

Date of Issue: June 28, 2017

Parcel ID 168707580658

CT059

Property Class 101 - Single Family Residence

Property Location 0 HOBBS ISLAND

Acres .594

Building # 1

NEW LONDON CT 06320

The Town of Groton is collecting data in advance of the state-mandated revaluation effective for the October 1, 2021 grand list. Please return this data mailer to the address above. Make note of any inaccuracies as needed. ANY PROPERTY THAT HAS NOT RETURNED A DATA MAILER WILL BE VISITED BY STAFF TO PHYSICALLY VERIFY PROPERTY DATA. Refer to the definitions on the reverse to assist your review. Please call 860-441-6660 if you have any questions.

**Building Information**

Number of Living Units	1	Total Rooms	2
Style	Contemporary	Total Bedrooms	1
Approximate Year Built	1977	Total Kitchens	1
Story Height	2	Total Full / Half Bathrooms	1 / 0
Attic	None	Basement	None
Heating System	-	Basement Garage Spaces	No Basement Garage
Central Air Conditioning	No	Finished Basement	0
Fireplaces	0	Basement Rec Room	0
		Unfinished/Cathedral Area	0
		Total Living Area	971

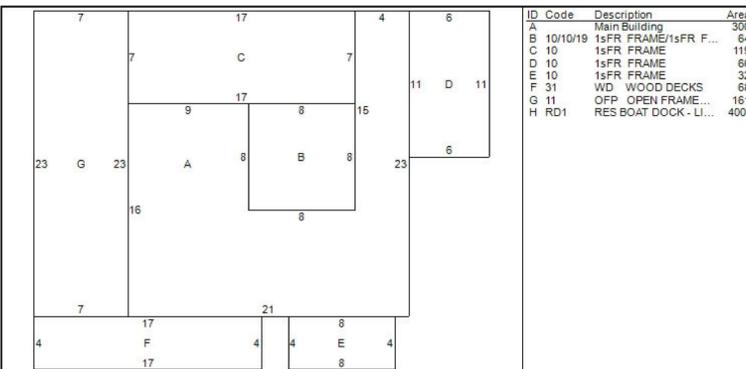
Inspection Information: Estimated

**Sales Information**

Date Price

**Detached Structures**

Description Area  
 Res Boat Dock - Light 400



If you are returning this mailer with corrections or additional information, please write your name, date, and a daytime phone number as we may need to contact you for clarifications.

Name:

Daytime Phone Number:

Date:

## DEFINITION GLOSSARY

<b>SALE DATE:</b>	Indicates the most recent sale(s) and/or deed change(s) for the property.
<b>SALE PRICE:</b>	The actual price paid for the property for the date indicated under Sale Date.
<b>NUMBER OF LIVING UNITS:</b>	Living quarters of one household equipped with cooking and toilet facilities and having an independent entrance from a public hall or outside the building.
<b>ATTIC:</b>	To be classified as "Attic" there must be a permanent stairway to upper floor.
<b>NONE</b>	No attic (no permanent stairway).
<b>UNFIN</b>	Unfinished - Has stairs and headroom, but is bare rafters.
<b>PT FIN</b>	Part Finished - Only a portion of the upper floor area is fully finished.
<b>FULL FIN</b>	Full Finish - All of the available upper floor area is finished into living space.
<b>FF WL HGT</b>	Fully Finished with Wall Height - the useable area of the upper floor will be larger than <i>FULL FIN</i> due to the presence of a dormer(s) which adds usable area.
<b>HEATING SYSTEM:</b>	
<b>NONE</b>	No central heating system.
<b>HOT AIR</b>	Heat is provided by central forced or gravity air system.
<b>HOT WATER</b>	Baseboard panels, or tubes imbedded in the walls or floors.
<b>ELECTRIC</b>	Baseboard panels for radiant heat.
<b>STEAM</b>	Old style radiators with steam valves.
<b>GEOTHERMAL</b>	Heat is powered thru piping that runs into the ground and transfers heat and cooling.
<b>HEAT PUMP</b>	Indicates a reverse cycle refrigeration unit used for heating or cooling.
<b>HYDRO AIR</b>	Uses steam to transfer heat or cooling to homes system.
<b>RADIANT HOT H<sub>2</sub>O</b>	Old style radiators or baseboards.
<b>FIREPLACES:</b>	The number of useable fireplace openings that exist in the dwelling.
<b>TOTAL ROOMS:</b>	Total number of separate rooms (excluding bathrooms and hallways).
<b>TOTAL BEDROOMS:</b>	Separate rooms designed to be utilized as bedrooms.
<b>TOTAL FULL BATHROOMS:</b>	FULL BATH refers to the number of three or more fixture bathrooms which include a toilet, sink, and bathtub or shower stall.
<b>TOTAL HALF BATHS:</b>	HALF BATH refers to two fixture bathrooms which include a toilet and sink.
<b>BASEMENT:</b>	Describe the basement area found under the main part of the dwelling only. The presence of basements under other sections of the house will be identified with the applicable addition in the SKETCH DETAIL section of the mailer.
<b>NONE</b>	Indicates concrete slab construction or no basement.
<b>CRAWL</b>	Indicates wood joist floor with crawl space.
<b>1/4</b>	Indicates some basement but less than 1/4.
<b>1/2</b>	Indicates more than 1/4 basement, but less than 3/4 basement.
<b>3/4</b>	Indicates more than 1/2 basement, but less than a full basement.
<b>FULL</b>	Indicates a full excavated basement.
<b>BASEMENT GARAGE SPACES:</b>	This item is used to record the actual number of cars which a basement garage has been designed to hold.
<b>FINISHED BASEMENT AREA:</b>	Describes "walk-out" or finished area in the basement level which is equal to the finish found in the upper floor areas and livable year round. <i>(Though finished basement living area may be found in all style houses, the most common styles of house listed with finished basement living area will be Raised Ranches and Split Levels.)</i>
<b>FINISHED REC ROOM AREA:</b>	Similar to finished basement area, but not equal to the quality of the upper floor area finish of the dwelling (may lack heat or ceiling/floor finish).
<b>TOTAL LIVING AREA:</b>	The total square footage of the dwelling that is actual living area, which includes Finished Basement Area. It will not include Finished Rec Room, porches, garages, decks, unfinished basements, unfinished upper area or attics.