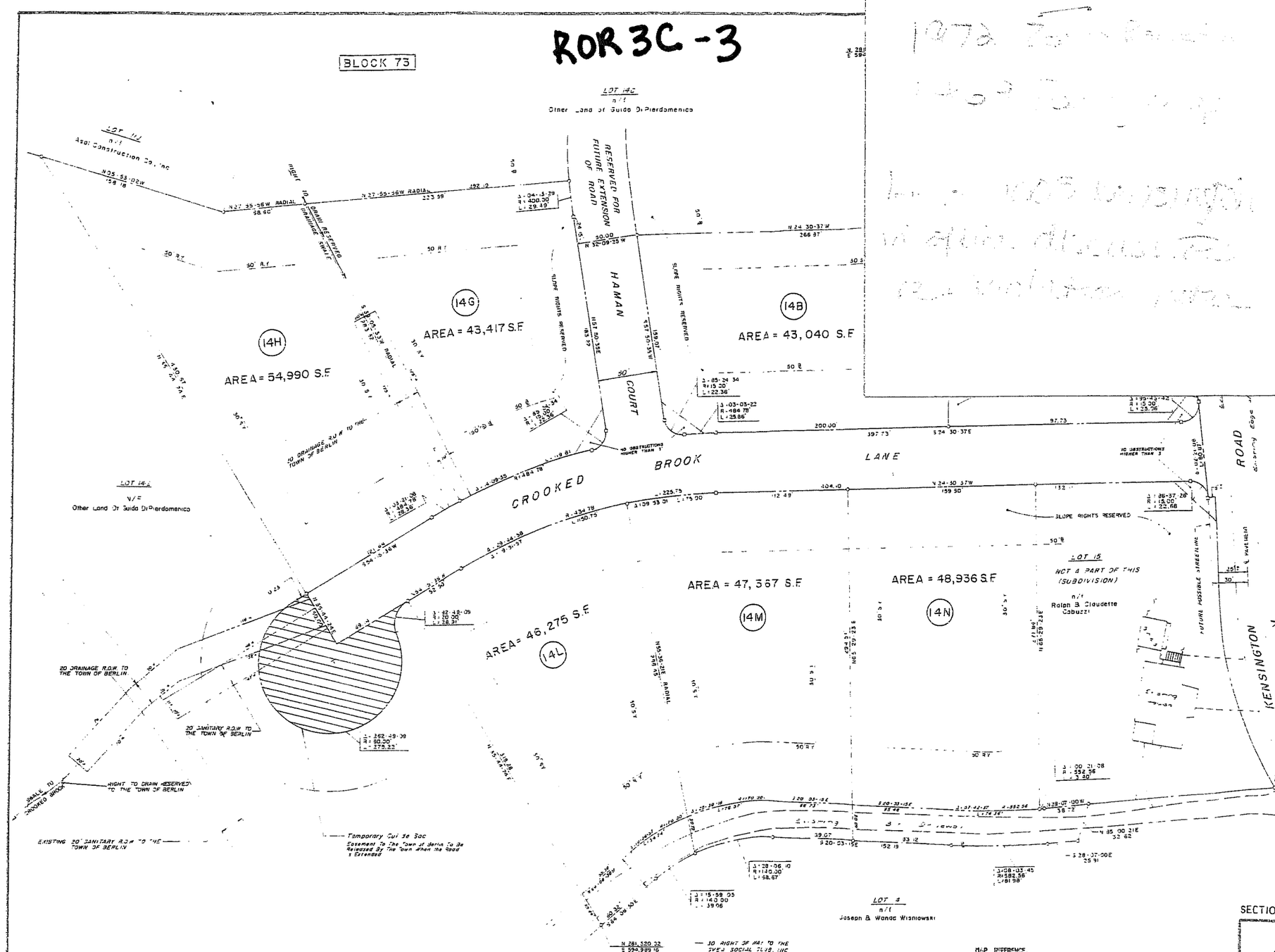
PLEASE CONTACT THIS OFFICE ASAP TO DISCUSS THE VIOLATIONS(s) AND YOUR COMPLIANCE PLAN.
I thank you in advance for your anticipated cooperation in resolving this matter.

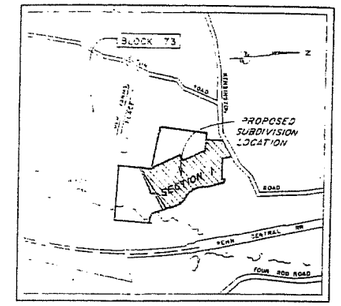
Maureen Giusti
Assistant Town Planner/Zoning Enforcement Officer

YOU HAVE THE RIGHT TO APPEAL THIS ORDER TO THE ZONING BOARD OF APPEALS WITHIN 15 DAYS OF RECEIPT

Town of Berlin, Connecticut - Maureen Giusti, Assistant Town Planner/Zoning Enforcement Officer
240 Kensington Road - Berlin, CT 06037 - (860) 828-7008 - Email: mgiusti@town.berlin.ct.us

ROR 3C-3





LOCATION MAP

SCALE 1" = 800'

NOTES

1. ALL PROPERTY CORNERS TO BE ESTABLISHED BY IRON PIPES.
2. SUBDIVIDER TO RETAIN NECESSARY RIGHTS AND SHALL GRADE LOTS AND CONSTRUCT DRAINAGE COURSES AND DRAINAGE SWALES AS REQUIRED, AND IN ACCORDANCE WITH APPROVED SITE PLANS ENTITLED: "Site Plan, Proposed Subdivision, COLONIAL VILLAGE, to be Developed by Guido DiPierdomenico, Property Known as Lot 14/Block 73, Kensington Road, Berlin, Connecticut, Scale: 1" = 40', Dated April 27, 1967, Latest Revision March 4, 1988. Map Prepared by MBA Engineering, 969 Farmington Avenue, Berlin, Connecticut", WHICH SITE PLANS ARE PART OF THE APPROVED SUBDIVISION PLAN. ALL SIDE AND REAR LOT LINES TO BE SWALED
3. EACH LOT OWNER SHALL MAINTAIN DRAINAGE COURSES AND SWALES SO AS NOT TO OBSTRUCT OR DIVERT THE FLOW OF WATER.
4. SUBDIVIDER TO PROVIDE SUFFICIENT SEDIMENTATION AND EROSION CONTROL AS REQUIRED BY THE TOWN ENGINEER.
5. ALL UTILITIES ARE TO BE UNDERGROUND TYPE.
6. ELEVATIONS TO U.S.C. & G.S. DATUM.
7. ALL LOTS TO BE SERVED BY GRAVITY SEWERS AND PUBLIC WATER.
8. CONNECTIONS TO STORM DRAINS TO BE APPROVED BY THE TOWN ENGINEER BEFORE INSTALLATION.
9. PROPOSED SUBDIVISION IS LOCATED IN AN R-43 RESIDENTIAL ZONE.
10. DRIVEWAYS TO BE 1% MIN. GRADE, 15% MAX. GRADE.
11. SIDE AND REAR YARDS FOR LOTS 14, 14B & 14G ARE SUBJECT TO SECTION 4.21.07 OF THE BERLIN ZONING REGULATIONS.
12. NO TREES, SHRUBS, BUILDINGS OR OTHER CONSTRUCTIONS PERMITTED WITHIN STORM DRAINAGE RIGHTS-OF-WAY TO THE TOWN OF BERLIN.
13. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 813.
14. THE SUBDIVISION REGULATIONS OF THE TOWN OF BERLIN ARE A PART OF THESE PLANS AND APPROVAL OF THESE PLANS ARE CONTINGENT ON THE COMPLIANCE WITH ALL REQUIREMENTS OF SAID SUBDIVISION.
15. CERTIFICATE OF OCCUPANCY

The Berlin Planning Commission, as a part of its final subdivision approval, has required that the Developers install an asphalt binder on the streets as proposed and shown on said map and until the same is installed and approved by the Berlin Planning Commission, no Certificate of Occupancy shall be issued by the Town of Berlin. The Developers, for themselves, their successors and assigns, their grantees and lot purchasers hereby agree to such restriction and further covenant that they will comply with all of the terms and conditions of the subdivision approval as imposed by the Berlin Planning Commission and that they shall make no application to the Town of Berlin for the issuance of a Certificate of Occupancy until such conditions are satisfied.

MAP REFERENCE

Boundary Survey Showing Property of Guido DiPierdomenico, Lot 14/Block 73, Kensington Road, Berlin, Scale 1"=100', Dated December 18, 1977. Map Prepared by MBA Engineering, 969 Farmington Avenue, Berlin, Connecticut 06037. Certified A-2 by Lewis J. Mirante, Registered Land Surveyor

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF RECOMMENDED PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

Lewis J. Mirante

LEWIS J. MIRANTE, REGISTERED LAND SURVEYOR, NO. 12058

APPROVED FOR PLANNING COMMISSION

CHAIRMAN

DATE

40' 20' 0' 40' 80' 120'

SECTION 1 - FINAL SUBDIVISION PLAN

PROPOSED SUBDIVISION
COLONIAL VILLAGE
TO BE DEVELOPED BY
GUIDO DIPIERDOMENICO
PROPERTY KNOWN AS
LOT 14 / BLOCK 73
KENSINGTON ROAD
BERLIN, CONNECTICUT

Prepared by
MBA Engineering
Surveying and Engineering Services
969 Farmington Avenue
Berlin, Connecticut 06037
(203) 828-6331

JOB NUMBER	87356
SCALE	1" = 40'
DRAWN BY	AJM
CHECKED BY	LJM
DATE	FEBRUARY 8, 1988
Revisions	March 4, 1988
SHEET	1 OF 1

STATE OF CONNECTICUT LEWIS J. MIRANTE NO. 12058 LICENSED LAND SURVEYOR

222

RESIDENTIAL PROPERTY

(1966)

SIDE	CARD	STREET	MAP	BLOCK	LOT
E	25	1005 KENSINGTON ROAD	21-1 63	73	15
		OWNER: BERNADETTE CYR			

RECORD OF TRANSFER	VOL.	PG.	DATE	I.R.S.	MORTGAGE
Raymond E & Bernadette Cyr	130	71	11/30/60	5.50	
Bernadette Cyr	154	577	1/16/69		

INTERIOR INSPECTED:

DATE:

SUMMARY		
66 19	LAND	1100
	BLDGS.	9250
	TOTAL	10350
68 19	LAND	1100
	BLDGS.	920
	TOTAL	2020
69 19	LAND	1100
	BLDGS.	—
	TOTAL	1100
69 19	LAND	1220
	BLDGS.	1000
	TOTAL	2220
70 19	LAND	1220
	BLDGS.	13720
	TOTAL	14940
72 19	LAND	1220
	BLDGS.	14590
	TOTAL	15810
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

LAND FACTORS			
NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO ELECT.		HILLSIDE	
NO STREET			
DIRT STREET			
GRAVEL STREET			
PAVED			

LAND RECORD

LAND TYPE	NUMBER ACRES	PRICE	TOTAL	EQ. FACT.	ASSESSMENT	BOARD OF TAX REVIEW
HOUSE LOT						
CLEARED FRONT						
REAR						
PASTURE FRONT						
REAR						
WOODS & SPROUT FRONT						
REAR						
WASTE FRONT						
REAR						

LAND COMPUTATIONS

FRONT	REAR	FIG.	AV. D.	UNIT VAL.	DEPTH %	FRONT FOOT PRICE	TOTAL	DEPR.	COR. INF.	VALUE	EQ. FACT.	ASSESSED VALUE	BOARD OF TAX REVIEW
393	0	131	79	25	62	15.50	2031			2031	60	1220	

BUILDING PERMITS

NO.	DATE	DESCRIPTION
3363	8-11-69	1500
4304	10-26-78	GAC

ROR3C-4

W/S

TOWN OF BERLIN

UNITED APPRAISAL CO., EAST HARTFORD, CONN.

R0R3(-5

FOUNDATION	
Conc. Walls	✓
Conc. Blk. Walls	
Tile Walls	
Brick Walls	
Stone Walls	
Piers	
Bsmt. (F)	✓
¾ ½ ¼	

EXTERIOR WALLS	
Double Siding COMP.	✓
Single Siding	
Shingles	
Stucco On	
Face Brk. On	
Veneer	
Com. Brk. On	
Solid Com. Brk.	
Blanket Ins.	✓
Roof Ins.	

ROOFING	
Asph. Shingle	✓
Wood Shingle	
Asbs. Shingle	
Slate	
Tile	

ROOF TYPE	
Gable ✓	Flat
Hip	Mansard
Gambrel	

FLOORS	B	1	2	3
Conc.	✓			
Earth				
Pine				
Hardwood				
Asph. Tile				
Single				
PLYWOOD		✓		

BSMT. & ATTIC	
Fin. Bsmt. Area	✓
Bsmt. Rec. Room	
Bsmt. Garage 1 C	✓
Attic Fl. & Stair	
Fin. Attic	○

INTERIOR FINISH	1	2	3
Lath & Plaster			
Drywall	✓		
Wallboard			
Paneled			

	G	F	P
Int. Layout	✓		
Int. Cond.	✓		

HEATING	
Hot Air	
Steam	
Hot Water BB FIN	✓
# Zone	
Air Cond.	
Floor Furn.	
Pipeless Furn.	
No Heat	
Oil Burner	
Coal Stoker	
Gas Conv.	
Gas Unit	✓

FIREPLACES	
Fireplace Stack	1
Fireplace	2

LIGHTING	
No Electric	

ROOMS	
Bsmt. 1	1st 7+B
2nd	3rd

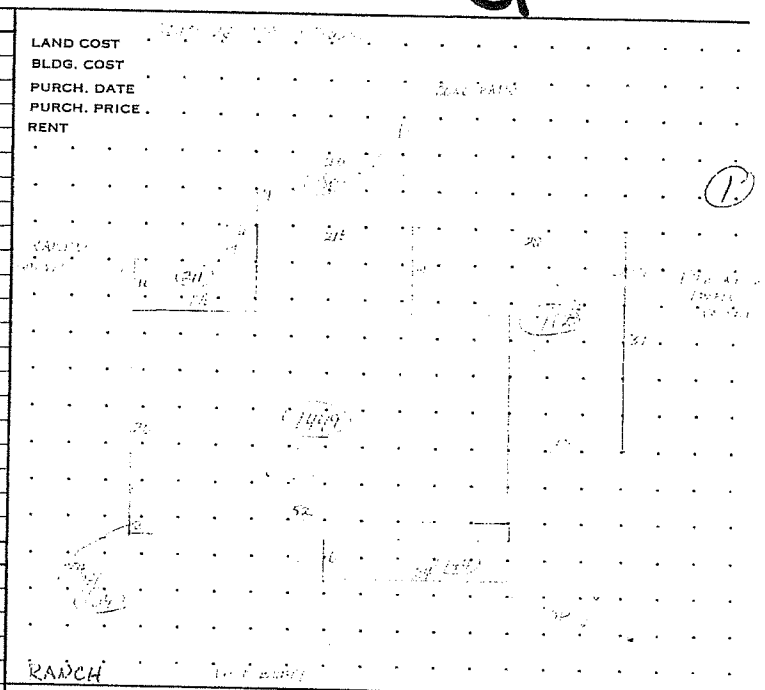
PLUMBING	
Bath Room	✓
St. Shower Bath	
St. Shower Ext.	
Toilet Room ROUGH	B. ✓
Two Fixt. Bath	
Lavatory Extra	
Sink	✓
Water Clo. Extra	
Water Only	
No Plumbing	
Type of Pipe	

TILING CER.	
Bath Fl.	
Bath Fl. & Wains. 4½	✓
Bath Fl. & Walls	
Toilet Rm. Fl.	
Toilet Rm. Fl. & Wains.	
Toilet Rm. Fl. & Walls	
St. Shower	
Kitchen	

PRICING		
Base		16150
Bsmt.		
Walls		
Roof		
Floors		
Insul.	+	350
Attic		
Dormer		
Bsmt. Fin.	+	500
Int. Fin.		
Mult. Fam.		
Heat	+	640
Auto Ht. Unit	+	190
Fireplace	+	740
Plumbing	+	160
Tiling	+	330
Lighting		
Sum. Air Cond.		
Bsmt. Gar.	+	290

COMPUTATIONS			
1449	S. F.		19350
144	S. F.		144
111	S. F.	2.00	738
774	S. F.	2.70	2064
96	S. F.	4.00	388
96	S. F.	9.30	894
	S. F.		
TOTAL			23578
FACTOR			
REPLACEMENT			

LAND COST
BLDG. COST
PURCH. DATE
PURCH. PRICE
RENT



OUTBUILDINGS	1	2	3	4	5	6	7	8	9	10
Pier Found.										
Wall Found.	✓									
Sgle. Sdg.										
Dble. Sdge.	✓									
Shingle Walls										
Cement Blk.										
Brick										

	1	2	3	4	5	6	7	8	9	10
Floor	e									
O. H. Door	1									
Roll Roofing										
Shingle Roof	✓									
Plumbing										
Electric	✓									
Int. Finish										

MEASURED	
	91.
LISTED	
	91
DATE	
9-29-69 6-13-7 5-27-70	
PRICED	
	91

OCCUPANCY	CONSTRUCTION	SIZE	AREA	AGE	REMOD.	CLASS	COND.	REPL. VAL.	Phy. Dep.	PHYS. VALUE	Funct. Dep.	ACTUAL VAL.	Eq. Fact.	ASSESSMENT	Bd. of Tax Review
DWLG. SINGLE	1 SFR + B	SK		1970		III	G	23578	3	22870		22870	60	13720	
1 GAR.	1 SFR	18 X 24	432	1972	3/15	III+5	G	1490	3	1445		1445	60	870	
2															
3															
4															
5															
6															
7															
8															
9															
10															
										TOTAL		24315		14590	

RESIDENTIAL PROPERTY

(1966)

SIDE	CARD	STREET	MAP	BLOCK	LOT
E	25	1005 KENSINGTON ROAD	21-1 63	73	15
		OWNER: BERNADETTE CYR			

RECORD OF TRANSFER	VOL.	PG.	DATE	I.R.S.	MORTGAGE
Raymond E & Bernadette Cyr	130	71	11/30/60	5.50	
Bernadette Cyr	154	577	1/16/69		

INTERIOR INSPECTED:

DATE:

SUMMARY		
66 19	LAND	1100
	BLDGS.	9250
	TOTAL	10350
68 19	LAND	1100
	BLDGS.	920
	TOTAL	2020
69 19	LAND	1100
	BLDGS.	—
	TOTAL	1100
69 19	LAND	1220
	BLDGS.	1000
	TOTAL	2220
70 19	LAND	1220
	BLDGS.	13720
	TOTAL	14940
72 19	LAND	1220
	BLDGS.	14590
	TOTAL	15810
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

LAND FACTORS			
NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO ELECT.		HILLSIDE	
NO STREET			
DIRT STREET			
GRAVEL STREET			
PAVED			

LAND RECORD

LAND TYPE	NUMBER ACRES	PRICE	TOTAL	EQ. FACT.	ASSESSMENT	BOARD OF TAX REVIEW
HOUSE LOT						
CLEARED FRONT						
REAR						
PASTURE FRONT						
REAR						
WOODS & SPROUT FRONT						
REAR						
WASTE FRONT						
REAR						

LAND COMPUTATIONS

FRONT	REAR	FIG.	AV. D.	UNIT VAL.	DEPTH %	FRONT FOOT PRICE	TOTAL	DEPR.	COR. INF.	VALUE	EQ. FACT.	ASSESSED VALUE	BOARD OF TAX REVIEW
393	0	131	79	25	62	15.50	2031			2031	60	1220	

BUILDING PERMITS

NO.	DATE	DESCRIPTION
3963	5-11-69	1500
4304	10-26-78	GAR.

RORC-6

cw/s

TOWN OF BERLIN

UNITED APPRAISAL CO., EAST HARTFORD, CONN.

R0R3C-7

FOUNDATION	
Conc. Walls	✓
Conc. Blk. Walls	
Tile Walls	
Brick Walls	
Stone Walls	
Piers	
Bsmt. (F)	✓
¾ ½ ¼	

EXTERIOR WALLS	
Double Siding COMP.	✓
Single Siding	
Shingles	
Stucco On	
Face Brk. On	
Veneer	
Com. Brk. On	
Solid Com. Brk.	
Blanket Ins.	✓
Roof Ins.	

ROOFING	
Asph. Shingle	✓
Wood Shingle	
Asbs. Shingle	
Slate	
Tile	

ROOF TYPE	
Gable ✓	Flat
Hip	Mansard
Gambrel	

FLOORS	B	1	2	3
Conc.	✓			
Earth				
Pine				
Hardwood				
Asph. Tile				
Single				
PLYWOOD		✓		

BSMT. & ATTIC	
Fin. Bsmt. Area	✓
Bsmt. Rec. Room	
Bsmt. Garage 1 C	✓
Attic Fl. & Stair	
Fin. Attic	

INTERIOR FINISH	1	2	3
Lath & Plaster			
Drywall	✓		
Wallboard			
Paneled			

	G	F	P
Int. Layout	✓		
Int. Cond.	✓		

HEATING	
Hot Air	
Steam	
Hot Water BASEBOARD	✓
# Zone	
Air Cond.	
Floor Furn.	
Pipeless Furn.	
No Heat	
Oil Burner	
Coal Stoker	
Gas Conv.	
Gas Unit	✓

FIREPLACES	
Fireplace Stack	1
Fireplace	2

LIGHTING	
No Electric	

ROOMS	
Bsmt. 1	1st 7+B
2nd	3rd

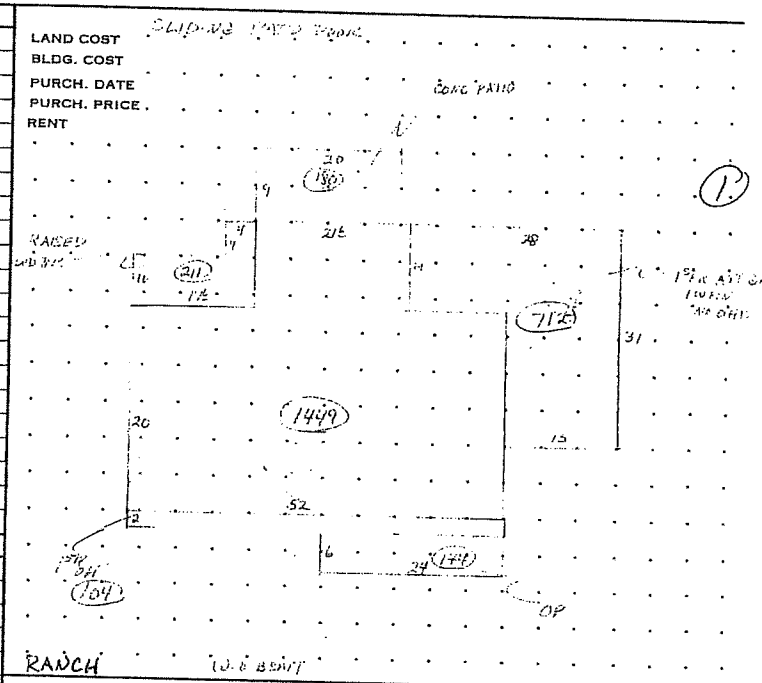
PLUMBING	
Bath Room	✓
St. Shower Bath	
St. Shower Ext.	
Toilet Room ROUGH	B. ✓
Two Fixt. Bath	
Lavatory Extra	
Sink	✓
Water Clo. Extra	
Water Only	
No Plumbing	
Type of Pipe	

TILING CER.	
Bath Fl.	
Bath Sh. & Wains. 4 Ht.	✓
Bath Fl. & Walls	
Toilet Rm. Fl.	
Toilet Rm. Fl. & Wains.	
Toilet Rm. Fl. & Walls	
St. Shower	
Kitchen	

PRICING	
Base	16150
Bsmt.	
Walls	
Roof	
Floors	
Insul.	+ 350
Attic	
Dormer	
Bsmt. Fin.	+ 500
Int. Fin.	
Mult. Fam.	
Heat	+ 640
Auto Ht. Unit	+ 190
Fireplace	+ 740
Plumbing	+ 160
Tiling	+ 330
Lighting	
Sum. Air Cond.	
Bsmt. Gar.	+ 290

COMPUTATIONS			
1449	S. F.		19350
180	S. F.	.80	144
211	S. F.	3.50	738
712	S. F.	2.90	2064
144	S. F.	2.70	388
104	S. F.	2.60	894
	S. F.		
TOTAL			23578
FACTOR			
REPLACEMENT			

LAND COST
BLDG. COST
PURCH. DATE
PURCH. PRICE
RENT



(1.)

OUTBUILDINGS	1	2	3	4	5	6	7	8	9	10
Pier Found.										
Wall Found.	✓									
Sgle. Sdg.										
Dble. Sdge.	✓									
Shingle Walls										
Cement Blk.										
Brick										

	1	2	3	4	5	6	7	8	9	10
Floor	2									
O. H. Door	1									
Roll Roofing										
Shingle Roof	✓									
Plumbing										
Electric	✓									
Int. Finish										

MEASURED	LISTED	DATE	PRICED
JL.	JL.	9-29-69 6-13-72 5-27-76	JL.

OCCUPANCY	CONSTRUCTION	SIZE	AREA	AGE	REMOD.	CLASS	COND.	REPL. VAL.	Phy. Dep.	PHYS. VALUE	Funct. Dep.	ACTUAL VAL.	Eq. Fact.	ASSESSMENT	Bd. of Tax Review
DWLG. SINGLE	1 SFR + B	SK		1970		III	G	23578	3	22870		22870	60	13720	
1 GAR	1 SFR	18X24	432	1972	3.45	III+5	G	1490	3	1445		1445	60	870	
2															
3															
4															
5															
6															
7															
8															
9															
10															
								TOTAL				24315		14590	

		1005 KENSINGTON ROAD (1976)	MAP	BLOCK	LOT
E	24	OWNER Cobuzzi Ralph & Claudette	21-1	73	15

RECORD OF TRANSFER	VOL.	PG.	DATE	I.R.S.	MORTGAGE
Cyr. Raymond E. & Bernadette	130	71	11/30/60	5.50	
Cyr, Bernadette	154	577	1/16/69		
Cyr, Bernadette	222	445-447	6/19/81		
DaBica, Daniel R & Johanna S Correcting	222	338&359	6/10/81	6/15/81	
Cobuzzi, Ralph & Claudette	222	447	6/19/81	89.10	
	238	466	10/19/84	121.00	

per Assessor 6/22/2018
Kitchen in bsmt.
no notation of apt. w/would have been above to add value

1976	LAND	9400
	BLDGS.	30420
	TOTAL	39820
1981	LAND	10120
	BLDGS.	30420
	TOTAL	40540
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

ROR3C-8

INTERIOR INSPECTED: K
DATE: 7/22/75

LAND FACTORS

NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO ELECT.		HILLSIDE	
NO STREET			
DIRT STREET			
GRAVEL STREET			
PAVED			
ZONING R-43			

LAND RECORD

LAND TYPE	NUMBER ACRES	PRICE	TOTAL	EQ. FACT.	ASSESSMENT	BOARD OF TAX REVIEW
HOUSE LOT 85%	.72	17000	14450	70	10120	
CLEARED FRONT						
REAR						
PASTURE FRONT						
REAR						
WOODS & SPROUT FRONT						
REAR						
WASTE FRONT						
REAR						
	.72					

LAND COMPUTATIONS

FRONT	REAR	FIG.	AV. D.	UNIT VAL.	DEPTH %	FRONT FOOT PRICE	TOTAL	DEPR.	COR. INF.	VALUE	EQ. FACT.	ASSESSED VALUE	BOARD OF TAX REVIEW

BUILDING PERMITS

NO.	DATE	DESCRIPTION
5853	2-12-85	Elect.

TOWN OF BERLIN

UNITED APPRAISAL CO., EAST HARTFORD, CONN.

ROR 3C-9

FOUNDATION	
Conc. Walls	✓
Conc. Blk. Walls	
Tile Walls	
Brick Walls	
Stone Walls	
Piers	
Bsmt. (F)	✓
¾ ½ ¼	

EXTERIOR WALLS	
Double Siding EBD	✓
Single Siding	
Shingles	
Stucco On	
Face Brk. On	
Veneer	
Com. Brk. On	
Solid Com. Brk.	
Blanket Ins. (F)	✓
Roof Ins.	

ROOFING	
Asph. Shingle	✓
Wood Shingle	
Asbs. Shingle	
Slate	
Tile	

ROOF TYPE	
Gable ✓	Flat
Hip	Mansard
Gambrel	

FLOORS	B	1	2	3
Conc.	✓			
Pine				
Hardwood W/W		✓		
Asph. Tile				

BSMT. & ATTIC	
Fin. Bsmt. Area 4	✓
Bsmt. Rec. Room	✓
Bsmt. Garage 1/2	✓
Attic Fl. & Stair	NO
Fin. Attic	

INTERIOR FINISH	1	2	3
Lath & Plaster		✓	
Drywall	✓		
Wallboard			
Paneled			

	G	F	P
Int. Layout	✓		
Int. Cond.	✓		

HEATING	
Hot Air	
Steam	
Hot Water BB Fan	✓
2 # Zone	✓
Air Cond.	
Floor Furn.	
Pipeless Furn.	
No Heat	
Oil Burner	
Electric	
Gas Conv.	
Gas Unit	✓

FIREPLACES	
Fireplace Stack	1
Fireplace	2

LIGHTING
No Electric

ROOMS	
Bsmt. 4 B	1st 6 B
2nd	3rd

PLUMBING	
Bath Room (1)	✓
St. Shower Bath (1)	✓
St. Shower Ext.	
Toilet Room	
Two Fixt. Bath	
Lavatory Extra	
Sink (2)	✓
Water Clo. Extra	
Water Only	
No Plumbing	

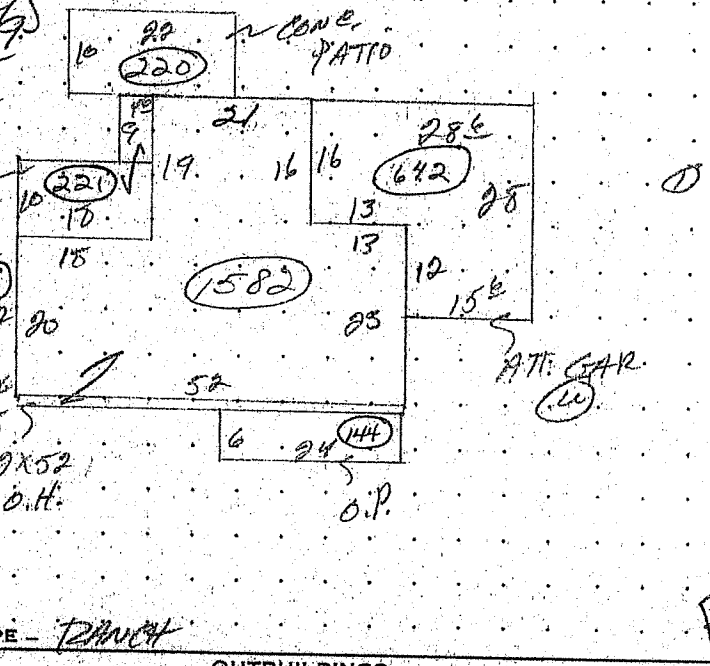
TILING CER	
Bath Fl.	
Bath Fl. & Wains. (1)	✓
Bath Fl. & Walls	
Toilet Rm. Fl.	
Toilet Rm. Fl. & Wains	
Toilet Rm. Fl. & Walls	
St. Shower (1)	✓
Kitchen	

PRICING		
Base		26850
Bsmt.		
Walls		
Roof		
Floors		
Insul.		
Attic		
Dormer		
Bsmt. Fin. (675)	+	3105
Int. Fin.		
Mult. Fam.		
Heat	+	2490
Auto. Ht. Unit		
Fireplace	+	1180
Plumbing	+	940
Tiling	+	680
Sum. Air Cond.		
Bsmt. Gar.	+	440

COMPUTATIONS			
1582	S. F.		35685
144	S. F.	6.60	950
642	S. F.	5.80	3724
220	S. F.	1.00	220
221	S. F.	2.75	608
	S. F.		
	S. F.		
TOTAL			41187
FACTOR		+5	2059
REPLACEMENT			43246

LAND COST
BLDG. COST
PURCH. DATE
PURCH. PRICE
RENT

FBA 7X30 (387)
3X9
6X9
PANEL
CARPET
W/HEAT
KITCHEN
WOOD
DECK
SUS. CEILING (288)
COLT 12X12
FEH 12X12
D.W. CEILING
D.W. WALLS
CARPET 9X52
W/HEAT
CEIL
O.H.



HOUSE TYPE – RANCH

OUTBUILDINGS	1	2	3	4	5	6	7	8	9	10
Pier Found.		✓								
Wall Found.	✓									
D S Sdge.	✓									
Shingle Walls										
Cement Blk.										
Brick										

OUTBUILDINGS	1	2	3	4	5	6	7	8	9	10
Floor	C									
O. H. Door	1									
R Sh Rfg.	✓									
Plumbing										
Electric	✓									
Int. Finish										

MEASURED BRC
LISTED BRC
DATE 7/30/75
PRICED Dan Ck

OCCUPANCY	CONSTRUCTION	SIZE	AREA	AGE	REMOD.	CLASS	COND.	REPL. VAL.	Phy. Dep.	PHYS. VALUE	Funct. Dep.	ACTUAL VAL.	Eq. Fact.	ASSESSMENT	Bd. of Tax Review
DWLG. 1 FAM	1 F B Fr	3K		949	YES	JK	G	43246	6	40651	—	40651	70	28460	
1 1/2 GAR	1 Fr	12X35	446	~	YES	JK	G	3011	7	2800	—	2800	70	1960	
2															
3															
4															
5															
6															
7															
8															
9															
10															

1976 RESIDENTIAL PROPERTY DIST.

SIDE	CARD	STREET	MAP	BLOCK	LOT
		1005 KENSINGTON ROAD			
E	24	OWNER Cobuzzi Ralph & Claudette	21-1	73	15

RECORD OF TRANSFER

		VOL.	PG.	DATE	I.R.S.	MORTGAGE
Cyr. Raymond E. & Bernadette		130	71	11/30/60	5.50	
Cyr, Bernadette		154	577	1/16/69		
Cyr, Bernadette		222	445-447	6/19/81		
DaBica, Daniel R & Johanna S	Correcting	222	338&359	6/10/81	6/15/81	
Cobuzzi, Ralph & Claudette		222	447	6/19/81	89.10	
		238	466	10/19/84	121.00	

INTERIOR INSPECTED: X

DATE: 7/22/75

SUMMARY

1976	LAND	1200
	BLDGS.	30420
	TOTAL	31620
1981	LAND	10120
	BLDGS.	30420
	TOTAL	40540
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

LAND FACTORS

NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO ELECT.		HILLSIDE	
NO STREET			
DIRT STREET			
GRAVEL STREET			
PAVED			
ZONING R-40			

LAND RECORD

LAND TYPE	NUMBER ACRES	PRICE	TOTAL	EQ. FACT.	ASSESSMENT	BOARD OF TAX REVIEW
HOUSE LOT 85%	.72	17000	14450	70	10120	
CLEARED FRONT						
REAR						
PASTURE FRONT						
REAR						
WOODS & SPROUT FRONT						
REAR						
WASTE FRONT						
REAR						
	.72					

BUILDING PERMITS

NO.	DATE	DESCRIPTION
5853	2-12-85	Elect.

LAND COMPUTATIONS

FRONT	REAR	FIG.	AV. D.	UNIT VAL.	DEPTH %	FRONT FOOT PRICE	TOTAL	DEPR.	COR. INF.	VALUE	EQ. FACT.	ASSESSED VALUE	BOARD OF TAX REVIEW

TOWN OF BERLIN

UNITED APPRAISAL CO., EAST HARTFORD, CONN.

R0R3C-10

ROR 3C-11

FOUNDATION	
Conc. Walls	✓
Conc. Blk. Walls	
Tile Walls	
Brick Walls	
Stone Walls	
Piers	
Bsmt. (F)	✓
¾ ½ ¼	

EXTERIOR WALLS	
Double Siding (BD)	✓
Single Siding	
Shingles	
Stucco On	
Face Brk. On	
Veneer	
Com. Brk. On	
Solid Com. Brk.	
Blanket Ins. (F)	✓
Roof Ins.	

ROOFING	
Asph. Shingle	✓
Wood Shingle	
Asbs. Shingle	
Slate	
Tile	

ROOF TYPE	
Gable ✓	Flat
Hip	Mansard
Gambrel	

FLOORS	B	1	2	3
Conc.	✓			
Pine				
Hardwood		✓		
Asph. Tile				

BSMT. & ATTIC	
Fin. Bsmt. Area	✓
Bsmt. Rec. Room	✓
Bsmt. Garage 1/2	✓
Attic Fl. & Stair	NO
Fin. Attic	

INTERIOR FINISH	1	2	3
Lath & Plaster		✓	
Drywall	✓		
Wallboard			
Paneled			

	G	F	P
Int. Layout	✓		
Int. Cond.	✓		

HEATING	
Hot Air	
Steam	
Hot Water BB Fin	✓
2 # Zone	✓
Air Cond.	
Floor Furn.	
Pipeless Furn.	
No Heat	
Oil Burner	
Electric	
Gas Conv.	
Gas Unit	✓

FIREPLACES	
Fireplace Stack	1
Fireplace	2

LIGHTING	
No Electric	

ROOMS	
Bsmt. 4 HK	1st 6 FR
2nd	3rd

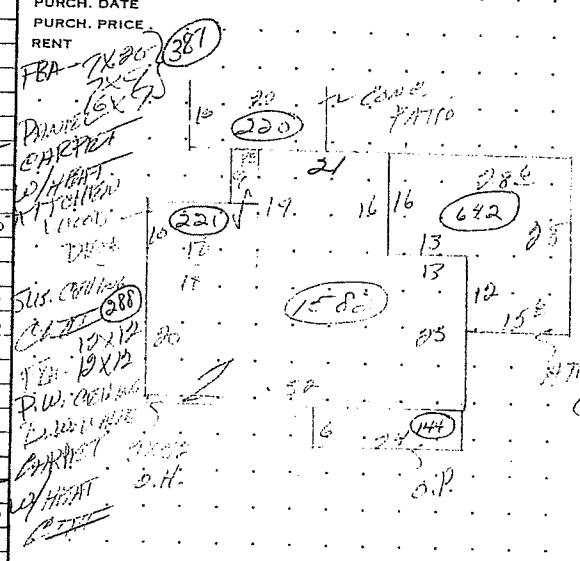
PLUMBING	
Bath Room (1)	✓
St. Shower Bath (6)	✓
St. Shower Ext.	
Toilet Room	
Two Fixt. Bath	
Lavatory Extra	
Sink (2)	✓
Water Clo. Extra	
Water Only	
No Plumbing	

TILING CBR2.	
Bath Fl.	
Bath Fl. & Wains. (11)	✓
Bath Fl. & Walls	
Toilet Rm. Fl.	
Toilet Rm. Fl. & Wains.	
Toilet Rm. Fl. & Walls	
St. Shower (1)	✓
Kitchen	

PRICING		
Base		26850
Bsmt.		
Walls		
Roof		
Floors		
Insul.		
Attic		
Dormer		
Bsmt. Fin. (625)	+	3105
Int. Fin.		
Mult. Fam.		
Heat	+	2190
Auto Ht. Unit		
Fireplace	+	1180
Plumbing	+	940
Tiling	+	680
Sum. Air Cond.		
Bsmt. Gar.	+	440

COMPUTATIONS			
1582	S. F.		35685
144	S. F.	6.60	950
642	S. F.	5.80	3724
220	S. F.	1.00	220
221	S. F.	2.75	608
	S. F.		
	S. F.		
TOTAL			41187
FACTOR		+5	[illegible]
REPLACEMENT			43246

LAND COST
BLDG. COST
PURCH. DATE
PURCH. PRICE
RENT



HOUSE TYPE – Dwelling

OUTBUILDINGS	1	2	3	4	5	6	7	8	9	10
Pier Found.		✓								
Wall Found.	✓									
D S Sdge.	✓									
Shingle Walls										
Cement Blk.										
Brick										

	1	2	3	4	5	6	7	8	9	10
Floor	(2)									
O. H. Door	1									
R (Sh) Rfg.	✓									
Plumbing										
Electric	✓									
Int. Finish										

MEASURED	
	BRC
LISTED	
	BRC
DATE	
	7/30/75
PRICED	
	[illegible]

OCCUPANCY	CONSTRUCTION	SIZE	AREA	AGE	REMOD.	CLASS	COND.	REPL. VAL.	Phy. Dep.	PHYS. VALUE	Funct. Dep.	ACTUAL VAL.	Eq. Fact.	ASSESSMENT	Bd. of Tax Review
DWLG. 1 Fam	1 Story	SR		1967	4/75		G	43246	6	40651	—	40651	70	28460	
1 Gar	Frame	Frame	672	4			G	3011	7	2800	—	2800	70	1960	
2															
3															
4															
5															
6															
7															
8															
9															
10															
											TOTAL	43451	70	30420	

ROR3C-12

STREET 1005 KENSINGTON ROAD	3-041810 0	R-43 ZONE	21-1 MAP	73 BLOCK	15 LOT	L SIDE	26 CARD NO.	00.0 DISTRICT
OWNER ~~COBUZZI RALPH AND~~ CLAUDETTE 1005 KENSINGTON ROAD KENSINGTON CONN. 06037	40,540	INSPECTION WITNESSED BY X R. Colaneri				01 OF 01 CARD NO.		R CLASS

TRANSFER OF OWNERSHIP	DATE	BOOK AND PAGE		C.T.	ACCOUNT NO.
	10/19/84	238	466	121.00	
Sold Pc.	12/24/87	275	635		
Addtl. Pc Aquired	12/24/87	275	637		#15330
ARMINGTON INVESTMENT CO., INC. (Comm. Deed)	11/28/90	310	340	$85,000	
Q.C.	2/22/91	311	532		
HARTFORD INVESTMENT COMPANY Q.C.	3/27/91	312	912		
~~REGAN, PETER F. AND KIM E.~~	~~3/27/91~~	~~312~~	~~914~~	~~176.00~~	

#721
#2006
2007
V9 P412

CLASS CODE 24

1 RESIDENTIAL
1 DWLG LOT
2 EXCESS AC.
3 DWLG.
4 OUTBLDGS.
5 CONDO

2 COMMERCIAL
1 LAND
2 BLDG.
3 APTS.
4 CONDO
5 OUTBLDGS.

3 INDUSTRIAL
1 LAND
2 BLDGS.
3 IMPROVE
4 OUTBLDGS.

4 PUBLIC UTILITY
1 LAND
2 BLDG.
3 OUTBLDGS.

5 VACANT LAND
1 RESIDENTIAL
2 COMM.
3 INDUST.
4 WETLANDS
5 OUTBLDGS.

6 LAND USE
1 FARM
2 FOREST
3 OPEN SPACE
4 OUTBLDGS.

7 EXEMPT
1 LOT
2 ACREAGE
3 BLDGS.
4 OUTBLDGS.

ASSESSED VALUE

YEAR	NO.	CODE	1986	NO.	CODE	19 88	NO.	CODE	19 89	NO.	CODE	19__	NO.	CODE	19__	NO.	CODE	19__
/LAND	1	1-1	25800	1	1-1	28400	1	1-1	28400									
REAGE																		
LD/BLDG.	1	1-3	69400	1	1-3	69400	1	1-3	71100									
/BLDG./Y.I.	1	1-4	3900	1	1-4	3900	1	1-4	3900									
DD./APTS.																		
. LAND																		
SS ASSESSMENT						101,700			103400									
MPTIONS																		
			99100															

Per Assessor 6/28/12
number of units listed
as 1
no kitchen in basmt
Has interior inspection signature
xtra living units is blank
noted as "Rec room"

SITE CHARACTERISTICS

TOPOGRAPHY		03 PUBLIC UTILITIES	
OW STREET	1	NONE	1
EET LEVEL	2	ELECTRICITY	2
VE STREET	3	WATER	3
		SEWER	4
EP	1	GAS	5
LING	2	ALL	6
T	3	WELL	Y
& SWAMPY	Y	SEPTIC	Y
STREET OR ROAD		04 LOCATION	
E	1	CORNER LOT	Y
POSED	2	CUL-DE-SAC	Y
AVED	3	LAND LOCKED	Y
		WOODED LOT	Y
EY	Y	WATERFRONT	Y
WALK	Y	VIEW	Y

NEIGHBORHOOD

		10 TREND		11 DENSITY	
YPE					
R CITY	1	BLIGHTED	1	POOR	1
AN	2	DECLING.	2	FAIR	2
URBAN	3	TRANSTN.	3	AVERAGE	3
AL TOWN	4	STATIC	4	GOOD	4
AL	5	IMPRVNG.	5	VERY GOOD	5

INEATION CODE

1 TYPE	2 ACTUAL FRONTAGE	3 EFF. FRONT.	4 EFFECTIVE DEPTH	5 UNIT RATE	6 DEPTH FACTOR	7 ADJUSTED RATE	8 BASE VALUE	9 OTHER ADJUSTMENTS CODE	10 FACTOR	11 ESTIMATED TRUE VALUE	
BP# 13207 1-31-89 NEW ROOF + SIDING			(-)								1
			(-)								2
			(-)								3
			(-)								4
			SQ. FT.								5
			SQ. FT.								6
			SQ. FT.								7
			ACRES								8
			ACRES								9
			ACRES								10
			ACRES								11
			ACRES								12
		1.00	ACRES	40,000	100		40000			40000	13
		1.3	ACRES	4,000	.13		500			500	14

OTHER ADJUSTMENTS
1 TOPOGRAPHY
2 STREET / ROAD
3 UTILITIES
4 LOCATION
5 SHAPE & SIZE
6 STATUS
7. RESTRICTIONS
0

31362 sf
17550 sf
49343 sf

TOTAL ACREAGE 1.133 ac

ESTIMATED TRUE VALUE	36400	LAND	~~40500~~	ASSESSED LAND VALUE	40500
	104800	IMPROV.	~~141300~~		107200
	141700	TOTAL	~~181800~~		147700

SABRE SYSTEMS & SERVICE © 1985

FORM 71-0523

IMPROVEMENT DATA AND COMPUTATIONS

ROR3C-13

GENERAL DATA

PROPERTY TYPE: 1 VACANT LOT; 2 DWELLING; 3 COMMERCIAL; 4 INDUSTRIAL; 5 OTHER

WALLS	#1	#2
1 WOOD/ALUM.	✓	
2 STUCCO		
3 TILE		
4 CONC. BLK.		
5 METAL		
6 CONCRETE		
7 BRICK		
8 STONE		
9 FR. w/MAS.		
ALUM	✓	
ROOFING		
ASPH. SHGL.	✓	
SLATE/TILE		
METAL		
COMPOSITION		
INSULATION	✓	
HEATING		
NO HEATING		
CEN. WARM AIR		
H.W. OR STEAM	✓	
UNIT HEATING		
CENTRAL AIR	NO	
UNIT AIR		
PLUMBING		
NO PLUMBING		
WATER ONLY		
WC/LAV.		
TOTAL FIX.	7	
SPRINKLER		

FLOORS	B	1	UP	A
EARTH				
SLAB	✓			
SUB & JOISTS		✓		
HD. WD. OR FIR				
PARQUET				
TILE				
CARPET	✓	✓		
UNFINISHED				

INT. FINISH	B	1	UP	A
PLAST. or D.W.	✓	✓		
PANELING				
FIBERBOARD				
Drapcell	✓			
UNFINISHED				

ROOMS	B	1	UP	A
TOTAL		5		
BEDROOMS		3		
FAMILY ROOMS				
Kitchen		1		
Hall	1	1		
full bath				

DWELLING DATA & COMPUTATIONS

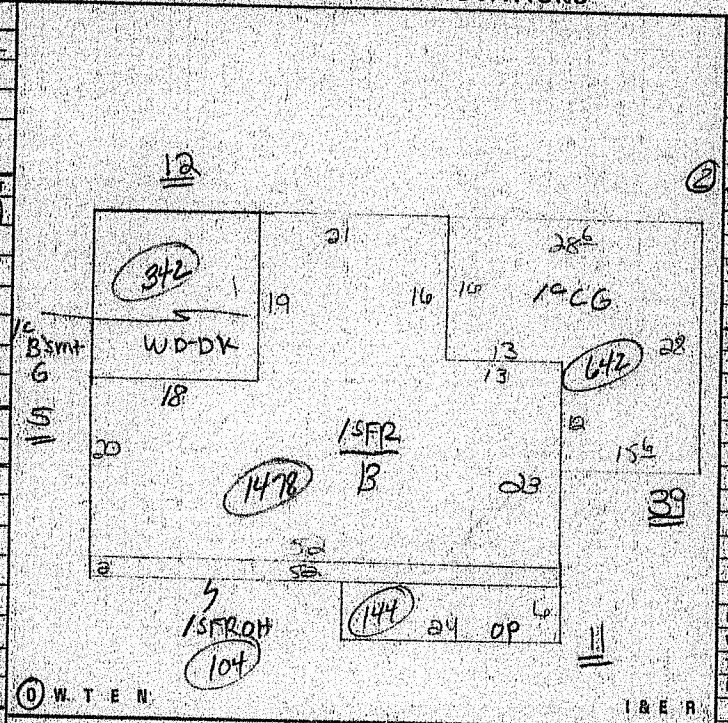
01 NUMBER OF LIVING UNITS: DESIGNED 1 CONVERSION ___

02 DESIGN: RANCH ☑ COLONIAL ☐ CAPE ☐

03 BI-LEVEL ☐ TRI-LEVEL ☐

CODING FOR ATTIC FINISH & BASEMENT / CRAWL AREAS: 0 – None 1 – ¼ 2 – ½ 3 – ¾ 4 – Full

	BASE AREA	STORY HEIGHT	WALLS	FIN. LIVING AREA	REPL. COST
04	1582	1.0 [ ]	1	1582	1687
05		[ ]			
06		[ ]			
07		[ ]			
08		ATTIC	0		
09	0	BASEMENT	1		181
10		CRAWL SPACE			
11	TOTAL BASE	1.0 [ ]	1	1582	8168
12	TOTAL NUMBER OF UNITS			ROW FACTOR	
13				SUB-TOTAL	
14	EXTRA LIVING UNITS +			MULTI-FAMILY	
15	1 HALF 2 FULL			UNFIN. INT.	
16	0 NONE 1 BASE			HEATING	
17	0 NONE 1 CENTRAL			AIR CON.	
18	0 NONE 1 WTR. ONLY 2 BASE [-403]			PLUMBING	30
19	TYPE AND SIZE 31 600			REC. ROOM	12
20	STACKS AND OPENINGS 1/2			FIREPLACES	43
21				SUB-TOTAL	1013
22	NUMBER OF UNITS (this record)			SUB-TOTAL	
23	TYPE & CAP. ~~X 30 TYP 40~~			GARAGES/C.P.	110
24	TOTAL VALUE POINTS 23			EXT. FEATURES	58
25				SUB-TOTAL	1181
26	GRADE AND DESIGN C [+9%]			G & D FACTOR	105
27				REPL. COST	1240



SPECIAL FEATURES

	REPL. COST
NEW ELECTRICAL IN GARAGE	
PERMIT # 7338 4-17-89	

COMMERCIAL / INDUSTRIAL BUILDING DATA & COMPUTATIONS

FRAMING	#1	#2
1 WOOD JST.		
2 FIRE RST.		
3 REIN CON.		
4 F.P. STEEL		
FIN. TYPE		
UNFINISHED		
SEMI-FIN.		
FIN. OPEN		
FIN. DIVIDED		
USE		
UTILITY		
STORAGE		
RETAIL		
OFFICE		
REST.		
PKG. GRG.		
AUTO SVC.		
BANK		
HOTEL		
THEATER		
MFG.		
WAREHOUSE		
TRK. TERM.		
IND. SHOP		
MOTEL		
APARTMENT		
SVC. STN.		
FAST FOOD		
DEAD STOE.		
VACANT		
IDLE		
ABANDONED		

01	I.D.	#1 PRICING KEY	#2 Pricing Key
	FLOOR LEVEL		
02			
03			
04			
05			
06			
07	S.F. AREA		
08	EFF. PERIMETER	L/F	L/F
09	PERIM/AR RATIO		
10	NUMBER UNITS		
11	AVG. UNIT SIZE		
12	PARTIAL BSMT.	%	%
13	FLOOR LEVEL	HGT. RATE	HGT. RATE
14			
15	BASEMENT		
16	FIRST		
17	SECOND		
18			
19	DOCK FLOOR		
20	BASE PRICE		
21	SPA FACTOR		
22	SUB-TOTAL		
23			
24	UNIT FINISH		
25	INTERIOR FIN.		
26	DIVISION WALLS		
27	LIGHTING		
28	HTG. & A.C.		
29	SPRINKLER		
30	TOT. S.F. PRICE		
31	S.F. PRICE x AR.		
32	PLUMBING		
33	SPL. FEATURES		
34	EXT. FEATURES		
35	TOTAL BASE		
36	G & D FACTOR		
37	REPL. COST		

SUMMARY OF IMPROVEMENTS

TYPE CODE: 1 GARAGE, 2 CARPORT, 3 PATIO, 4 SHED, 5 POOL, 6 BATH HOUSE, 7 SHOP, 8 SHELTER, 9 GREEN HOUSE, 10 TENNIS COURT, 11 BARN, 12 SILO, 13 STABLE, 14 IMPLEMENT SHED, 15 POULTRY HOUSE, 16 BLACK TOP PAVING, 17 CONCRETE PAVING, 18 PAVING, 19 CABIN, 00 MISC. BUILDING

1 I.D.	2	USE	3 STY. HEIGHT	4 CONST.	5 GRADE	6 YEAR BUILT	7 YEAR REMOD	8 COND.	9 SIZE	10 AREA	11 RATE	12 REPLACEMENT COST	13 ACCRUED DEPRECIATION NORM.	OBSOL.	TOTAL	14 ESTIMATED TRUE VALUE	15 CODE	16 ASSESSED VALUE
01	99	DWELLING	—	—	—	1969	—	G	—	—	—	124000			20	99200	1-3	6940
02	01	1/6 GARAGE	1S	FR	100	~	—	G	17½ x 25½	446	16.75	7500			35	5600	14	3920
									x									
									x									
									x									
									x									
									x									
									x									
									x									
									x									
									x									
									x									
									x									
									x									
									x									
									x									
									x									

INT. COND. (B) F P

LAYOUT (B) F P

DATA COLLECTOR 1st RS 11/19/85 10.05 2nd ___ APPRAISER TC DATE 5-15-86

18	101600	7110
	197200	
17 TOTAL ESTIMATED IMPROVEMENT VALUE	104800	

ROR3D-1

Talk to Joe
PUN back out

4/28/2018 mtg w/ Assessor Joe Ferraro

In-law notation only on new (2017 base card b/c found)
Other cards identify Rec room w/ both + some w/ kitchen BUT NO ADD'L UNIT!

In-law apt. - Question

Assessor's Office "notes" its Considers this being used two family that way

Liam
860 818 5540

roperty Location: 1005 KENSINGTON RD
'ision ID: 1448 Account # 1015330 MAP ID: 21-1/ 73/ 15/ / Bldg #: 1 of 1 Bldg Name: Sec #: 1 of 1 Card 1 of 1 State Use: 1070
Print Date: 06/26/2018 14:52

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
ITCHELL LIAM T & CYNTHIA A	1 Level	2 Water	1 Paved	
)05 KENSINGTON RD		4 Gas		
ERLIN, CT 06037		6 Septic		
dditional Owners:				

SUPPLEMENTAL DATA

Other ID: 21-1 0073 000015
CENSUS 4002
(not used) Medium
Incomeexpens

Section: E
dc
CB Letter

GIS ID: 21-1-73-15
ASSOC PID#

2017 Base Card

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1-1	124,500	87,200
DWELLING	1-3	159,900	111,900
RES OUTBL	1-4	9,800	6,900
	Total	294,200	206,000

6007
BERLIN, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ITCHELL LIAM T & CYNTHIA A	714/ 142	08/13/2015	U	I	195,000	25
EGAN PETER F & KIM E	312/ 914	03/27/1991	U	I	160,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1-1	87,200	2016	1-1	86,300	2015	1-1	86,300
2017	1-3	111,900	2016	1-3	104,400	2015	1-3	104,400
2017	1-4	6,900	2016	1-4	6,900	2015	1-4	6,900
		Total: 206,000			Total: 197,600			Total: 197,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
1061/A				

NOTES

-LAW APT IN WALK-OUT BS
Per Assessor
value + not what you see

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	159,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	9,800
Appraised Land Value (Bldg)	124,500
Special Land Value	0
Total Appraised Parcel Value	294,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	294,200

R0R3D-2

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
P16-0348	09/16/2016	RS	Residential	4,000		0		FIT-OUT - INTERIOR I
P16-0292	09/16/2016	EL	Electric	7,000		0		REWIRE SINGLE FAM
P16-0161	09/16/2016	HT	Heating	10,000		0		REPLACEMENT OF H
P16-0138	09/16/2016	PL	Plumbing	3,000		0		RE-PLUMB SINGLE FA
)13-0239	11/18/2013	HT	Heating	3,000		100		REPLACE LEAKING N

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/01/2017	2		JF	52	Building Permi
05/27/2015	1		JH	01	Measur+1Visit
10/01/2014	2		JH	51	BP Exterior only

LAND LINE VALUATION SECTION

Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1070	SFR w/Apt	R-43	7			1.13	AC	136,400.00	0.8977	5		1.00	6	0.90				1.00		124,500

Total Card Land Units: 1.13 AC Parcel Total Land Area: 1.13 AC

Total Land Value: 124,500

roperty Location: 1005 KENSINGTON RD | MAP ID: 21-1/ 73/ 15/ / | Bldg Name: | State Use: 1070

'ision ID: 1448 | Account #1015330 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 06/26/2018 14:52

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
yle	01		Ranch
odel	01		Residential
ade	05		C
ories	1		1 Story
ccupancy	2		
terior Wall 1	25		Vinyl Siding
terior Wall 2			
oof Structure	03		Gable
oof Cover	03		Asph/F Gls/Cmp
erior Wall 1	05		Drywall
erior Wall 2			
erior Flr 1	14		Carpet
erior Flr 2			
at Fuel	02		Oil/Gas
at Type	05		Hot Water
C Type	01		None
tal Bedrooms	04		4 Bedrooms
tal Bthrms	3		
tal Half Baths	0		
tal Xtra Fixtrs			
tal Rooms	9		
th Style	02		Average
tchen Style	02		Average
irlpool Tub			
eplaces	2		
Bsmnt Area	1040		
Bsmt Quality	3		Rec Room Fin
Bsmt Quality			
mt Garage	1		

CONSTRUCTION DETAIL (CONTINUED)

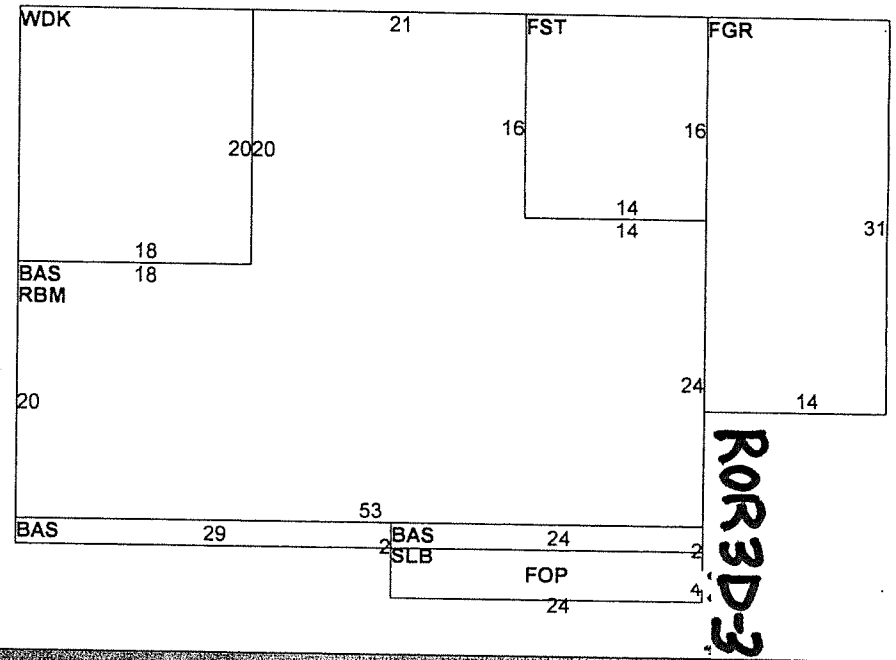
Element	Cd.	Ch.	Description
Fin Bsmt Area2			

MIXED USE

Code	Description	Percentage
1070	SFR w/Apt	100

COST/MARKET VALUATION

Adj. Base Rate:	95.46
Replace Cost	218,993
AYB	1969
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	73
Apprais Val	159,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



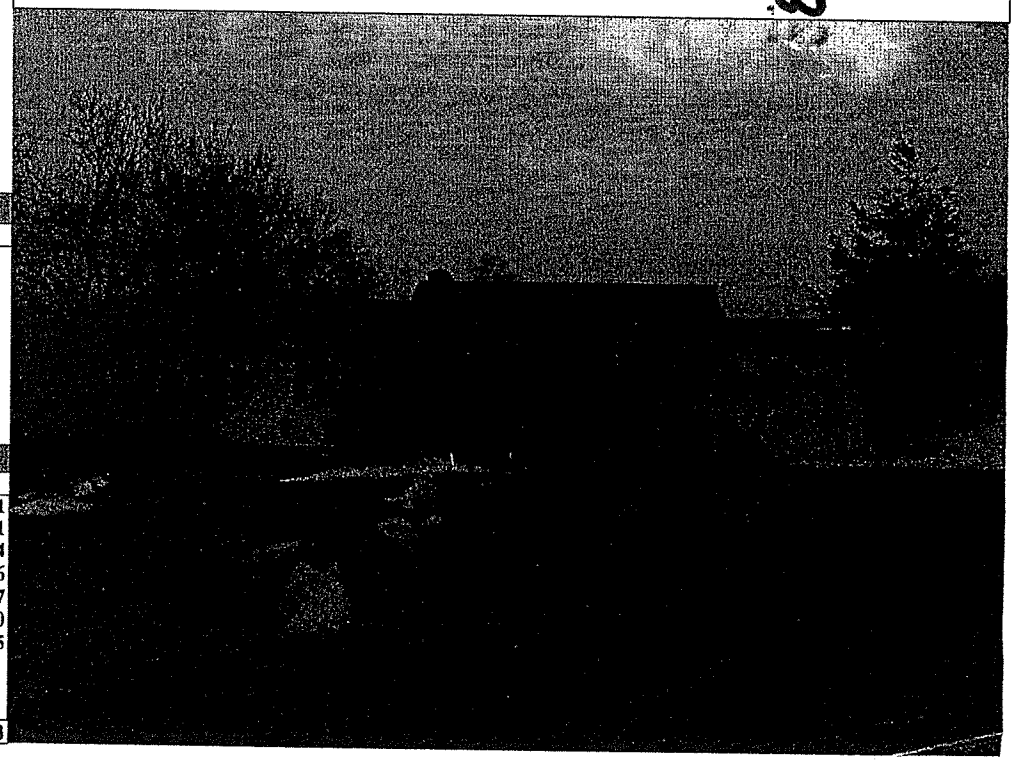
R0R3D-3

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
GR1	Garage - Avg			L	468	28.00	1969			G	75	9,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
S	First Floor	1,642	1,642	1,642	95.46	156,751
R	Garage, Attached	0	434	174	38.27	16,611
P	Porch, Open, Finished	0	96	19	18.89	1,814
T	Utility, Finished	0	224	67	28.55	6,396
M	Raised Basement	0	1,536	338	21.01	32,267
B	Slab	0	48	0	0.00	0
DK	Deck, Wood	0	360	54	14.32	5,155
	Ttl. Gross Liv/Lease Area:	1,642	4,340	2,294		218,993



mgiusti ROR 3E-1

From: hriggins
Sent: Thursday, March 5, 2015 5:52 PM
To: mgiusti
Subject: RE: 1005 Kensington Rd

I would send realtor and owner , but looks like house is empty, a note stating as a courtesy we only have this as a single family. If banks asks us what is use, we will say single family. The only other indication we have is in law. And in laws have to be used for 55 plus or rented at the State's affordable rate.

From: mgiusti
Sent: Thursday, March 05, 2015 4:30 PM
To: hriggins
Subject: 1005 Kensington Rd

This house is for sale. The RE listing and the assessor card list the house as single family w/ apartment. It first appeared on the 1996 assessor card. I have gotten a couple of inquiries.
I tried to reach the RE agent to get info/background/ find out if they proved legality... but the phone just rang and rang.

How should I proceed? Can I email the listing RE agent or do I send a letter to the owner & what is the approach?

Maureen K. Giusti
Town of Berlin, CT.
Assistant Town Planner/
Zoning Enforcement Officer
860-828-7008
FAX 860-828-7180

ROR3E-2

Town of Berlin

1005 Kensington Rd 3/9/15 Re-cap

- no evidence that apt. in single family was ever allowed or approved
- R-43 Single family zone
- Assessor cards:
  - 1966 – Single fam. occupancy
  - 1976 – 1 family occupancy
  - 1986 – Living units – 1
  - 1996 – ((? reval) inspection access "In-law apt in walk-out bsmt."
  - current card – "SFR w/apt"/ "In-law apt in walkout bsmt"
- Land Record search of listed past owners no special permits ...
- basic building permits
  - 2013 – replace boiler

per discussion w/ HRR – courtesy letter to owner & heating agent.

1005 Kensington Rd
Enf. File

ROR3E-3

Town of Berlin

Department of Development Services

03/09/2015

Regan Peter F Kim E
1005 KENSINGTON RD
KENSINGTON, CT 06037

Re: 1005 KENSINGTON RD

Dear Regan Peter F Kim E,

It has been brought to my attention that you are listing the property at 1005 Kensington Road, with an apartment. This office has been unable to find evidence that the apartment has been approved. The property is in a single family residential zone where the only apartments allowed are in-law apartments approved by Special Permit and annually certified. Building permits would also have been required for the conversion..

You must call this office to discuss the status. If you have evidence of the apartment being approved we can reveiw it. We are unable to confirm for interested parties that the apartment is allowed.. If you have already corrected the aforementioned condition then disregard this letter. If you have any questions, please call me at the phone number listed on the bottom of this paper.

Thank you for your cooperation in resolving this matter.

Sincerely,

Maureen K. Giusti,
Assistant Town Planner / Zoning Enforcement Officer

cc: Amy Rio, Listing Agent, Executive Real Estate

Town of Berlin, Connecticut - Maureen K Giusti, ATP/ZEO
240 Kensington Road - Berlin, CT 06037 - (860) 828-7008 - Email: mgiusti@town.berlin.ct.us

1005 Kensington Rd
Zing.

ROR3E-4

MEMORANDUM

TO: Hellyn Riggins, Director, Department of Development Services
FROM: Maureen Giusti, Assistant Town Planner / ZEO
DATE: August 10, 2017
UPDATED September 13, 2017
RE: REPORTED ZONING VIOLATIONS

The Planning and Zoning Commission reported and asked for follow-up on the following violations. Please find noted next to each property listing, the status at this time:

~~The property will continue to be monitored until full compliance is achieved.~~

Newer items:

7. 1005 Kensington Road.
   PENDING -A violation letter is being prepared citing found violations to hopefully go out within the week.
   Background/resolved items: The (newer – 2015) owner was contacted earlier in the year regarding rock crushing/earth disturbance activities. It was determined that the machine on site was identified as one to sift gravel to remove rocks which was being done to create a planting/garden area on a portion of the lot. Inspection found that the activities did not meet a violation threshold.
   New information: Within the last couple of weeks, he visited the office on another matter and he was questioned about activities on this property (as I'd notice the rock pile was moved or gone) He was asked If any rocks or dirt had been brought in or removed. He stated the pile of screened/separated rocks was hauled out, which appears to be in violation of BZR Sec. X.B.2.b. and would require an application for an earth removal permit in conformance with Sec X.B.4. The conversation with the owner also resulted in his admission that what had been suspected as an unapproved separate dwelling unit in the house is being used as a severable unit. The matter of a possible severable dwelling unit had been thought to have been resolved pre-sale with the previous owner and listing agent.
8. 1073 Farmington Avenue
   A violation letter was sent citing tall grass and the temporary fence which was allowed during construction, but would require site plan amendment approval for a permanent fence. I received a prompt reply that the property had been mowed and they were actively working on weed whacking. There was discussion of process to get approval for fencing. After our discussion, they have removed the fence and properly mowed the property. It was represented that paving of the lot is anticipated in October.

mgiusti ROR 3E-5

From: mgiusti
Sent: Monday, May 21, 2018 12:58 PM
To: spatel
Cc: Marek Kozikowski
Subject: RE: 1005 Kensington Rd

Thank you. That is one that is on my radar. I need to send a follow-up letter to the owner.

From: spatel
Sent: Friday, May 18, 2018 9:59 AM
To: mgiusti <mgiusti@town.berlin.ct.us>
Cc: Marek Kozikowski <mkozikowski@town.berlin.ct.us>
Subject: 1005 Kensington Rd

Question for you! 1005 Kensington Road is in the R-43 Zone. I suspect that part of the home is being used as an apartment. Is that use allowed in that zone?

Sheel Patel
Revenue Clerk
Town of Berlin
Room 22
P: (860) 828-7107
F: (860) 828-7121

2017030055686

GENERAL DATA MOTOR VEHICLE TOWN OF BERLIN

AS OF 01/02/2019

BILL NO:	2017-03-0055686	NAME:	CURRAN JAMES F
UNIQUE ID:	55686	C/O:	
LINK #	2017-MV-0002727	ADDRESS:	1005 KENSINGTON RD
FILE#		ADDRESS2:	
BANK:		CITY ST ZIP:	BERLIN CT 06037-3542
ESCROW:		COUNTRY:	
DMV CIVLS:	1288502-1981170-N		
DISTRICT:			
PROP ASSESSED:	3,030	YR/MAKE/MDL:	2003 / TOYOT / CAMRY LE
EXEMPTIONS:		REG / CL / ID:	1 / 4T1BE32KX3U676698
COC CHANGE:			
COC #:		ASSMNT CHANGE:	
EXEMPT Change:		TOWN BENEFIT	
NET VALUE:	3,030	REG# EXPR:	
DMV CIVLS:	1288502-1981170-N		

MILL RATE: 32.5000

***** BILLED *****

	TOWN	TOTALS
INST1:	98.48	98.48
INST2:	0.00	0.00
INST3:	0.00	0.00
INST4:	0.00	0.00
ADJS:	0.00	0.00
TOT TAX:	98.48	98.48
TOTAL PAID:	98.48	98.48

***** PAYMENTS *****

TYPE	CYCLE	DATE	ADJ	TERM/BATCH/SEQ	INST	AMOUNT	INTEREST	LIENS	FEES	TOTALS
Pmt	1	07/10/2018		15/29/166	T	98.48	0.00	0.00	0.00	98.48
		TOTAL PAYMENTS:				98.48	0.00	0.00	0.00	98.48

TOTAL BALANCE DUE AS OF 01/02/2019

	TOWN
INT DUE:	0.00
LIEN DUE:	0.00
FEES DUE:	0.00
TAX DUE NOW:	0.00
TOT DUE NOW:	0.00
BALANCE AMT:	0.00

*** FLAGS ***

Circuit Breaker Amt: 0 Benefit Year: 0

Invalid Address Flag No

ROR 35-6

[illegible]

ADDRESS OF ISSUE

ROR 3E-7

Town of Berlin

ZONING COMPLAINT

DATE: 5/25/2018

TYPE OF VIOLATION: (circle all appropriate)

General	Inoperable vehicle	Keeping of animals
Property overgrown	Unsightly materials/junk	Other _____
Vacant building/unsafe	Work w/o permit	Not allowed use in zone

I WISH TO REPORT THAT FOLLOWING CONDITION WHICH I BELIEVE MAY BE A VIOLATION OF THE TOWN OF BERLIN ZONING REGULATIONS.

X THIS IS A NEW COMPLAINT

_____ THIS IS AN ON-GOING SITUATION WHICH I HAVE NOT PREVIOUSLY REPORTED

_____ THIS IS AN ON-GOING SITUATION THAT I HAVE PREVIOUSLY REPORTED ON _____

COMPLAINTANT:

_____ I wish to remain anonymous

via attached email

_____ I have provided my contact information

I understand that information I supply (including emailed information) becomes part of the zoning file and is subject to review by the public. Zoning may contact me if additional information is needed and I may not receive an update unless specifically requested.

NAME: _____ Address: _____

Best way to reach you (phone/email...): _____

NATURE OF COMPLAINT: (please provide detail of problem and or list of reported violations)

tall grass and weeds on east side of lot.

(amount of fill - 2 see plumbing & zoning response)

Photos or attachments submitted/taken: YES_____ NO_____

Complaint received by: MKG DATE: 5/25/18

Initial action:

_____ Entered in IPS _____ inspection of situation on _____

Follow-up: replied (plumb)

To send new for grass + remove rubble & sec.

RETURN THIS FORM TO THE DEPARTMENT OF DEVELOPMENT SERVICES:

Maureen Giusti - Assistant Town Planner/Zoning Enforcement Officer 860-828-7008

6/2018 - spoke to [illegible] in office [illegible]

R0R3F-1

LG phone deals from AT&T
Our fastest way to order is att.com
Shop now
For the latest deals, follow @ATTDeals
Requires eligible installment agreement, qualifying credit, and wireless service. Tax due at sale. If wireless service canceled, device balance due. Other charges and restrictions apply. See att.com/next for details.

This property has 2 listings: Listing 1 Listing 2

Home For Sale - Active

1005 Kensington Rd

Berlin, CT 06037

Get Prequalified with Wells Fargo

$229,900

Estimate Payment · View Rates

Save Share Print

4 Beds **0** Full **2,400** Sqft

1 of 30 33 days on realtor.com

View your latest Credit Scores from All 3 Bureaus for Free

(855) 603-2028 Call for more info.

Tell Me More About This Property

Full Name

Your Email

Phone (Optional)

Message (optional)

I would like more information regarding this property at 1005 Kensington Rd , Berlin,CT 06037

Request More Details

By sending a request you agree to our Privacy Policy

Listing Agent
Amy Rio - Executive RealEstate
Highest In Customer Service. Outstanding in her field!
Phone: (855) 603-2028
Email Agent
View Agent's Website
Agent's Other Listings

no answer 3/9 - rang - rang

Listing Broker
EXECUTIVE REAL ESTATE INC
Phone: (855) 260-8657
Email Office
Visit Broker's Website
Broker's Other Listings

Open Houses

Sorting by Open House Date
Request a private showing

Overview | Photos (30) | Schools & Neighborhood | Property History | Payment Options

Property Details

Expansive ranch zoned as a 2 family great space needs a bit of cosmetics But worth the look great lot, garages galore parking is terrific, Rents can be great or live in this house as a wonderful single family

General Information

Beds	4 Bed	Baths	0 Bath
House Size	2,400 Sq Ft	Lot Size	1.13 Acres
Price	$229,900	Price/sqft	$96
Property Type	Multi-Family Home	Year Built	1969 - **Request Renovation Report**
Status	Active	Style	Ranch_House
		Garage	3 car garage

Other rooms

- Basement Features: Apartment,Full Basement With Walk-Out,Fully Finished

Interior Features

- Fireplace
- Workshop

Building and Construction

- Stories: 1.0000
- Energy Features: Attic Fan,None
- Lot Sq Ft: 49223
- Exterior Siding: Vinyl Siding
- Attic: Floored

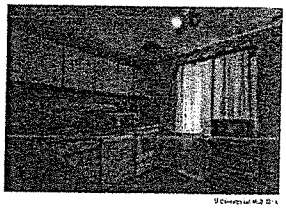
Exterior and Lot Features

- Lot Description: Corner,Level

Agent's Other Listings

See All Listings

47 Braeburn Ln, Middletown, CT 06457
$119,900
3 Bd | 2 Full Ba | 1,580 Sq Ft



ROR3F-2

- Topography
- Deck
- Outbuilding(s)

Garage and Parking

- Paved
- Number Of Garages: 3
- Parking Spaces: 4

Heating and Cooling

- Cooling System: Window Unit
- Heat Type: Baseboard

Utilities

- Furnace Type: None
- Sewage System: Septic

Appliances

- Electric Range
- Gas Range
- Oven/Range

Other Property Info

- City: Berlin
- Major Area: Berlin
- Neighborhood: Berlin (23)
- State Or Province: CT
- Parcel Number: 447236
- Directions: Kensington Rd
- County Or Parish: Hartford
- Area: 23

Farm Info

- Horse Property: No

Multi-Unit Info

- Total Numof Units: 2

Listing Provider

Listing Agent

This listing is represented by REALTOR® Amy Rio - Executive RealEstate

Listed by	EXECUTIVE REAL ESTATE INC
Broker Location	Glastonbury, CT
Data Source	CTMLS
Source's Property ID	G10017110

Public Records

Property Information from local public records.

Beds	4 Bed	Baths	-
House Size	1,642 Sq Ft	Lot Size	1.13 Acres
Year Built	1969	Price	-
Property Type	Multi-Family Home	Stories	1
Style	Ranch	Garage	Basement Garage
Units	3	Cooling	Unknown
Pool	-	Construction	-
Heating	-	Year Renovated	-
Rooms	9	Roofing	Asphalt
Fireplace	Yes		

125 Trolley Crossing Ln, Middletown, CT 06457
$125,000
2 Bd | 1 Full, 1 Half Ba | 1,136 Sq Ft

Moving Cost Calculator

Sponsored by move

Move From: zip code
Move To: 06037
Zip Lookup
Size of Move: 2-3 Bedroom
Packing: None
Get Estimates
Get a Free Moving Quote

She's 53, But Looks 25

53-yr-old mom angers doctors by revealing her her simple anti-wrinkle treatment trick. Read

Real Estate Resources

EQUIFAX Check your Equifax Score: Sign Up Now

CreditKarma Before you apply, check your credit

GEICO Get a FREE Quote from GEICO

SHOCKING! Oprah Lied

Oprah Has Been Exposed For TRICKING THE WORLD! She Has Lied for Years!

Berlin,CT

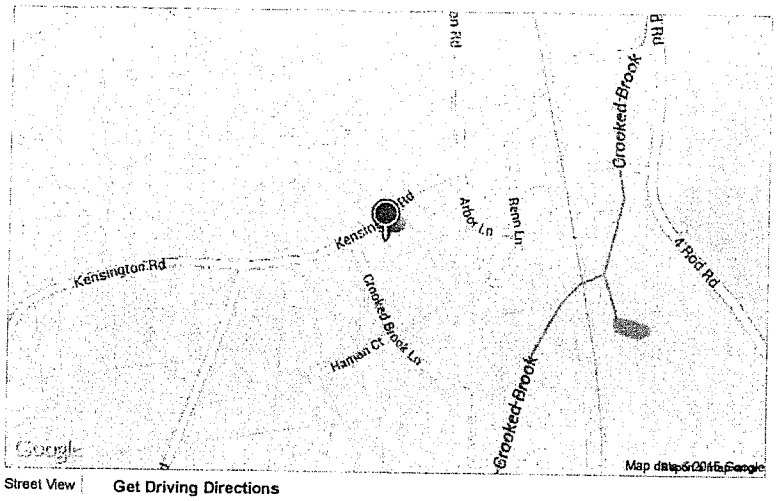
Popular Searches

Newest Listings
Open Houses
Price Reduced
Basement

Location

ROR3F-3

Show Nearby Listings



Street View | Get Driving Directions

On Site

Last refreshed	1 Month Ago
Added to Site	January 22, 2015
Direct access URL	http://www.realtor.com/realestateandhomes-detail/1005-Kensington-Rd_Berlin_CT_06037_M46860-98369

Homes Near 1005 Kensington Rd

Address	Status	Price	Beds	Baths	Sq Ft
25 Crooked Brook Ln	Not For Sale	-	3	4	2,400
997 Kensington Rd	Not For Sale	-	4	4	2,619
92 Renn Ln	Not For Sale	-	3	3	2,427
991 Kensington Rd	Not For Sale	-	4	4	2,491
20 Arbor Ln	Not For Sale	-	3	3	2,076
1047 Kensington Rd	Not For Sale	-	6	3	2,315
39 Crooked Brook Ln	Not For Sale	-	4	3	2,324
91 Renn Ln	Not For Sale	-	3	3	1,913
983 Kensington Rd	Not For Sale	-	3	3	2,073
12 Haman Ct	Not For Sale	-	4	4	2,728
84 Renn Ln	Not For Sale	-	4	3	2,288
89 Renn Ln	Not For Sale	-	3	3	2,185

Contact Information

Save Listing | Print Brochure

Request More Details Ask a Question Send to...

(855) 603-2028 Call for more info.

Tell me more about this property

First Name Last Name

Email

Phone Number (optional)

Message (optional)

I would like more information regarding this property at 1005 Kensington Rd in Berlin.

Request More Details Serviced by a real estate professional. Privacy Policy

ROR3F-4

Get Yours Today FREE New 2-yr Activation Req'd Shop Now Free Shipping or In-Store Pickup

Real Estate Near 1005 Kensington Rd

View More Homes for Sale in Berlin, CT

View More Homes for Sale in 06037

View More 4-Bedroom Homes for Sale in Berlin, CT

View More For Sale Listings for Multi-Family Properties in Berlin, CT

Real Estate in Nearby Cities

Waterbury, CT
Naugatuck, CT
Hamden, CT

>View More Nearby Cities

Real Estate in Nearby Zips

06770
06010
06516

>View More Nearby ZIPs

View the property at 1005 Kensington Rd, Berlin, CT 06037. Buying a home is a major investment and if you are going to buy a home, you should be sure you are buying the home that is right for you. In effect, go ahead and really look at the details you find here and there are many, to find out if 1005 Kensington Rd, and the community it is in is right for your lifestyle. You can find everything we know about a property right here on its property listing, from the property details, descriptions and photos when we have them, to maps, school comparisons and more. After all, putting the right people in properties like 1005 Kensington Rd is the best part of helping you find a home.

Looking for the basic property facts about 1005 Kensington Rd? This home has 2,400 square feet, including 4 bedrooms and 0 bathrooms. This property is listed at $229,900 in a Berlin neighborhood.

Read more

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mgiusti ROR 3F-5

From: hriggins
Sent: Thursday, March 05, 2015 5:52 PM
To: mgiusti
Subject: RE: 1005 Kensington Rd

I would send realtor and owner , but looks like house is empty, a note stating as a courtesy we only have this as a single family. If banks asks us what is use, we will say single family. The only other indication we have is in law. And in laws have to be used for 55 plus or rented at the State's affordable rate.

From: mgiusti
Sent: Thursday, March 05, 2015 4:30 PM
To: hriggins
Subject: 1005 Kensington Rd

This house is for sale. The RE listing and the assessor card list the house as single family w/ apartment. It first appeared on the 1996 assessor card. I have gotten a couple of inquiries.
I tried to reach the RE agent to get info/background/ find out if they proved legality... but the phone just rang and rang.

How should I proceed? Can I email the listing RE agent or do I send a letter to the owner & what is the approach?

Maureen K. Giusti
Town of Berlin, CT
Assistant Town Planner/
Zoning Enforcement Officer
860-828-7008
FAX 860-828-7180

ROR 3F-6

call agent
check ~~out loss~~ card
listing says
"apartment"
can't find town
record indicating
appv'l

Town of Berlin
Property Listing Report

R0R3 F-7

Parcel ID 21-1-73-15

Account 1015330

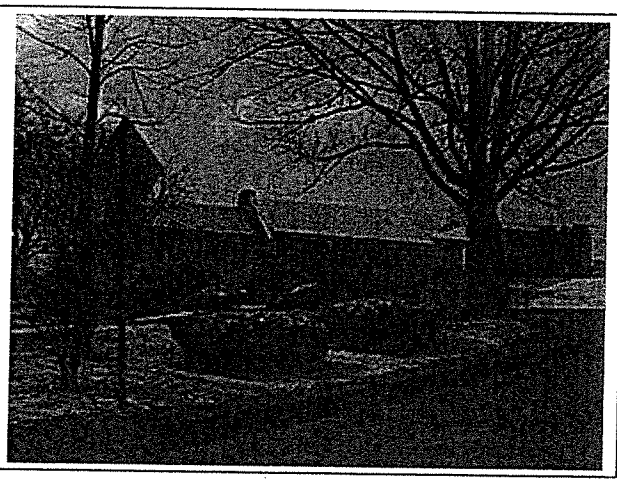
Property Information

prior: ~~Cobuzzi~~ (?) Cobuzzi

Farmington Investment Co
Hartford Investment Co.

Owner	REGAN PETER F & KIM E
Address	1005 KENSINGTON RD
Mailing Address	1005 KENSINGTON RD KENSINGTO CT 06037
Land Use	SFR w/Apt
Land Class	R

Census Tract	4002
Neighborhood	6
Zoning	
Acreage	1.13
Fire District	
Lot Setting/ Desc	Level



PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings	149200	104400
Outbuildings	9800	6900
Improvements	159000	111300
Extras	0	0
Land	123300	86300
Total	282300	197600

Construction Details

Stories	1
Building Style	Ranch
Building Use	Residential
Building Grade	C
Total Rooms	0
Bedrooms	4
Bathrooms	0
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable
Roof Cover	Asph/F Gls/Cmp

EXTERIOR WALLS:	
Primary	Vinyl Siding
Secondary	
INTERIOR WALLS:	
Primary	Drywall
Secondary	
FLOORS:	
Primary	Carpet
Secondary	

BUILDING AREA:	
Effective Building Area	
Gross Building Area	4340
Total Living Area	1642

HEATING/AC:	
Heating Type	Hot Water
Heating Fuel	Oil/Gas
AC Type	None

2013 - Replace Boiler HP 2013-0339

Report Created On 2/23/2015

Town of Berlin
Property Listing Report

ROR 3F-8

Parcel ID 21-1-73-15

Account 1015330

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1642	1642
Garage, Attached	434	0
Porch, Open, Finished	96	0
Utility, Finished	224	0
Deck, Wood	360	0
Raised Basement	1536	0
Slab	48	0
Total Area		

Outbuilding and Extra Items

Type	Description
Garage - Avg	468.00 S.F.

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
	312/ 914	3/27/1991	160000

Report Created On 2/23/2015

Property Location: 1005 KENSINGTON RD

Vision ID: 1448 | Account # 1015330 | MAP ID: 21-1/ 73/ 15/ / | Bldg Name: | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | State Use: 1070 | Print Date: 03/02/2015 13:41

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
REGAN PETER F & KIM E	1 Level	2 Water	1 Paved	
1005 KENSINGTON RD		4 Gas		
KENSINGTON, CT 06037		6 Septic		

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 21-1 0073 000015
CENSUS 4002
Medium

Section: E
dc
CB Letter

GIS ID: 21-1-73-15

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1-1	123,300	86,300
DWELLING	1-3	149,200	104,400
RES OUTBL	1-4	9,800	6,900
Total		282,300	197,600

6007
BERLIN, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
REGAN PETER F & KIM E	312/ 914	03/27/1991	U	I	160,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	1-1	86,300	2013	1-1	86,300	2012	1-1	86,300
2014	1-3	104,400	2013	1-3	104,700	2012	1-3	104,700
2014	1-4	6,900	2013	1-4	6,900	2012	1-4	6,900
		Total: 197,600			Total: 197,900			Total: 197,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
1061/A				

NOTES

I-LAW APT IN WALK-OUT BS
T

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	149,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	9,800
Appraised Land Value (Bldg)	123,300
Special Land Value	0
Total Appraised Parcel Value	282,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	282,300

R0R3F-9

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
2013-0239	11/18/2013	HT	Heating	3,000		100		REPLACE LEAKING N

VISIT/CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/01/2014	2		JH	51	BP Exterior only

LAND LINE VALUATION SECTION

Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1070	SFR w/Apt	R-43	7			1.13	AC	135,000.00	0.8977	5		1.00	6	0.90				.00		123,300

Total Card Land Units: 1.13 AC | Parcel Total Land Area: 1.13 AC | Total Land Value: 123,300

Vision ID: 1448 | Account #1015330 | MAP ID: 21-1/ 73/ 15/ / | Bldg Name: | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | State Use: 1070 | Print Date: 03/02/2015 13:41

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	05		C
Stories	1		1 Story
Occupancy	2		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable
Roof Cover	03		Asph/F Gls/Cmp
nterior Wall 1	05		Drywall
nterior Wall 2			
nterior Flr 1	14		Carpet
nterior Flr 2			
Heat Fuel	02		Oil/Gas
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	9		
Bath Style	02		Average
Kitchen Style	02		Average
Whirlpool Tub			
Fireplaces	2		
n Bsmnt Area	1040		
n Bsmt Quality	3		Rec Room Fin
smt Garage	1		

CONSTRUCTION DETAIL (CONTINUED)

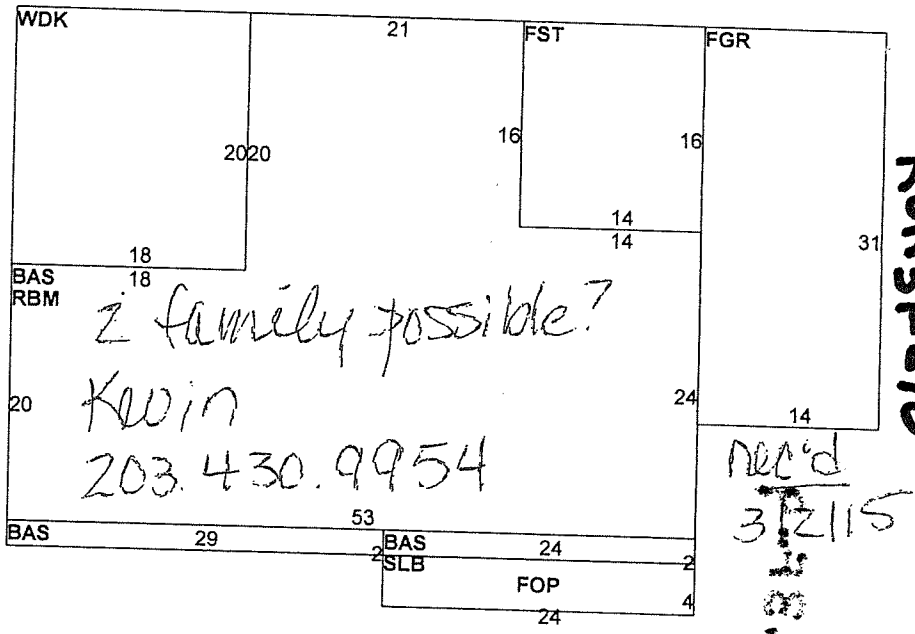
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1070	SFR w/Apt	100

COST/MARKET VALUATION

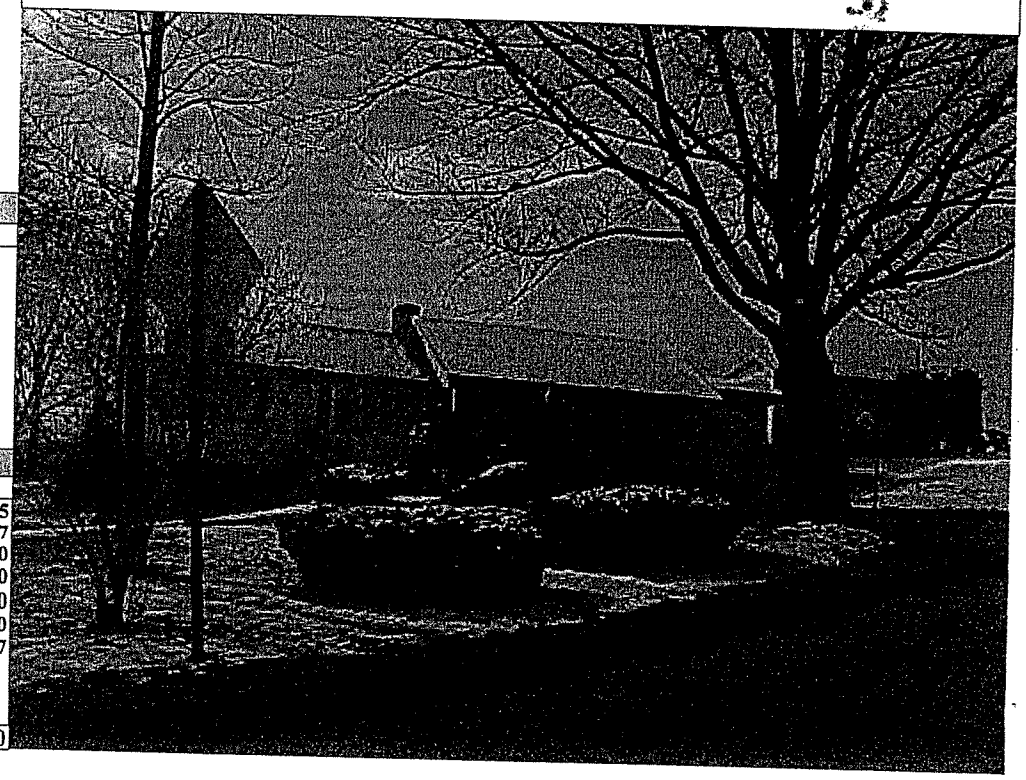
Adj. Base Rate:	87.91
Replace Cost	198,950
AYB	1969
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	75
Apprais Val	149,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



2 family possible?
Kevin
203.430.9954

R0R3F-10

Rec'd
3/2/15



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
GR1	Garage - Avg			L	468	28.00	1969			G	75	9,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
AS	First Floor	1,642	1,642	1,642	87.91	144,355
GR	Garage, Attached	0	434	174	35.25	15,297
OP	Porch, Open, Finished	0	96	19	17.40	1,670
T	Utility, Finished	0	224	67	26.30	5,890
BM	Raised Basement	0	1,536	307	17.57	26,990
B	Slab	0	48	0	0.00	0
DK	Deck, Wood	0	360	54	13.19	4,747
	Ttl. Gross Liv/Lease Area:	1,642	4,340	2,263		198,950

ROR3G-1

1005 Kensington

PAIC card -
access gained
In-law apt appeared
on card

no appv'l ~~[illegible]~~ Land Records found
regardless - no annual
renewal & therefore expired.

1946 Ranch

L 26

TOWN OF BERLIN, CT

1005 KENSINGTON RD ACCOUNT NUMBER: 015330 MAP/BLOCK/LOT# 21-1 0073 000015 CLASS: R STATE CLASS: 101 CARD #: 1 OF 1

CURRENT OWNER/ADDRESS

REGAN,PETER,F,
REGAN,KIM,E,
1005 KENSINGTON RD
KENSINGTON CT 06037

VOLUME: 00312
PAGE: 00914
DEED DATE: 910327
DEED PRICE: 160000
DISTRICT: 7
LAND DATA:

ZONING: R-43
NBHD: 101
LIVING UNITS: 1
CENSUS: 4002

- ASSESSMENT INFORMATION -

CODE	UNITS	APPRAISAL	ASSESSMENT
1-3	1.000	$119,870	$83,910
1-4	1.000	$6,400	$4,480
1-1	1.000	$60,780	$42,550

SALES DATE:

DATE	TYPE	PRICE	VALIDITY
9103	2	$160,000	0

TYPE	SIZE
PRIMARY	1.130

TOTAL ACREAGE: 1.130

INFLUENCE FACTORS (%) LAND VALUE
60,780

TOTAL LAND VALUE: 60,780

TOTALS: $187,050 $130,940
PRIOR ASSESSMENT: 103,400

PERMIT DATA:

DATE	NUMBER	PRICE	PURPOSE
8901	13207	$0	NEW RF&SIDNG
0	0	$0	
0	0	$0	

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A		Wood Deck			360	$3,800
B		Frm Utlt Bld			224	$2,500
C		Frame Garage			434	$8,200
D		Frm Overhang			106	$4,800
E		Opn Frm Prch			144	$3,400
F					0	$0
G					0	$0
H					0	$0
				ADDITIONS TOTAL		$22,700

*DWELLING DATA:

Style:	RANCH
Year Built:	1969
Story Ht:	1.00
Ext.Walls:	ALUM/VINYL
Total Rooms:	9
Bedrooms:	4
Basement:	FULL
Attic:	NONE
4 Fixture Bath:	0
3 Fixture Bath:	3
2 Fixture Bath:	0
Total Fixture:	13
Heating System:	HOT WATER
Fuel Type:	GAS
Recroom (1):	1040
Recroom (2):	0
Fireplace Total:	2
Basement Garage #:	1
In-Law Apt:	1
Unfin. Area:	0
Grade:	C
CDU/COND.:	AV AV
Total Living Area:	1642

*DWELLING PRICE:

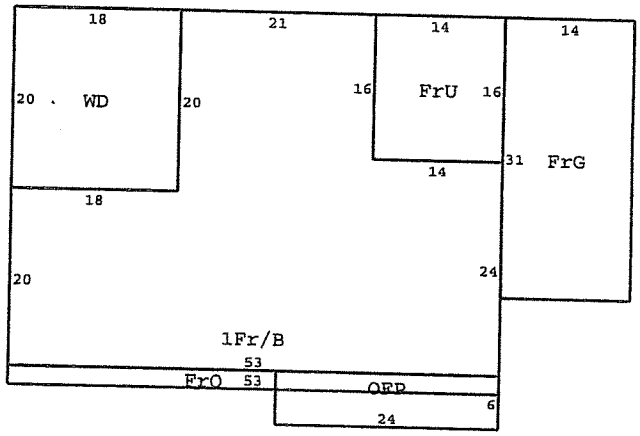
BASE PRICE	99,480
PLUMBING	6,720
BASEMENT	0
HEATING/AIR COND.	0
ATTIC	0
UNFIN. AREA	0
FIREPLACE	5,640
EXTERIOR TRIM	0
RECROOM (1)	8,320
RECROOM (2)	0
BASEMENT GAR.	3,320
ADDITIONS	22,700
ADJ BASE	146,180
GRADE FACTOR	1.00
C & D FACTOR	0
RCN RESIDENCE	$146,180
PERCENT GOOD	0.82
MARKET ADJ %	0
RCNLD RESIDENCE	$119,870

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Value
RG1	1	69	18	26	C	A	$6,400

OUTBUILDING TOTAL 6400

NOTE: IN-LAW APT IN WALK-OUT BSMT
NOTE:
EN.SG.GAINED OWNER



ROR 3G-2

1005 KENSINGTON ROAD	3-0418100		21-1	73	15	L	26	
		ZONE	MAP	BLOCK	LOT	SIDE	CARD NO.	DISTRICT

1986 card

COBUZZI RALPH AND
CLAUDETTE
1005 KENSINGTON ROAD
KENSINGTON CONN. 06037

40,540

INSPECTION WITNESSED BY: X R. Colwell

01 OF 01 CARD NO.

CLASS: R

TRANSFER OF OWNERSHIP	DATE	BOOK AND PAGE		C.T.	ACCOUNT NO.
	10/19/84	238	466	121.00	
Sold Pc.	12/24/87	275	635		
Addtl. Pc Aquired	12/24/87	275	637		#15220
ARMINGTON INVESTMENT CO., INC. (Comm. Deed)	11/28/90	310	340	$85,000	
Q.C.	2/22/91	311	532		
~~HARTFORD INVESTMENT COMPANY~~ Q.C.	~~3/27/91~~	~~312~~	~~912~~		
~~REGAN, PETER F. AND KIM E.~~	~~3/27/91~~	~~312~~	~~914~~	~~176.00~~	

#721
#2006
2007
V9 P412

ASSESSED VALUE

YEAR	NO.	CODE	1986	NO.	CODE	1989	NO.	CODE	1987	NO.	CODE	19__	NO.	CODE	19__	NO.	CODE	19__
LAND	1	1-1	25800	1	1-1	28400	1	1-1	28400									
EAGE																		
G/BLDG.	1	1-3	69400	1	1-3	69100	1	1-3	71100									
DLDG./Y.I.	1	1-4	3900	1	1-4	3900	1	1-4	3900									
DO./APTS.																		
LAND																		
SS ASSESSMENT						101100			103400									
MPTIONS																		
			99100															

CLASS CODE

1 RESIDENTIAL
- 1 DWLG LOT
- 2 EXCESS AC.
- 3 DWLG.
- 4 OUTBLDGS.
- 5 CONDO

2 COMMERCIAL
- 1 LAND
- 2 BLDG.
- 3 APTS.
- 4 CONDO
- 5 OUTBLDGS.

3 INDUSTRIAL
- 1 LAND
- 2 BLDGS.
- 3 IMPROVE
- 4 OUTBLDGS.

4 PUBLIC UTILITY
- 1 LAND
- 2 BLDG.
- 3 OUTBLDGS.

5 VACANT LAND
- 1 RESIDENTIAL
- 2 COMM.
- 3 INDUST.
- 4 WETLANDS
- 5 OUTBLDGS.

6 LAND USE
- 1 FARM
- 2 FOREST
- 3 OPEN SPACE
- 4 OUTBLDGS.

7 EXEMPT
- 1 LOT
- 2 ACREAGE
- 3 BLDGS.
- 4 OUTBLDGS.

SITE CHARACTERISTICS

OPOGRAPHY		03 PUBLIC UTILITIES			
OW STREET	1	NONE	1		
EET LEVEL	2	ELECTRICITY	2		
VE STREET	3	WATER	3		
		SEWER	4		
P	1	GAS	5		
LING	2	ALL	6		
	3	WELL	Y		
& SWAMPY	Y	SEPTIC	Y		
TREET OR ROAD		04 LOCATION			
E	1	CORNER LOT	Y		
POSED	2	CUL-DE-SAC	Y		
AVED	3	LAND LOCKED	Y		
		WOODED LOT	Y		
EY	Y	WATERFRONT	Y		
WALK	Y	VIEW	Y		

NEIGHBORHOOD

YPE		10 TREND		11 DSRDLTY.	
R CITY	1	BLIGHTED	1	POOR	1
AN	2	DECLINE.	2	FAIR	2
RBAN	3	TRANSTN.	3	AVERAGE	3
AL TOWN	4	STATIC	4	GOOD	4
AL	5	IMPROVNG.	5	VERY GOOD	5

NEATION CODE

1 TYPE	2 ACTUAL FRONTAGE	3 EFF. FRONT.	4 EFFECTIVE DEPTH	5 UNIT RATE	6 DEPTH FACTOR	7 ADJUSTED RATE	8 BASE VALUE	9 OTHER ADJUSTMENTS CODE	10 FACTOR	11 ESTIMATED TRUE VALUE	
BP# 13207 1-31-89 NEW ROOF + SIDING											1
											2
											3
											4
	SQ. FT.										5
	SQ. FT.										6
	SQ. FT.										7
	ACRES										8
	ACRES										9
	ACRES										10
	ACRES										11
	ACRES										12
	1.00 ACRES			40,000	100		40,000	--	-	40,000	13
	.13 ACRES			4,000	.13		500	-	-	500	14

OTHER ADJUSTMENTS
1 TOPOGRAPHY
2 STREET / ROAD
3 UTILITIES
4 LOCATION
5 SHAPE & SIZE
6 STATUS
7 RESTRICTIONS
0

TOTAL ACREAGE 1.1

ESTIMATED TRUE VALUE

LAND	40500
IMPROV.	101100
TOTAL	141600

ASSESSED LAND VALUE 40500 / 1077200 / 1417200

SABRE SYSTEMS & SERVICE © 1905

TOWN OF BERLIN, CONNECTICUT 1986 REVALUATION

FORM 71-0523

ROR3G-3

IMPROVEMENT DATA AND COMPUTATIONS

ROR 3G-4

GENERAL DATA

PROPERTY TYPE: VACANT LOT / DWELLING / COMMERCIAL / INDUSTRIAL / OTHER

LS	#1	#2
DWELLING	✓	
CCO		
E		
C. BLK.		
AL		
CRETE		
CK		
NE		
W/MAS.		
WOOD	✓	
ING		
SHGL.	✓	
TILE		
SITION		
ATION	✓	
ING		
ATING		
ARM AIR		
R STEAM	✓	
EATING		
AL AIR	NO	
AIR		
DING		
MBING		
ONLY		
V.		
FIX.	7	
LER		

HS	B	1	UP	A
	✓			
DOISTS		✓		
OR FIR				
ET				
T	✓	✓		
SHED				
NISH	D	1	UP	A
or D.W.	✓	✓		
NG				
OARD				
✓	✓			
SHED				
	B	1	UP	A
		3		
IMS		3		
ROOMS				
		1		
	A	1		

DWELLING DATA & COMPUTATIONS

01 NUMBER OF LIVING UNITS: DESIGNED 1 CONVERSION ____

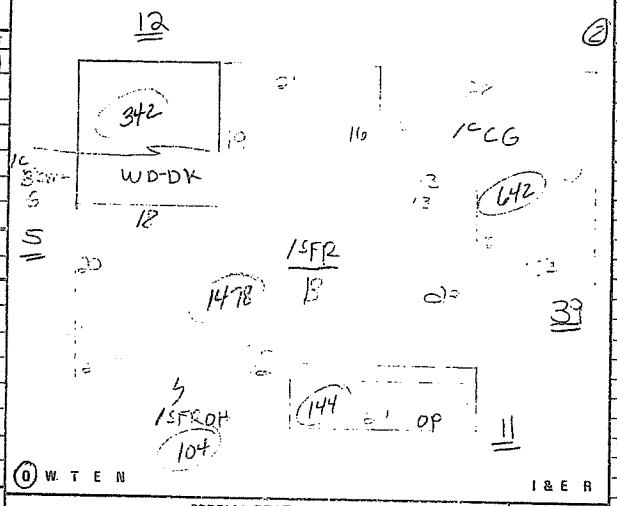
02 DESIGN: RANCH ☑ COLONIAL ☐ CAPE ☐

03 BI-LEVEL ☐ TRI-LEVEL ☐

CODING FOR ATTIC FINISH & BASEMENT / CRAWL AREAS
0 – None 1 – ¼ 2 – ½ 3 – ¾ 4 – Full

	BASE AREA	STORY HEIGHT	WALLS	FIN. LIVING AREA	REPL. COST
04	1582	1.0 [ ]	1	1582	6871
05		[ ]			
06		[ ]			
07		[ ]			
08		ATTIC	0		
09	4	BASEMENT	—		181
10	0	CRAWL SPACE	—	—	
11	TOTAL BASE	1.0 [ ]	1	1582	8768

12	TOTAL NUMBER OF UNITS ____	ROW FACTOR	
13		SUB-TOTAL	
14	EXTRA LIVING UNITS ____ + ____	MULTI-FAMILY	
15	1 HALF 2 FULL ____	UNFIN. INT.	
16	0 NONE 1 BASE	HEATING	
17	0 NONE 1 CENTRAL	AIR CON.	
18	0 NONE 1 WTR. ONLY 2 BASE [-403]	PLUMBING	30
19	TYPE AND SIZE 31 600	REC. ROOM	72
20	STACKS AND OPENINGS 12	FIREPLACES	43
21		SUB-TOTAL	1013
22	NUMBER OF UNITS (this record) ____	SUB-TOTAL	
23	TYPE & CAP. X130 TVP 44	GARAGES/C.P.	110
24	TOTAL VALUE POINTS 23	EXT. FEATURES	58
25		SUB-TOTAL	1181
26	GRADE AND DESIGN C [-A01]	G & D FACTOR	105
27		REPL. COST	1240



SPECIAL FEATURES	REPL. COST
NEW ELECTRICAL IN GARAGE	
PERMIT # 7332 4-17-89	

COMMERCIAL / INDUSTRIAL BUILDING DATA & COMPUTATIONS

FRAMING	#1	#2
1 WOOD JST.		
2 FIRE RST.		
3 REIN CON.		
4 F.P. STEEL		
FIN. TYPE		
UNFINISHED		
SEMI-FIN.		
FIN.-OPEN		
FIN.-DIVIDED		
USE		
UTILITY		
STORAGE		
RETAIL		
OFFICE		
REST.		
PKG. GRG.		
AUTO SVC.		
BANK		
HOTEL		
THEATER		
MFG.		
WAREHOUSE		
TRK. TERM.		
IND. SHOP		
MOTEL		
APARTMENT		
SVC. STN.		
FAST FOOD		
DEAD STGE.		
VACANT		
IDLE		
ABANDONED		

01	I.D.	#1	#2
	FLOOR LEVEL	PRICING KEY	Pricing Key
02			
03			
04			
05			
06			
07	S.F. AREA		
08	EFF PERIMETER	L/F	L/F
09	PERIM/AR RATIO		
10	NUMBER UNITS		
11	AVG. UNIT SIZE		
12	PARTIAL BSMT.	%	%
13	FLOOR LEVEL	HGT. RATE	HGT. RATE
14			
15	BASEMENT		
16	FIRST		
17	SECOND		
18			
19	DOCK FLOOR		
20	BASE PRICE		
21	BPA FACTOR		
22	SUB-TOTAL		
23			
24	UNIT FINISH		
25	INTERIOR FIN.		
26	DIVISION WALLS		
27	LIGHTING		
28	HTG. & A.C.		
29	SPRINKLER		
30	TOT. S.F. PRICE		
31	S.F. PRICE x AR.		
32	PLUMBING		
33	SPL. FEATURES		
34	EXT. FEATURES		
35	TOTAL BASE		
36	G & D FACTOR		
37	REPL. COST		

SUMMARY OF IMPROVEMENTS

TYPE CODE	1 I.D.	2 USE	3 STY. HEIGHT	4 CONST.	5 GRADE	6 YEAR BUILT	7 YEAR REMOD	8 COND.	9 SIZE	10 AREA	11 RATE	12 REPLACEMENT COST	13 ACCRUED DEPRECIATION NORM.	OBSOL.	TOTAL	14 ESTIMATED TRUE VALUE	15 CODE	16 ASSESSED VALUE
															18	101600		71100
1 GARAGE	01	99 DWELLING	—	—	—	19[illegible]	—	G	— x —	—	—	124000			20	99200	1-3	69400
2 CARPORT	02	01 [illegible]	12	FC	100	[illegible]	—	G	[illegible] x [illegible]	446	16.85	7500			35	5600	14	3900
3 PATIO									x									
4 SHED									x									
5 POOL									x									
6 BATH HOUSE									x									
7 SHOP									x									
8 SHELTER									x									
9 GREEN HOUSE									x									
10 TENNIS COURT									x									
11 BARN									x									
12 SILO									x									
13 STABLE									x									
14 IMPLEMENT SHED									x									
15 POULTRY HOUSE									x									
16 BLACK TOP PAVING									x									
17 CONCRETE PAVING									x									
18 PAVING									x									
19 CABIN									x									
00 MISC. BUILDING									x									
INT. COND. (G) F P																107200		
LAYOUT (G) F P															17 TOTAL ESTIMATED IMPROVEMENT VALUE	101800	—	

DATA COLLECTOR 1st PS 11/19/85 M.O. 2nd ____ APPRAISER TC DATE 5.15.86

RKF 10/11/89

FORM 71-0523

RE SYSTEMS AND SERVICE © 1985

all both

IMPROVEMENT DATA AND COMPUTATIONS

GEN. DATA

PROP. TYPE
VACANT LOT
DWELLING
COMMERCIAL
INDUSTRIAL
OTHER

DWELLING DATA & COMPUTATIONS

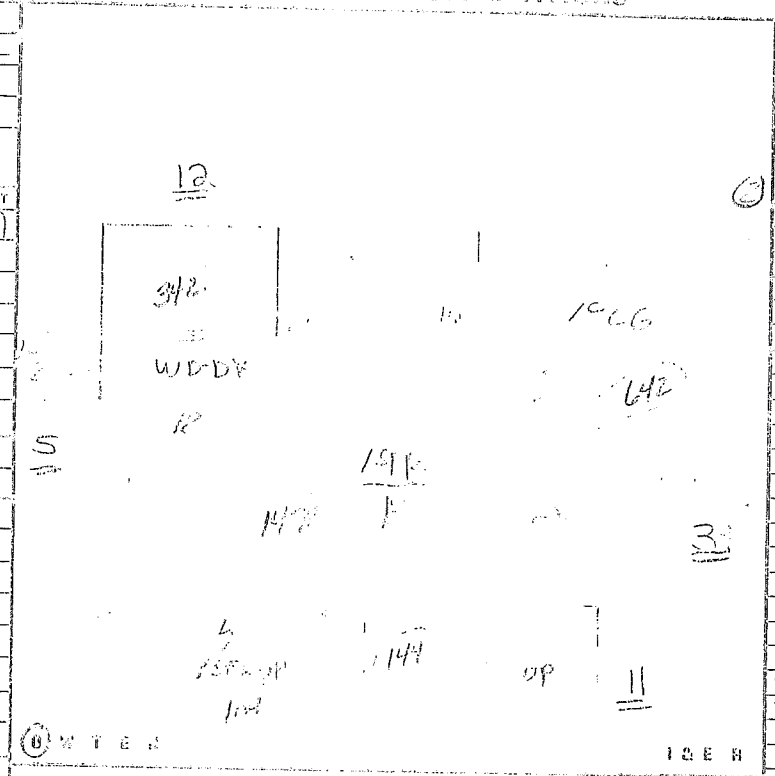
01 NUMBER OF LIVING UNITS: DESIGNED 1 CONVERSION

02 DESIGN: RANCH ☒ COLONIAL ☐ CAPE ☐

03 BI-LEVEL ☐ TRI-LEVEL ☐

CODING FOR ATTIC FINISH & BASEMENT / CRAWL AREAS
0 – None 1 – ¼ 2 – ½ 3 – ¾ 4 – Full

	BASE AREA	STORY HEIGHT	WALLS	FIN. LIVING AREA	REPL. COST
04	1580	10 [ ]	1	1580	687
05		[ ]			
06		[ ]			
07		[ ]			
08		ATTIC	0		
09		BASEMENT			181
10		CRAWL SPACE			
11	TOTAL BASE	10 [ ]	1	1580	868
12	TOTAL NUMBER OF UNITS			GOW FACTOR	
13				SUB-TOTAL	
14	EXTRA LIVING UNITS +			MULTI-FAMILY	
15	½ HALF 2 FULL			UNFIN. INT.	
16	0 BOILER 1 WARM AIR			HEATING	
17	0 S.W. 1 CENTRAL			AIR CON.	
18	0 PLUMB 1 WTR. BRK. 1½ BATH			PLUMBING	30
19	TYPE AND SIZE 3 1000			REC. ROOM	12
20	STACKS AND OPENINGS 1 2			FIREPLACES	45
21				SUB-TOTAL	1113
22	NUMBER OF UNITS (this record)			SUB-TOTAL	
23	TYPE & CAP. 130 TYP 44			GARAGES/C.P.	112
24	TOTAL VALUE POINTS 13			EXT. FEATURES	57
25				SUB-TOTAL	1112
26	GRADE AND DESIGN 1 [4]			G & D FACTOR	1.0
27				REPL. COST	1240



SPECIAL FEATURES	REPL. COST
New [illegible]	
[illegible]	

COMMERCIAL / INDUSTRIAL BUILDING DATA & COMPUTATIONS

FRAMING	#1	#2
1 WOOD JST.		
2 FIRE RST.		
3 REIN CON.		
4 F.P. STEEL		
FIN. TYPE		
UNFINISHED		
SEMI-FIN.		
FIN.-OPEN		
FIN.-DIVIDED		
USE		
UTILITY		
STORAGE		
RETAIL		
OFFICE		
REST.		
PKG. GRG.		
AUTO SVC.		
BANK		
HOTEL		
THEATER		
MFG.		
WAREHOUSE		
TRK. TERM.		
IND. SHOP		
MOTEL		
APARTMENT		
SVC. STN.		
FAST FOOD		
DEAD STGE.		
VACANT		
IDLE		
ABANDONED		

01	I.D.	#1	#2
	FLOOR LEVEL	PRICING KEY	Pricing Key
02			
03			
04			
05			
06			
07	S.F. AREA		
08	EFF PERIMETER	L/F	L/F
09	PERIM/AR RATIO		
10	NUMBER UNITS		
11	AVG. UNIT SIZE		
12	PARTIAL BSMT.	%	%
13	FLOOR LEVEL	HGT. / RATE	HGT. / RATE
14			
15	BASEMENT		
16	FIRST		
17	SECOND		
18			
19	DOCK FLOOR		
20	BASE PRICE		
21	BPA FACTOR		
22	SUB-TOTAL		
23			
24	UNIT FINISH		
25	INTERIOR FIN.		
26	DIVISION WALLS		
27	LIGHTING		
28	HTG. & A.C.		
29	SPRINKLER		
30	TOT. S.F. PRICE		
31	S.F. PRICE x AR.		
32	PLUMBING		
33	SPL. FEATURES		
34	EXT. FEATURES		
35	TOTAL BASE		
36	G & D FACTOR		
37	REPL. COST		

ROR36-5

SUMMARY OF IMPROVEMENTS

TYPE CODE	1 I.D.	2 USE	3 STY. HEIGHT	4 CONST.	5 GRADE	6 YEAR BUILT	7 YEAR REMOD	8 COND	9 SIZE	10 AREA	11 RATE	12 REPLACEMENT COST	13 ACCRUED DEPRECIATION NORM. / OBSOL. / TOTAL	14 ESTIMATED TRUE VALUE	15 CODE	16 ASSESSED VALUE
1 GARAGE	01	99 DWELLING														
2 CARPORT	2	11	1		100					440		12400	20	9920	1-3	[illegible]
3 PATIO												7500	20	5600	14	3400
4 SHED																
5 POOL																
6 BATH HOUSE																
7 SHOP																
8 SHELTER																
9 CHICK HOUSE																
10 TENNIS COURT																
11 BARN																
12 SILO																
13 STABLE																
14 IMPLEMENT SHED																
15 POULTRY HOUSE																
16 BLACK TOP PAVING																
17 CONCRETE PAVING																
18 PAVING																
19 CABIN																
00 MISC. BUILDING																
ATT. GARB. (6) F P																
LAYOUT (6) F P																

DATA COLLECTOR 1st Ps 2nd APPRAISER DATE 17 TOTAL ESTIMATED IMPROVEMENT VALUE 10200

CODE SYSTEMS AND SERVICE © 1968

1976 RESIDENTIAL PROPERTY DIST.

SIDE	CARD	STREET	MAP	BLOCK	LOT
E	24	1005 KENSINGTON ROAD	21-1	73	15

OWNER: Cobuzzi Ralph & Claudette

RECORD OF TRANSFER	VOL.	PG.	DATE	I.R.S.	MORTGAGE
Cyr. Raymond E. & Bernadette	130	71	11/30/60	5.50	
Cyr, Bernadette	154	577	1/16/69		
Cyr, Bernadette	222	445-447	6/19/81		
DaBica, Daniel R & Johanna S Correcting	222	338&359	6/10/81	6/15/81	
Cobuzzi, Ralph & Claudette	222	447	6/19/81	89.10	
	238	466	10/19/84	121.00	

INTERIOR INSPECTED: X

DATE: 7/23/75

LAND FACTORS			
NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO ELECT.		HILLSIDE	
NO STREET			
DIRT STREET			
GRAVEL STREET			
PAVED			
ZONING R-45			

LAND RECORD

LAND TYPE	NUMBER ACRES	PRICE	TOTAL	EQ. FACT.	ASSESSMENT	BOARD OF TAX REVIEW
HOUSE LOT 85%	.72	17000	14450	70	10120	
CLEARED FRONT						
REAR						
PASTURE FRONT						
REAR						
WOODS & SPROUT FRONT						
REAR						
WASTE FRONT						
REAR						
	.72					

LAND COMPUTATIONS

FRONT	REAR	FIG.	AV. D.	UNIT VAL.	DEPTH %	FRONT FOOT PRICE	TOTAL	DEPR.	COR. INF.	VALUE	EQ. FACT.	ASSESSED VALUE	BOARD OF TAX REVIEW

SUMMARY

1976	LAND	9400
	BLDGS.	30420
	TOTAL	39820
1981	LAND	10120
	BLDGS.	30420
	TOTAL	40540
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

ROR 34-1

BUILDING PERMITS

NO.	DATE	DESCRIPTION
5853	2-12-85	Elect.

TOWN OF BERLIN

UNITED APPRAISAL CO. EAST HARTFORD, CONN.

ROR 3H-2

FOUNDATION	
Conc. Walls	✓
Conc. Blk. Walls	
Tile Walls	
Brick Walls	
Stone Walls	
Piers	
Bsmt. (F)	✓
¾ ½ ¼	

EXTERIOR WALLS	
Double Siding CBD	✓
Single Siding	
Shingles	
Stucco On	
Face Brk. On	
Veneer	
Com. Brk. On	
Solid Com. Brk.	
Blanket Ins. (F)	✓
Roof Ins.	

ROOFING	
Asph. Shingle	✓
Wood Shingle	
Asbs. Shingle	
Slate	
Tile	

ROOF TYPE	
Gable ✓	Flat
Hip	Mansard
Gambrel	

FLOORS	B	1	2	3
Conc.	✓			
Pine			✓	
Hardwood		✓		
Asph. Tile				

BSMT. & ATTIC	
Fin. Bsmt. Area ~~4B~~	✓
Bsmt. Rec. Room	✓
Bsmt. Garage 1/e	✓
Attic Fl. & Stair	NO
Fin. Attic	

INTERIOR FINISH	1	2	3
Lath & Plaster			
Drywall	✓		
Wallboard			
Paneled			

	G	F	P
Int. Layout	✓		
Int. Cond.	✓		

HEATING	
Hot Air	
Steam	
Hot Water BBR Fin	✓
2# Zone	✓
Air Cond.	
Floor Furn.	
Pipeless Furn.	
No Heat	
Oil Burner	
Electric	
Gas Conv.	
Gas Unit	✓

FIREPLACES	
Fireplace Stack	1
Fireplace	2

LIGHTING
No Electric

ROOMS	
Bsmt. 4B	1st 6FR
2nd	3rd

PLUMBING	
Bath Room (1)	✓
St. Shower Bath (2)	✓
St. Shower Ext.	
Toilet Room	
Two Fixt. Bath	
Lavatory Extra	
Sink (2)	✓
Water Clo. Extra	
Water Only	
No Plumbing	

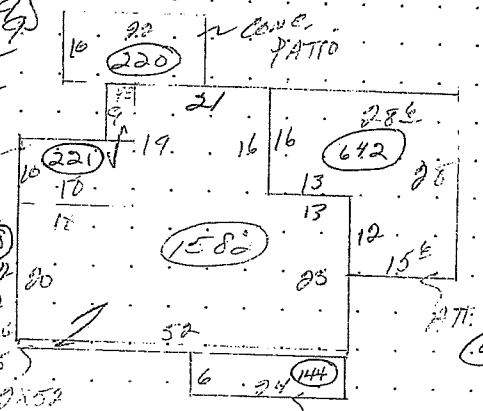
TILING CER	
Bath Fl.	
Bath Fl. & Wains. (1)	✓
Bath Fl. & Walls	
Toilet Rm. Fl.	
Toilet Rm. Fl. & Wains.	
Toilet Rm. Fl. & Walls	
St. Shower (1)	✓
Kitchen	

PRICING		
Base		26850
Bsmt.		
Walls		
Roof		
Floors		
Insul.		
Attic		
Dormer		
Bsmt. Fin. (675)	+	3105
Int. Fin.		
Mult. Fam.		
Heat	+	2490
Auto Ht. Unit		
Fireplace	+	1180
Plumbing	+	940
Tiling	+	680
Sum. Air Cond.		
Bsmt. Gar.	+	440

COMPUTATIONS			
1582	S. F.		35685
144	S. F.	6.61	950
642	S. F.	5.80	3724
220	S. F.	1.00	220
221	S. F.	2.75	608
	S. F.		
	S. F.		
TOTAL			41187
FACTOR		+5	2059
REPLACEMENT			43246

LAND COST
BLDG. COST
PURCH. DATE
PURCH. PRICE
RENT

FBA - 7x8 (387)
7x9
6x9
PANELED
CARPET
W/HEAT
KITCHEN
WOOD DECK
SUS. CEILING
CARP. 12x12
TILE - 12x12
P.W. CEILING
PANELING
CARPET 3x52
W/HEAT
CONC.



HOUSE TYPE – RANCH

OUTBUILDINGS	1	2	3	4	5	6	7	8	9	10
Pier Found.		✓								
Wall Found.	✓									
D/S Sdge.	✓									
Shingle Walls										
Cement Blk.										
Brick										

OUTBUILDINGS	1	2	3	4	5	6	7	8	9	10
Floor	C	✓								
O. H. Door	1	✓								
R/Sh/Rfg.	✓									
Plumbing										
Electric		✓								
Int. Finish										

MEASURED	BRC
LISTED	BRC
DATE	7/22/75
PRICED	Dan CR

	OCCUPANCY	CONSTRUCTION	SIZE	AREA	AGE	REMOD.	CLASS	COND.	REPL. VAL.	Phy. Dep.	PHYS. VALUE	Funct. Dep.	ACTUAL VAL.	Eq. Fact.	ASSESSMENT	Bd. of Tax Review
DWLG.	1FAM	1+R 2F	5K		19	48	RC	G	43246	6	40651	✓	40651	70	28460	
1	Porch	1F	12x22	446	2	48	RC	G	3011	7	2800	✓	2800	70	1960	
2																
3																
4																
5																
6																
7																
8																
9																
10																
TOTAL													43451	70	30420	

1966

RESIDENTIAL PROPERTY

SIDE	CARD	STREET	MAP	BLOCK	LOT
E	25	1005 KENSINGTON ROAD	21-1 ~~63~~	73	15
		OWNER: BERNADETTE CYR			

RECORD OF TRANSFER	VOL.	PG.	DATE	I.R.S.	MORTGAGE
Raymond E & Bernadette Cyr	130	71	11/30/60	5.50	
Bernadette Cyr	154	577	1/16/69		

ROR3I-1

INTERIOR INSPECTED:

DATE:

SUMMARY		
66 19	LAND	1100
	BLDGS.	9250
	TOTAL	10350
68 19	LAND	1100
	BLDGS.	920
	TOTAL	2020
69 19	LAND	1100
	BLDGS.	—
	TOTAL	1100
69 19	LAND	1220
	BLDGS.	1000
	TOTAL	2220
70 19	LAND	1220
	BLDGS.	13720
	TOTAL	14940
72 19	LAND	1220
	BLDGS.	14590
	TOTAL	15810
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

LAND FACTORS			
NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO ELECT.		HILLSIDE	
NO STREET			
DIRT STREET			
GRAVEL STREET			
PAVED			

LAND RECORD

LAND TYPE	NUMBER ACRES	PRICE	TOTAL	EQ. FACT.	ASSESSMENT	BOARD OF TAX REVIEW
HOUSE LOT						
CLEARED FRONT						
REAR						
PASTURE FRONT						
REAR						
WOODS & SPROUT FRONT						
REAR						
WASTE FRONT						
REAR						

LAND COMPUTATIONS

FRONT	REAR	FIG.	AV. D.	UNIT VAL.	DEPTH %	FRONT FOOT PRICE	TOTAL	DEPR.	COR. INF.	VALUE	EQ. FACT.	ASSESSED VALUE	BOARD OF TAX REVIEW
393	0	131	79	2.5	62	15.50	2031			2031	60	1220	

BUILDING PERMITS

NO.	DATE	DESCRIPTION
3363	8-11-69	15500
4304	10-25-78	GAR.

TOWN OF BERLIN

FOUNDATION	
Conc. Walls	✓
Conc. Blk. Walls	
Tile Walls	
Brick Walls	
Stone Walls	
Piers	
Bsmt. (F)	✓
¾ ½ ¼	

EXTERIOR WALLS	
Double Siding COMP.	✓
Single Siding	
Shingles	
Stucco On	
Face Brk. On	
Veneer	
Com. Brk. On	
Solid Com. Brk.	
Blanket Ins.	✓
Roof Ins.	

ROOFING	
Asph. Shingle	✓
Wood Shingle	
Asbs. Shingle	
Slate	
Tile	

ROOF TYPE	
Gable ✓	Flat
Hip	Mansard
Gambrel	

FLOORS	B	1	2	3
Conc.	✓			
Earth				
Pine				
Hardwood				
Asph. Tile				
Single				
PLYWOOD		✓		

BSMT. & ATTIC	
Fin. Bsmt. Area	✓
Bsmt. Rec. Room	
Bsmt. Garage 1 C	✓
Attic Fl. & Stair	
Fin. Attic	(0)

INTERIOR FINISH	1	2	3
Lath & Plaster			
Drywall	✓		
Wallboard			
Paneled			

	G	F	P
Int. Layout	✓		
Int. Cond.	✓		

HEATING	
Hot Air	
Steam	
Hot Water BASEM	✓
# Zone	
Air Cond.	
Floor Furn.	
Pipeless Furn.	
No Heat	
Oil Burner	
Coal Stoker	
Gas Conv.	
Gas Unit	✓

FIREPLACES	
Fireplace Stack	1
Fireplace	2

LIGHTING	
No Electric	

ROOMS	
Bsmt. 1	1st 7+B
2nd	3rd

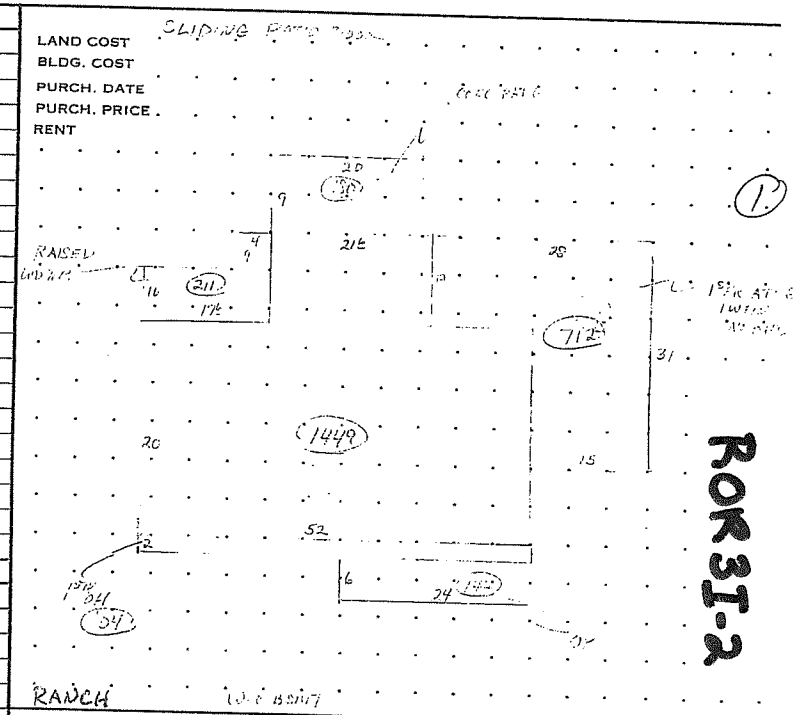
PLUMBING	
Bath Room	✓
St. Shower Bath	
St. Shower Ext.	
Toilet Room ROUGH	B. ✓
Two Fixt. Bath	
Lavatory Extra	
Sink	✓
Water Clo. Extra	
Water Only	
No Plumbing	
Type of Pipe	

TILING CER.	
Bath Fl.	
Bath Wains. 4 Tub	✓
Bath Fl. & Walls	
Toilet Rm. Fl.	
Toilet Rm. Fl. & Wains	
Toilet Rm. Fl. & Walls	
St. Shower	
Kitchen	

PRICING	
Base	16150
Bsmt.	
Walls	
Roof	
Floors	
Insul.	+ 350
Attic	
Dormer	
Bsmt. Fin.	+ 500
Int. Fin.	
Mult. Fam.	
Heat	+ 640
Auto Ht. Unit	+ 190
Fireplace	+ 740
Plumbing	+ 160
Tiling	+ 330
Lighting	
Sum. Air Cond.	
Bsmt. Gar.	+ 290

COMPUTATIONS			
1449	S. F.		19350
180	S. F.	.80	144
211	S. F.	3.50	738
712	S. F.	2.90	2064
144	S. F.	2.70	388
52	S. F.	2.60	894
	S. F.		
TOTAL			23578
FACTOR			
REPLACEMENT			

LAND COST
BLDG. COST
PURCH. DATE
PURCH. PRICE
RENT



(1.)

BOK 3T-2

OUTBUILDINGS	1	2	3	4	5	6	7	8	9	10
Pier Found.										
Wall Found.	✓									
Sgle. Sdg.										
Dble. Sdge.	✓									
Shingle Walls										
Cement Blk.										
Brick										

	1	2	3	4	5	6	7	8	9	10
Floor	e									
O. H. Door	1									
Roll Roofing										
Shingle Roof	✓									
Plumbing										
Electric	✓									
Int. Finish										

MEASURED	LISTED	DATE	PRICED
9/.	9/	9-29-69 6-13-7 2-27-70	9/.

OCCUPANCY	CONSTRUCTION	SIZE	AREA	AGE	REMOD.	CLASS	COND.	REPL. VAL.	Phy. Dep.	PHYS. VALUE	Funct. Dep.	ACTUAL VAL.	Eq. Fact.	ASSESSMENT	Bd. of Tax Review
DWLG. SINGLE	1 SFR + B	SK		1970		III	G	23578	3	22870		22870	60	13720	
1 GAR	1 SFR	18X24	432	1972	3.45	III+5	G	1490	3	1445		1445	60	870	
2															
3															
4															
5															
6															
7															
8															
9															
10															
										TOTAL		24315		14590	

1966

RESIDENTIAL PROPERTY

SIDE	CARD	STREET	MAP	BLOCK	LOT
E	25	1005 KENSINGTON ROAD	21-1 63	73	15
		OWNER: BERNADETTE CYR			

RECORD OF TRANSFER	VOL.	PG.	DATE	I.R.S.	MORTGAGE
Raymond E & Bernadette Cyr	130	71	11/30/60	5.50	
Bernadette Cyr	154	577	1/16/69		

ROR31-1

INTERIOR INSPECTED:

DATE:

SUMMARY

66	LAND	1100
19	BLDGS.	9250
	TOTAL	10350
68	LAND	1100
19	BLDGS.	920
	TOTAL	2020
69	LAND	1100
19	BLDGS.	—
	TOTAL	1100
69	LAND	1220
19	BLDGS.	1000
	TOTAL	2220
70	LAND	1220
19	BLDGS.	13720
	TOTAL	14940
72	LAND	1220
19	BLDGS.	14590
	TOTAL	15810
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

LAND FACTORS

NO UTILITIES		LOW	
NO SEWER		HIGH	
NO WATER		ROUGH	
NO ELECT.		HILLSIDE	
NO STREET			
DIRT STREET			
GRAVEL STREET			
PAVED			

LAND RECORD

LAND TYPE	NUMBER ACRES	PRICE	TOTAL	EQ. FACT.	ASSESSMENT	BOARD OF TAX REVIEW
HOUSE LOT						
CLEARED FRONT						
REAR						
PASTURE FRONT						
REAR						
WOODS & SPROUT FRONT						
REAR						
WASTE FRONT						
REAR						

LAND COMPUTATIONS

FRONT	REAR	FIG.	AV. D.	UNIT VAL.	DEPTH %	FRONT FOOT PRICE	TOTAL	DEPR.	COR. INF.	VALUE	EQ. FACT.	ASSESSED VALUE	BOARD OF TAX REVIEW
393	0	131	79	25	62	15.50	2031			2031	60	1220	

BUILDING PERMITS

NO.	DATE	DESCRIPTION
3363	8-11-69	15500
4304	10-23-78	GAR.

TOWN OF BERLIN

FOUNDATION	
Conc. Walls	✓
Conc. Blk. Walls	
Tile Walls	
Brick Walls	
Stone Walls	
Piers	
Bsmt. (F)	✓
¼ ½ ¼	

EXTERIOR WALLS	
Double Siding Comp.	✓
Single Siding	
Shingles	
Stucco On	
Face Brk. On	
Veneer	
Com. Brk. On	
Solid Com. Brk.	
Blanket Ins.	✓
Roof Ins.	

ROOFING	
Asph. Shingle	✓
Wood Shingle	
Asbs. Shingle	
Slate	
Tile	

ROOF TYPE	
Gable ✓	Flat
Hip	Mansard
Gambrel	

FLOORS	B	1	2	3
Conc.	✓			
Earth				
Pine				
Hardwood				
Asph. Tile				
Single				
PLYWOOD		✓		

BSMT. & ATTIC	
Fin. Bsmt. Area	✓
Bsmt. Rec. Room	
Bsmt. Garage 1 C	✓
Attic Fl. & Stair	
Fin. Attic	

INTERIOR FINISH	1	2	3
Lath & Plaster			
Drywall	✓		
Wallboard			
Paneled			

	G	F	P
Int. Layout	✓		
Int. Cond.	✓		

HEATING	
Hot Air	
Steam	
Hot Water BBOARD	✓
# Zone	
Air Cond.	
Floor Furn.	
Pipeless Furn.	
No Heat	
Oil Burner	
Coal Stoker	
Gas Conv.	
Gas Unit	✓

FIREPLACES	
Fireplace Stack	1
Fireplace	2

LIGHTING	
No Electric	

ROOMS	
Bsmt. 1	1st 7+B
2nd	3rd

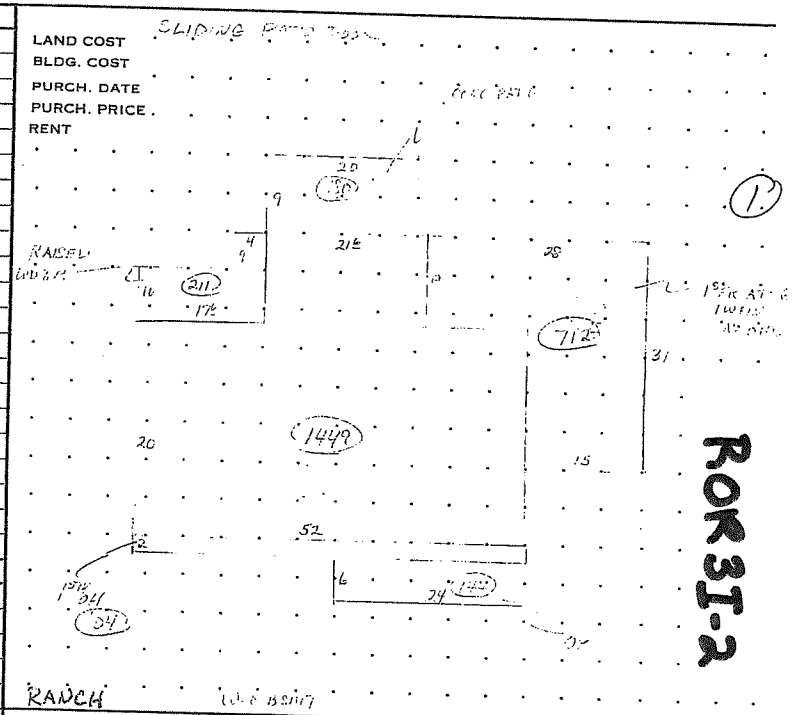
PLUMBING	
Bath Room	✓
St. Shower Bath	
St. Shower Ext.	
Toilet Room ROUGH	B. ✓
Two Fixt. Bath	
Lavatory Extra	
Sink	✓
Water Clo. Extra	
Water Only	
No Plumbing	
Type of Pipe	

TILING CER.	
Bath Fl.	
Bath ~~Bk~~ & Wains. 4½	✓
Bath Fl. & Walls	
Toilet Rm. Fl.	
Toilet Rm. Fl. & Wains.	
Toilet Rm. Fl. & Walls	
St. Shower	
Kitchen	

PRICING	
Base	16150
Bsmt.	
Walls	
Roof	
Floors	
Insul.	+ 350
Attic	
Dormer	
Bsmt. Fin.	+ 500
Int. Fin.	
Mult. Fam.	
Heat	+ 640
Auto Ht. Unit	+ 190
Fireplace	+ 740
Plumbing	+ 160
Tiling	+ 330
Lighting	
Sum. Air Cond.	
Bsmt. Gar.	+ 290

COMPUTATIONS			
1449	S. F.		19350
180	S. F.	.80	144
211	S. F.	3.50	738
712	S. F.	2.90	2064
194	S. F.	2.00	388
125	S. F.	2.60	894
	S. F.		
TOTAL			23578
FACTOR			
REPLACEMENT			

LAND COST
BLDG. COST
PURCH. DATE
PURCH. PRICE
RENT



ROR 3T-2

OUTBUILDINGS	1	2	3	4	5	6	7	8	9	10
Pier Found.										
Wall Found.	✓									
Sgle. Sdg.										
Dble. Sdge.	✓									
Shingle Walls										
Cement Blk.										
Brick										

	1	2	3	4	5	6	7	8	9	10
Floor	e									
O. H. Door	1									
Roll Roofing										
Shingle Roof	✓									
Plumbing										
Electric	✓									
Int. Finish										

MEASURED	
	91.
LISTED	
	91
DATE	
9-29-69	6-13-7
5-27-70	
PRICED	
	91.

OCCUPANCY	CONSTRUCTION	SIZE	AREA	AGE	REMOD.	CLASS	COND.	REPL. VAL.	Phy. Dep.	PHYS. VALUE	Funct. Dep.	ACTUAL VAL.	Eq. Fact.	ASSESSMENT	Bd. of Tax Review
DWLG. SINGLE	1 SFR + B	SK		1970		III	G	23578	3	22870		22870	60	13720	
1 GAR	1 SFR	18 X 24	432	1972	3.45	III + 5	G	1490	3	1445		1445	60	870	
2															
3															
4															
5															
6															
7															
8															
9															
10															
										TOTAL		24315		14590	

R0R3J

Office of the
Building Inspector

Town Hall
240 Kensington Rd
Berlin, Connecticut 06037
860-828-7012

Town of Berlin
Received
JAN 8 2019
Planning & Zoning Department
Berlin, Connecticut

1/07/2019

RE: 1005 Kensington Rd
Berlin Ct 06037

To whom it may concern,

On 12/21/2018 an inspection / evaluation was performed at this location to examine the plumbing conditions. The condition of the basement area containing different rooms. There was a kitchen type area as well as full bath and additional rooms. The appearance of these would indicate that they have been in existence for a long period of time. The cabinet type and style I would say was from the 70's as well as the basic décor. An evaluation of the plumbing indicates the use of cast iron and or clay type plumbing which is under the slab. This goes to several areas of the basement underground and protrudes where it serves a device or appliance and the exposed portion is where we can determine the type of product used. The plumbing type would indicate to me that it has been in place for a long period of time as this is not of typical use in more recent building techniques. I also inspected the slab as this is exposed, there does not appear to be any saw cuts or "fill areas" indicating a more recent implementation of the system. From all appearances the slab is original and there has been no alteration to this. It would be my determination that this is original to the house. I had actually been in the home on 1/08/2014 to perform an inspection on a boiler while it was under the previous ownership. From my memory and the recent visit, there does not appear to be any recent changes to layout of the basement.

Frank Van Linter
Building Official
Town of Berlin
240 Kensington Rd
Berlin Ct 06037
860-828-7019
fvanlinter@town.berlin.ct.us

RECORD ITEM #8

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Wood kitchen cabinets in the 1950s and 1960s - "unitized" vs. "modular" construction

ROCKET Mortgage

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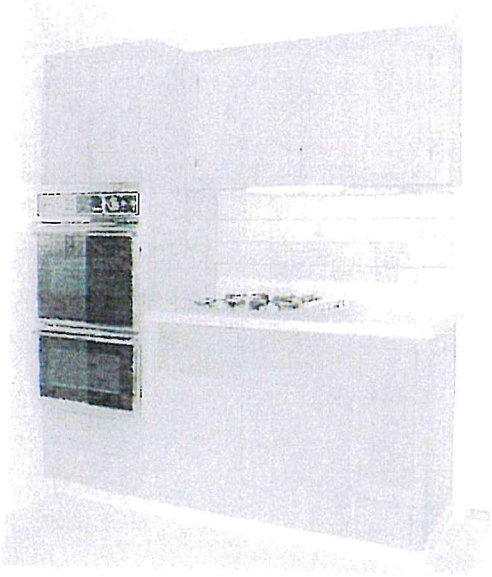
Posted by: [illegible] September 15, 2011



If wood kitchen cabinets like Nancy's were built using "unitized" construction, they likely cannot be removed and re-arranged.

Exhibit 3 submitted by Attn Griffith

RECEIVED

Cabin Zoning Meeting

2/26/2019

Over time, several readers have asked whether they can dis-assemble their mid-century wood kitchen cabinets, then re-assemble them in a different configuration. Well, the answer seems to be: Maybe, Maybe Not. Over on her blog, Kelly's Kitchen Sync, Kelly Morisseau has a good explanation of "unitized" construction, which I am betting was used by a great many "merchant builders" with access to their own, local kitchen cabinet fabricators. If you have cabinets built this way, chances are you will not be able to remove and rearrange them successfully. Keep reading, though, because "modular" boxes were also available, you may have these. –>

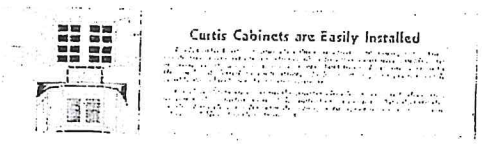
What is "Unitized" construction? *'A house of cards'*

[illegible] I presume, I am guessing that local "merchant" builders used this type of cabinet because (1) they could have the cabinets made locally and take a mark-up on the sale (rather than giving the sale to a national cabinet-making company that sold and shipped modular boxes), (2) because this was a less expensive solution, and homeowners probably had no idea of the difference, and (3) because it was very easy, with this solution, to have odd-sized lengths or configurations made (although I am sure merchant builders avoided odd-sizes). Kelly points out that this style of construction was sold by "by the linear foot" — terminology that some people still refer to but which is, for all intents and purposes, apocryphal and irrelevant

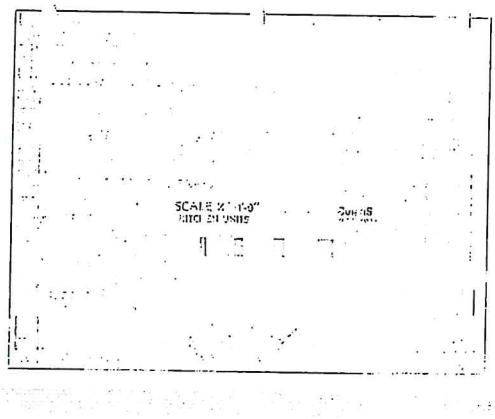
when buying kitchen cabinets today, which have too many gizmos and doodads involved.

Interestingly (to me, because I worked in the auto industry for 17 years), almost all cars are made using "unitized" construction today. It reduces weight. The old skool way is "framed" construction — still used on many if not most trucks, I believe. Frames add weight, and hurt fuel economy — hence virtually the entire car industry has moved to unitized construction.

Modular construction – individual boxes



All this said, there *were* national kitchen cabinet companies making and selling modular units. The advertisement above is for Curtis Cabinets, from 1938. They sold many shapes and styles of modular kitchen units. Crikey, they must have been shipped using the Wells Fargo Wagon!



Here are all the different modular units offered by Curtis in 1938

Thanks, Kelly, for the explanation!

Related Stories

Rust-Oleum Wood Refinishing System — revive your wood kitchen cabinets without sanding or stripping

Liquid wax designed to mimic Jubilee kitchen wax — from Vermont Country Store

NOS warehouse full of Youngstown Diana countertops, mirror steel kitchen cabinets, and

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Comments

Comments

I [illegible] says

[illegible]

The cabinets in our newly acquired 1950 condo are unitized. I had originally planned to get new kitchen cabinets because I wanted a new configuration and the cabinets weren't in very good shape. They're so solid though and I love the scallop detail above the sink so I decided to keep the uppers and paint them "frosted Jade". The bottom cabinets were too far gone so they'll be replaced with new creamy white cabinets. The turquoise wall oven and matching Air-O-Hood exhaust fan are staying as well!

Reply

Lauryn says

[illegible]

Our kitchen (1939) has those unitized cabinets, which I recently had the "pleasure" of painting; we too couldn't part with the scallop detail above our sink or the very solid, built-to-the-space quality of them. In hindsight, it probably wouldn't have hurt to replace the lowers, as they are mostly a front face with shelves and holes for the drawers. It was an extraordinary amount of work to get them in decent enough shape to paint, but in the end, I'm glad I still have them. It's nice knowing they've been there for 72 years and probably will be there for a few more decades (or as long as we're in this house!).

Reply

Margaret in Maine says

[illegible]

I am in the midst of rearranging my 1966 cabinets RIGHT NOW! Mine are built into the house, of painted pine boards. I suppose that makes them custom, but they are strictly builder's grade.The original, 1956 cabinet work is boards, the 1966 remodel (which also rearranged some cabinets, as evidenced by the mix of boards and plywoods, and chrome and brass hinges) .

They are filthy, and covered in many layers of paint, but solid, original, and you just don't get wood like that anyway. And instead of a series of scallops over the sink, I have a pair of scallop that looks like, well, nice plump breasts. Who could tear that out???

I took the fronts (doors, vertical rails, top panel, molding at ceiling) off to rearrange them, so I can have the shorter doors, which are over the cooktop, so the range hood fits, in the center of the three bays. I'm also re-arranging the lowers/base cabinet, to center the cabinets under the now-centered cooktop. I also wanted the cabinet out of the way to get the flooring in more easily.

Cabinets are being sanded and painted soft white, and the insides (they are built right on the plaster (rock lath) wall, so the back of the cabinet is plaster, not wood, sunny yellow. New countertops will be Virrvarr light blue.

Reply

Jason says

I would say the easiest way to tell is whether you can open one cabinet door and reach into the cabinet to behind the next cabinet door. Where you can no longer reach is a structural divider or perhaps a seperate cabinet – can you see a seam on the front where two cabinets are put together or just a door frame?

I definately remember being able to open my grandmothers 1955 cabinets(with latching handles that I can't seem to find anywhere – the handles were outside crescent shaped with a button withing that shape and had a latch inside) and reach down left or right into other areas of the cabinet.

I think the lower cabinets are more likely to be in bigger sections than the upper cabinets because they didn't have to be lifted. I realized that you can reach from your left cabinet door to the right door often with today's double door cabinets, but what i mean is reaching down 4 or 5 feet into what would clearly have to be a different cabinet if it was modular due to the distance. If I could get cabinets built this way when I do the final re-do of my kitchen I would!

Reply

Olivia says

I think my 1951 cabinets are unitized since they are connected like that. Though the brand is Kitchen Aid.

The lowers have the the latching handles and I love them. Ready made baby-proofing. I would consider taking them with me when we move, but there are only 4 of them.

Reply

Dan says

Our 1954 kitchen has handmade cabinets, and they are solid as a rock. The only bad thing about them is that you can't adjust the height of the shelves. Our carpenter regularly waxes poetically over them. If we were to remove them, I think we would lose him as both a friend and a carpenter ☺

The only thing we've done is raised two of them (using the skills of the above mentioned carpenter) as they were too low above the counter, so we had the bottom shelf cut off, and had the doors cut to match the new size (I'm not describing that very well, am I?)

A few years back my mom had her original modular steel cabinets removed (Grrrrrr. There was no Mother's Day card for her THAT year ☺) and replaced with some new cabinets, and they are just dreadful – but she is sort of a cheapskate, so I'm sure they are not an example of the best of what's out there nowadays.

Reply

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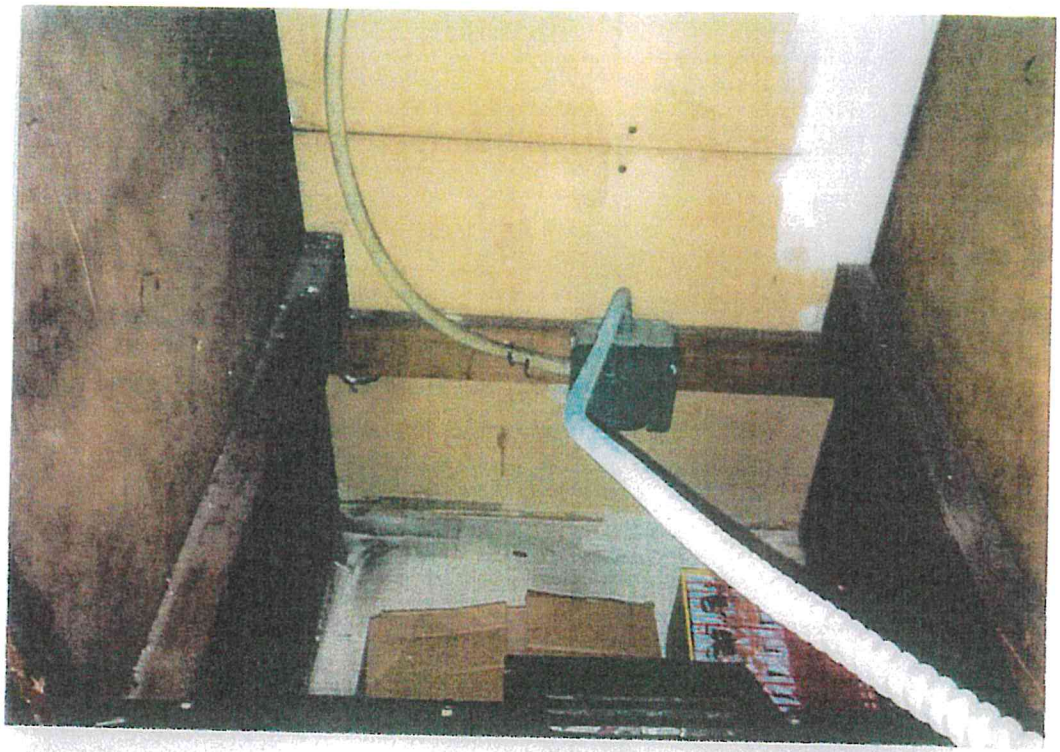

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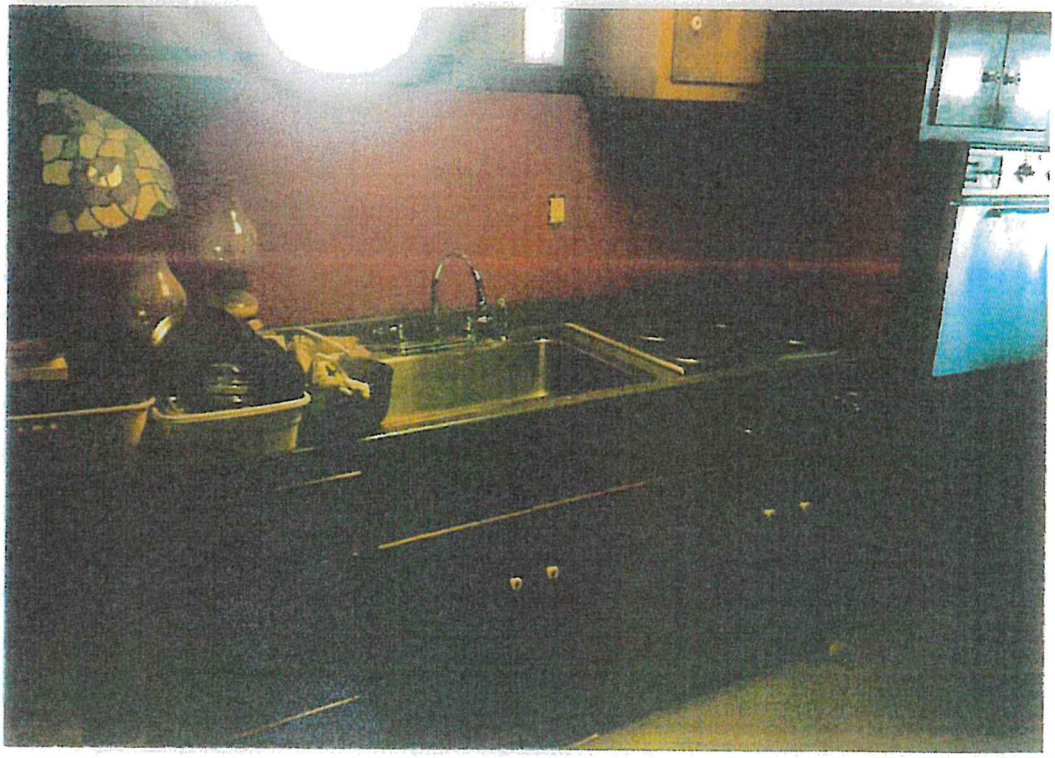

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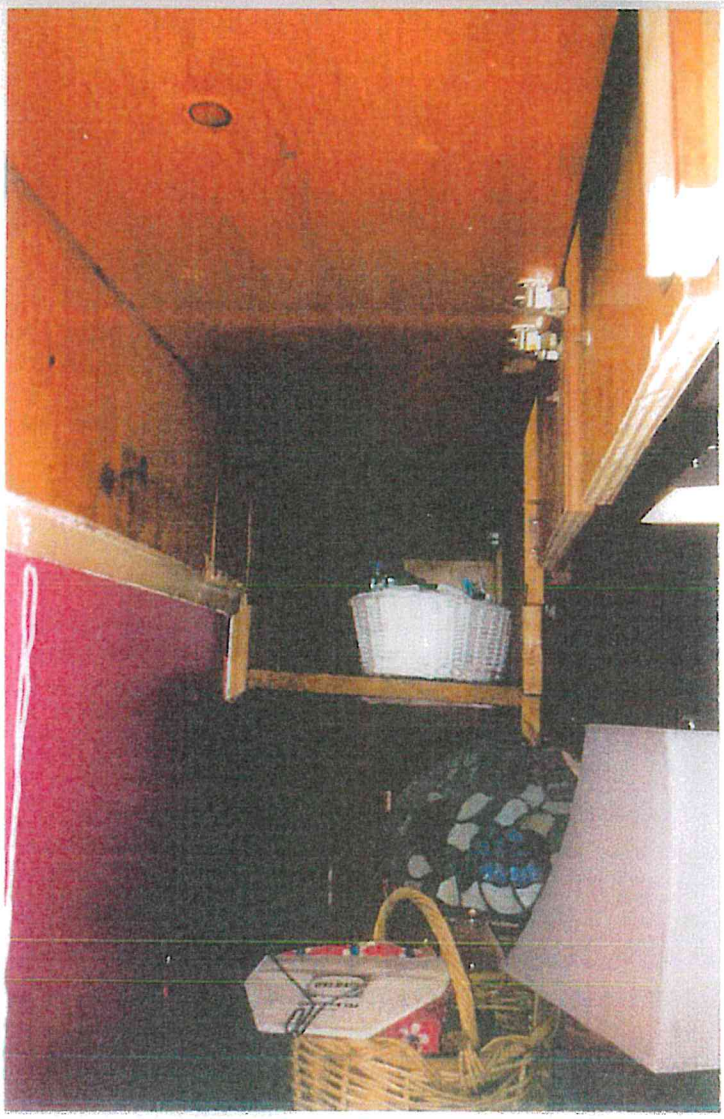

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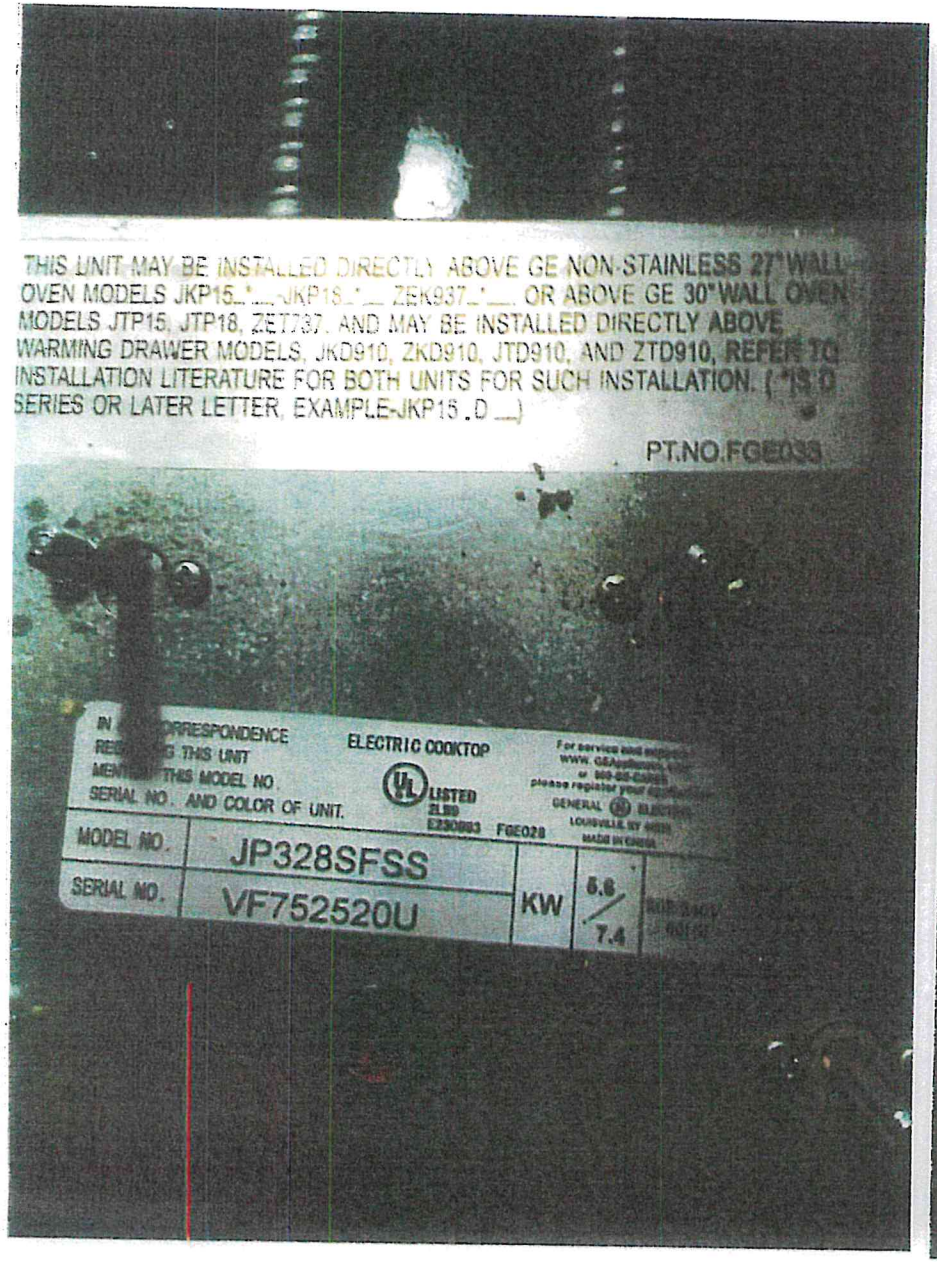
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INSTALLATION LITERATURE FOR BOTH UNITS FOR SUCH INSTALLATION. (*13.0
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COOKTOP

Wall Oven & Kitchen Cabinets

GE APPLIANCES

Recently you requested personal assistance from our on-line support center.
Below is a summary of your request and our response.
We are continuing to work on your issue.

Subject

GE Appliances Incident

Response By Email (Janice) (02/11/2019 04:25 PM)

Liam

I am following up with your request for verification of the manfacturing date for you GE Cooktop Model # JP328SFSS, Serial # VF752520U. The manufacturing date for this appliance is 01/15/2004.

If there are any further questions or issues, I will make sure to get back with you in a timely manner.

Thank you,

- Janice

When replying to this email, please do not change the subject line.

GE APPLIANCES

Recently you requested personal assistance from our on-line support center.
Below is a summary of your request and our response
We are continuing to work on your issue.

Subject

GE Appliances Incident

Response By Email (Carly) (02/11/2019 05:26 PM)

Liam

I am following up with your request for verification of the manufacturing date for your GE Single Wall Oven, model # JT22TB1C, Serial # ZT12[illegible]7565. Due to the age of this unit it is hard to provide an exact date this appliance was manufactured however based upon the serial number provided the estimated month and year the specific appliance was manufactured would be December 1986.

If there are any further questions or issues, I will make sure to get back with you in a timely manner.

Thank you,

- Carly

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