

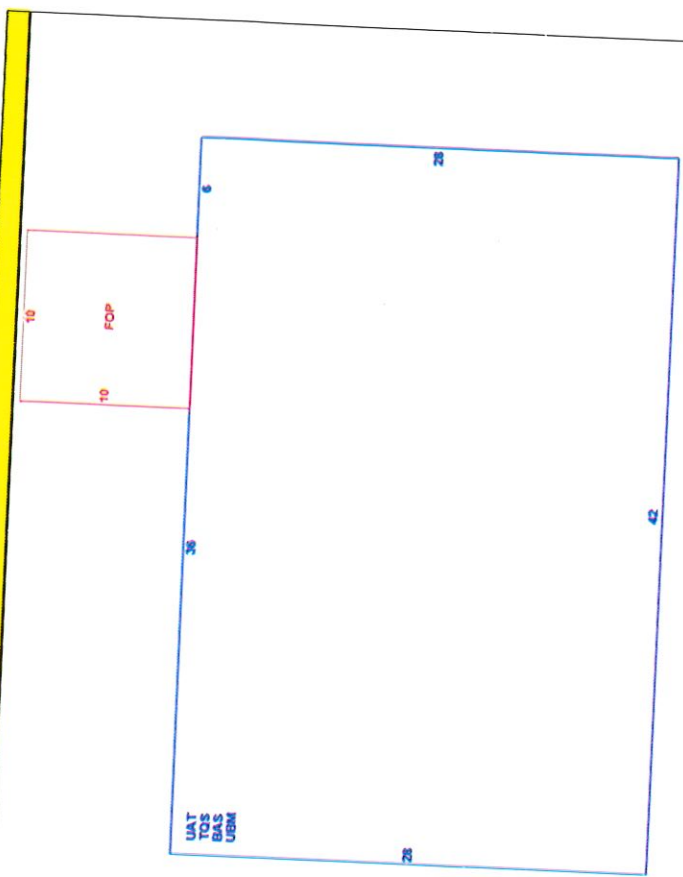
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	06	Good			
Stories:	1,75	1 3/4 Stories			
Occupancy	1	Clapboard			
Exterior Wall 1	11	Bowstring Trus			
Exterior Wall 2	10	Wood Shingle			
Roof Structure:	05	Drywall/Sheet			
Roof Cover	12	Hardwood			
Interior Fir 1	03	Gas			
Interior Fir 2	04	Forced Air-Duc			
Heat Fuel	02	Heat Pump			
Heat Type:	03	3 Bedrooms			
AC Type:	0	8 Rooms			
Total Bedrooms	08	Average			
Total Bthrms:	02	Average			
Total Half Baths	02				
Total Xtra Fixrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					

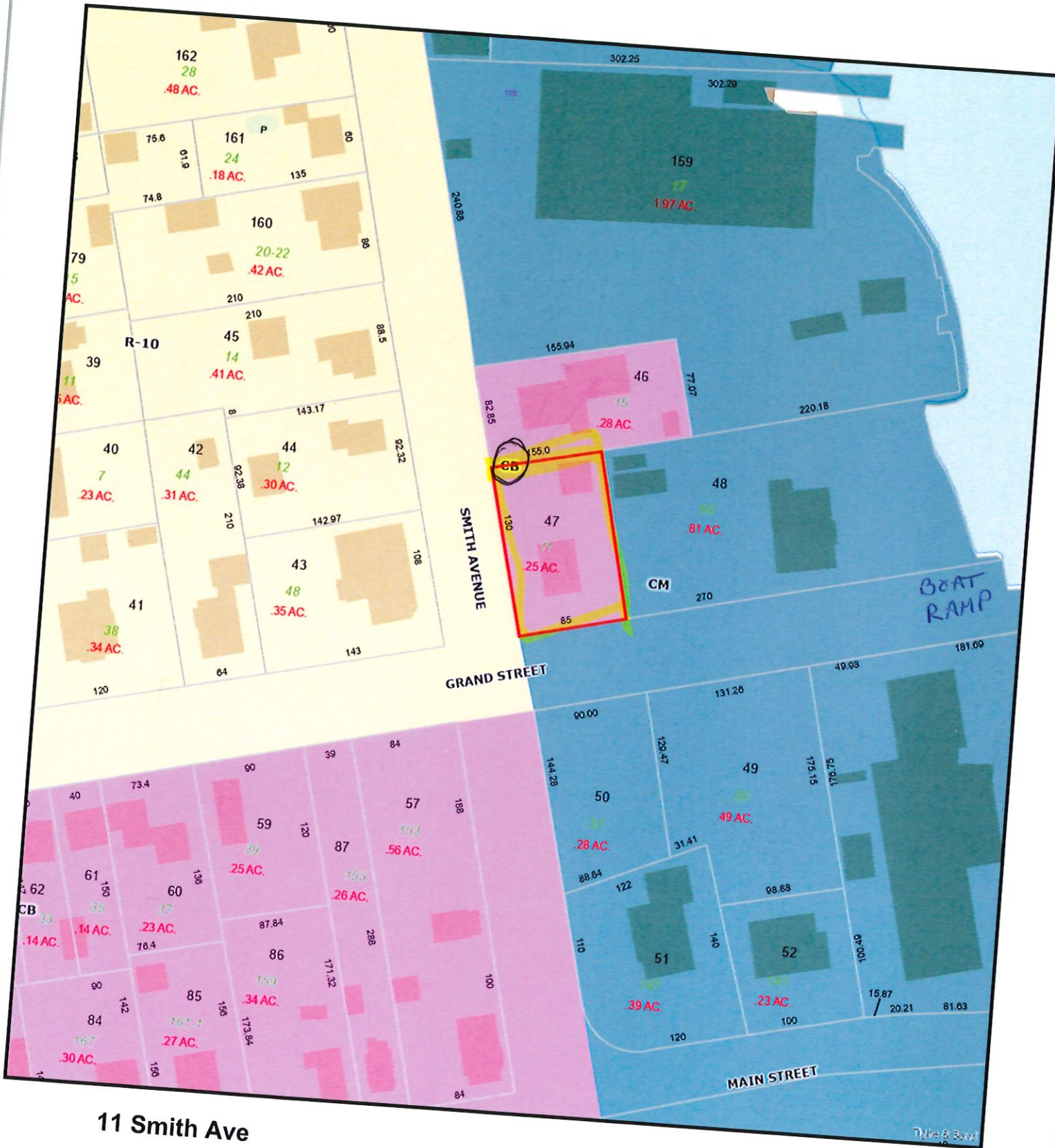
CONDO DATA	
Parcel Id	C
Adjust Type	B
Condo Flr	S
Condo Unit	
Factor%	

COST / MARKET VALUATION	
Building Value New	362,434
Year Built	1987
Effective Year Built	1999
Depreciation Code	GD
Remodel Rating	
Year Remodeled	22
Depreciation %	0
Functional Obsol	5
External Obsol	1
Trend Factor	
Condition	
Condition %	73
Percent Good	264,600
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Appr. Value
FPL3	2 STORY CHI	B	1	3000.00	1998		73	0.00	2,200
FPO	EXTRA FLO	B	1	1000.00	1998		73	0.00	700
FGR5	W/LOFT GOO	L	528	45.00	2000		70	0.00	16,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,176	1,176	1,176	140.34	165,034	
FOP	Porch, Open, Finished	0	100	20	28.07	2,807	
TQS	Three Quarter Story	941	1,176	941	112.29	132,055	
UAT	Attic, Unfinished	0	1,176	118	14.08	16,560	
UBM	Basement, Unfinished	0	1,176	235	28.04	32,979	
Ttl Gross Liv / Lease Area					2,117	4,804	2,490
							349,435





11 Smith Ave

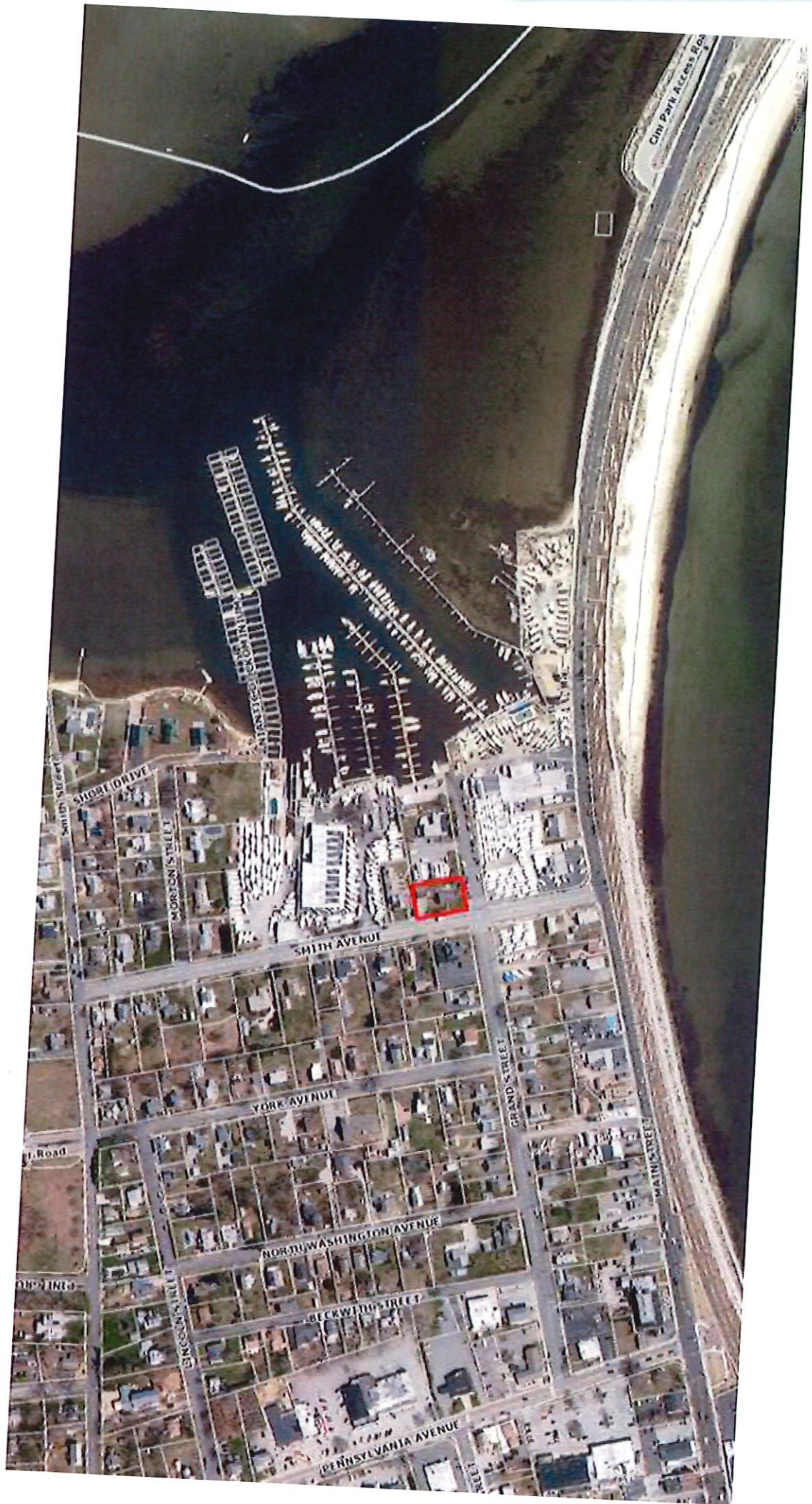
3/16/2026 2:06:03 PM

Scale: 1"=100'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.





SHORE DRIVE

MORTON'S TALLEY

ATLANTIC STREET

SIXTH AVENUE

YORK AVENUE

NORTH WASHINGTON AVENUE

BECKWITH STREET

PENNSYLVANIA AVENUE

GRAND STREET

Civil Park Access Road

SPRINT U.S. INC

Mechanical & Infrastructure

- **New central HVAC system installed January 2026** with propane heat
- Smart thermostat with motion sensor security system, panic alarm, and **24/7 monitoring**
- Smoke and CO₂ sensors with monitored alarm system and **emergency dispatch capability**
- Over **\$10,000 in electrical upgrades** bringing kitchen and bathrooms to code
- Increased electrical panel capacity and installation of **additional subpanel** for hot tub and secondary washer/dryer
- Exterior color security camera system with **two-way audio, emergency lighting, monitoring, and recording**

Exterior Improvements

- Exterior siding restoration and **complete repaint including trim, shutters, and gutters**
- Fully landscaped backyard including:
 - fire pit area
 - stone paver patio and walkway
 - louvered aluminum pergola
 - hot tub installation
- Exterior LED lighting upgrades
- New front **stone walkway with drainage improvements** and water runoff diversion

- Replacement of **front and side pressure-treated fencing**
- Installation of oversized **utility access gate**
- Remote garage door opener installed

Interior Improvements

- **Full interior repaint** throughout the home
- Kitchen upgrades including:
 - bespoke upper cabinetry
 - quartz countertops
 - new stainless steel appliances
 - upgraded LED lighting
- Full interior lighting upgrade to **LED fixtures and DC ceiling fans**
- Installation of **wainscoting and decorative wood wall paneling** throughout the first floor and bathrooms
- Custom **wool carpet stair treads** installed

Bathrooms & Laundry

- Upgraded bathroom plumbing fixtures, lighting, and mirrors
- Installation of **new low-flow toilets**
- Additional **washer/dryer installed on the main floor** with secondary hookups available

Energy Efficiency & Guest Comfort

- **Blackout curtains and energy-saving window coverings** installed in bedrooms
- LED lighting upgrades throughout the property for improved efficiency and reduced operating costs

BOW HOUSE VENDORS

Housekeeping/cleaning

Hernandez Cleaning – Angela Hernandez, 860-574-0301

Hot tub maintenance

Morris Maintenance – James Morris, 860-912-6797

Yard service/snow removal

Yards and More – Jeb Jones, 860-437-3087

Pest control

Debug Pest Control – 401-567-0266

Propane delivery/tank lease

Spicer Propane – 860-445-2436

Electric supplier

Eversource – 800-286-2000, eversource.com

Water supplier/Trash & Recycle

East Lyme Town Hall – 860-739-6931

Internet

Comcast Xfinity – Xfinity.com

Security system

Vivint Security – 844-693-2677, vivint.com