

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6164 WINDSOR, CT VISION													
DINOWITZ HOLDINGS LLC 79 HIGHWOOD WOOD RD WEST HARTFO CT 06117				1	Level	2	Public Water	1	Paved			Description		Code	Appraised		Assessed														
						4	Gas																								
				SUPPLEMENTAL DATA										COM LAND		2-1	156,100		109,270												
				Alt Prcl ID 4836 INC: RETURNED GH 2023 Phas 255010 GIS ID 4836																	COM BLDG		2-2	208,200		145,740					
CTRACT 4734.00 CBLOCK 121 FIRE DIST 2 TIF DIST 4 GL YEAR										Total		364,300		255,010																	
Assoc Pid#																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																		
DINOWITZ HOLDINGS LLC ITS FINALLY MINE LLC ONE HUNDRED SIXTY-ONE BROAD ST LLC SELIG BARBARAA SELIG WILLIAM J ESTATE				1974	0046	12-12-2024	U	I	500,000		12	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				1853	0108	12-01-2017	U	I	380,000		1	2024	2-1 2-2	109,270 145,740	2023	2-1 2-2	109,270 145,740	2023	2-1 2-2	109,270 145,740											
				1731	0504	12-30-2011	U	I	300,000		3																				
				1045	170A	05-17-1995	U	I	0		10																				
				0968	0269	10-15-1993	U	I	0		10																				
Total												255,010		Total		255,010		Total		255,010											
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Code	Description			Amount	Code	Description			Number	Amount											Comm Int									
Total						0.00																									
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 208,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 156,100 Special Land Value 0 Total Appraised Parcel Value 364,300 Valuation Method I Total Appraised Parcel Value 364,300																			
Nbhd		Sub	Nbhd Name		B			Tracing			Batch																				
900		A																													
NOTES												SELIG JEWELERS IN BAS 2-APT 04836.00 0076-0494-0011 CONVERTED FEP=BAS 10/93 AYB=HS																			
BUILDING PERMIT RECORD																						VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments												Date	Id	Type	Is	Cd	Purpost/Result				
B-191979	08-29-2019	RF	Renovation		10,000	10-01-2019	100	10-01-2019		RE-ROOF CONVERT BSMT GAR INTO												06-18-2015	LL			20	Bldg Permit Insp				
B-150170		RE			7,500		100															12-19-1989	JM			40	No change				
												03-01-1988	37			20	Bldg Permit Insp														
LAND LINE VALUATION SECTION																															
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value												
1	3080	Com/Res Mix Us		B2		0.360	AC	85,700.00	1.80669	C	1.00	900	2.800				0		156,100												
Total Card Land Units						0.360	AC	Parcel Total Land Area: 0.360						Total Land Value						156,100											

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description					Element	Cd	Description				
Style:	80	Retail/Apt Com											
Model	94	Comm/Ind											
Grade	04	Average +10											
Stories:	2	2 Stories											
Occupancy							MIXED USE						
Exterior Wall 1	25	Vinyl Siding					Code	Description			Percentage		
Exterior Wall 2							3080	Com/Res Mix Use			100		
Roof Structure	03	Gable									0		
Roof Cover	03	Asphalt									0		
Interior Wall 1	05	Drywall					COST / MARKET VALUATION						
Interior Wall 2	03	Plastered					RCN			407,252			
Interior Floor 1	14	Carpet											
Interior Floor 2	12	Hardwood											
Heating Fuel	02	Oil											
Heating Type	05	Hot Water					Year Built			1869			
AC Type	01	None					Effective Year Built						
Bldg Use	3080	Com/Res Mix Use					Depreciation Code			A			
Total Rooms							Remodel Rating						
Total Bedrms	00						Year Remodeled						
Total Baths	2						Depreciation %			30			
Heat/AC	00	None					Functional Obsol			0			
Frame Type	02	Wood Frame					External Obsol			15			
Baths/Plumbing	02	Average					Trend Factor			1			
Ceiling/Wall	06	Ceil & Walls					Condition						
Rooms/Prtns	02	Average					Condition %						
Wall Height	8.00						Percent Good			55			
% Comn Wall	0.00						Cns Sect Rcnlld			224,000			
1st Floor Use:	322C						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	Descripti	Sub	Sub Ty	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Ad	Appr. V	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description					Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
APT	Apartment					1,497	1,497		94.82	141,946			
BAS	First Floor					1,244	1,244		94.82	117,956			
FOP	Porch, Open					0	185		23.58	4,362			
FUS	Upper Story, Finished					810	810		94.82	76,804			
UAT	Attic, Unfinished					0	810		9.48	7,680			
UBM	Basement, Unfinished					0	1,606		33.18	53,289			
UST	Utility, Storage					0	182		28.65	5,215			
Ttl Gross Liv / Lease Area						3,551	6,334			407,252			