

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6164 WINDSOR, CT VISION				
BROWN PETER & REED OLIVIA JS 52 STAGE COACH RD WINDSOR CT 06095				1	Level	2	Public Water	1	Paved			Description RES LAND DWELLING		Code 1-1 1-3	Appraised 107,000 276,000		Assessed 74,900 193,200					
						3	Public Sewer															
				SUPPLEMENTAL DATA																		
				Alt Prcl ID 6442 INC: GH				CTRACT 4735.02 CBLOCK 701 FIRE DIST TIF DIST GL YEAR				Total		383,000		268,100						
				2023 Phas 220675																		
				GIS ID 6442				Assoc Pid#														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
BROWN PETER & REED OLIVIA JS PAPA ANTHONY & SAMANTHA GABEHART LOUISE A GABEHART RICHARD A & LOUISE A JT BOGGIO RICCARDO J &				1973	1063	12-10-2024	Q	I	479,000		00	2024	1-1 1-3	Assessed 74,900 193,200	2023	1-1 1-3	Assessed V 74,900 187,880	2023	1-1 1-3	Assessed 74,900 187,880		
				1872	0465	04-01-2019	Q	I	225,000		00											
				1404	0632	08-15-2003	U	I	0		2											
				1163	0399	07-31-1998	Q	I	197,000		00	Total		268,100	Total		262,780	Total		262,780		
				0221	0222	12-19-1969			0													
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) 273,500 Appraised Xf (B) Value (Bldg) 2,500 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 107,000 Special Land Value 0 Total Appraised Parcel Value 383,000 Valuation Method C Total Appraised Parcel Value 383,000										
Nbhd		Nbhd Name			B			Tracing			Batch											
6																						
NOTES																						
06442.00 YELLOW																						
0026-0126-0178																						
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			
E-24-61		02-14-2024		EL			2,750	09-03-2024	100	03-20-2024		200 amp service upgrade		09-03-2024	LL			24	Bldg Permit Insp - Permit C			
E-24-208		EL	800	09-03-2024			100	10-01-2024		220v wiring for AC Condenser		08-02-2023	DM	50	Mailer Return							
												06-30-2023	BG	14	Field Review No Change							
												05-06-2013	DM	50	Mailer Return							
												05-01-1999		50	Mailer Return							
												03-01-1999		51	1st DM Sent							
												04-21-1988	K0			00	Measur+Listed					
LAND LINE VALUATION SECTION																						
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value			
1	1010	Single Fam		AA		0.760	AC	100,000.00	1.31578	1	1.00	6	1.070				1.0000		107,000			
Total Card Land Units						0.760	AC	Parcel Total Land Area				0.760	Total Land Value						107,000			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description		
Style:	03		Colonial									
Model	01		Residential									
Grade:	04		Average +10									
Stories:	2		2 Stories									
Occupancy	1						CONDO DATA					
Exterior Wall 1	25		Vinyl Siding				Parcel Id		C		Owne	0.0
Exterior Wall 2										B		S
Roof Structure:	03		Gable				Adjust Type	Code	Description			Factor%
Roof Cover	03		Asphalt				Unit Style					
Interior Wall 1	05		Drywall				Unit Locn					
Interior Wall 2							COST / MARKET VALUATION					
Interior Flr 1	12		Hardwood				Building Value New			364,645		
Interior Flr 2							Year Built			1969		
Heat Fuel	02		Oil				Effective Year Built					
Heat Type:	05		Hot Water				Depreciation Code			A		
AC Type:	02		Heat Pump/Mini Split				Remodel Rating					
Total Bedrooms	04		4 Bedrooms				Year Remodeled			25		
Full Baths	2		2 Full				Depreciation %			0		
Half Baths	1		1 Full				Functional Obsol			0		
Total Xtra Fixtrs							External Obsol			1		
Total Rooms:	8		8 Rooms				Trend Factor			75		
Bath Style:	02		Average				Condition			273,500		
Kitchen Style:	02		Average				Condition %					
Xtra Kitchens:							Percent Good					
							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 Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value		
FPL3	2 STORY CHI	B	1	3300.00	1994		75		0.00	2,500		