

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6164 WINDSOR, CT VISION							
MARVEL JARED & ASHLEY JT 18 LIGHTHOUSE HILL RD WINDSORCT06095				1	Level	2	Public Water	1	Paved			Description RES LAND DWELLING		Code 1-1 1-3	Appraised 103,100 335,600	Assessed 72,170 234,920									
						3	Public Sewer																		
				SUPPLEMENTAL DATA																					
				Alt Prcl ID 6457 INC: GH				CTRACT 4735.02 CBLOCK 0 FIRE DIST TIF DIST GL YEAR																	
				2023 Phas 243075																					
				GIS ID 6457				Assoc Pid#				Total		438,700		307,090									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MARVEL JARED & ASHLEY JT LEMONIOUS-LEWIS ANDRE CHEN JONG P &				1979	0664	04-28-2025	Q	I	495,000		00		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed				
				1933	0482	04-22-2022	Q	I	320,000		00		2024	1-1	72,170	2023	1-1	72,170	2023	1-1	72,170				
				0371	0265	08-24-1979	U	V	0					1-3	215,110		1-3	215,110		1-3	215,110				
												Total		287,280		Total		287,280		Total		287,280			
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								APPRAISED VALUE SUMMARY											
Nbhd				Nbhd Name				B				Tracing				Batch									
6																									
NOTES																									
06457.00 WHITE																									
0026-0126-0205																									
WDK / FEP ADDED 10-1-09																									
(NO PERMIT)																									
Total Appraised Parcel Value																		438,700							
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-97958	10-01-1998	RS	Residential	0				WDK				03-26-2025	PK			97	MLS Review								
												08-08-2023	DM			50	Mailer Return								
												06-30-2023	BG			14	Field Review No Change								
												03-15-2022	JG			97	MLS Review								
												12-02-2009	JP			20	Bldg Permit Insp								
												09-21-2005	SK			50	Mailer Return								
												05-01-2005	SK			53	3rd DM Sent (2005)								
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		0.660	AC	100,000.00	1.46060	1	1.00	6	1.070				1.0000		103,100							
Total Card Land Units					0.660	AC	Parcel Total Land Area					0.660	Total Land Value					103,100							

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	26	Aluminum Sidng	Parcel Id		C		Ownr
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	14	Carpet	Building Value New			401,094	
Interior Flr 2	12	Hardwood					
Heat Fuel	02	Oil					
Heat Type:	05	Hot Water					
AC Type:	01	None	Year Built			1979	
Total Bedrooms	04	4 Bedrooms	Effective Year Built				
Full Baths	3	3 1/2 Bathrms	Depreciation Code			G	
Half Baths	1		Remodel Rating			K	
Total Xtra Fixtrs	0		Year Remodeled			2024	
Total Rooms:	8	8 Rooms	Depreciation %			17	
Bath Style:	02	Average	Functional Obsol			0	
Kitchen Style:	02	Average	External Obsol			0	
Xtra Kitchens:			Trend Factor			1	
			Condition				
			Condition %				
			Percent Good			83	
			RCNLD			332,900	
			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	1997		83		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,608	1,608		114.08	183,442
FBM	Basement, Finished	0	375		51.41	19,280
FEP	Porch, Enclosed	0	84		67.91	5,704
FGR	Garage	0	528		45.59	24,071
FUS	Upper Story, Finished	1,044	1,044		114.08	119,101
UBM	Basement, Unfinished	0	1,233		22.85	28,178
WDK	Deck, Wood	0	506		11.50	5,818
Ttl Gross Liv / Lease Area		2,652	5,378			385,594

