

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6164 WINDSOR, CT VISION					
MOREAU MATTHEW THOMAS 1951 POQUONOCK AVE WINDSOR CT 06095				1	Level	2	Public Water	1	Paved			Description		Code	Appraised		Assessed						
						3	Public Sewer					RES LAND	1-1	100,000		70,000							
						4	Gas					RES EXCES	1-2	4,100		2,870							
				SUPPLEMENTAL DATA										DWELLING	1-3	173,100						121,170	
				Alt Prcl ID 7803 INC: GH				CTRACT 4735.02 CBLOCK 510 FIRE DIST TIF DIST GL YEAR															
				2023 Phas 164570																			
				GIS ID 7803				Assoc Pid#															
												Total		277,200		194,040							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
MOREAU MATTHEW THOMAS SANCHEZ MELISSA CHALK MELISSA SWEET MATTHEW J SWEET MANITA				1975	0343	01-13-2025	Q	I	289,000		00	2024	1-1	70,000	2023	1-1	70,000	2023	1-1	70,000			
				1975	0342	01-13-2025	U	I	0		25												
				1828	0287	05-23-2016	Q	I	173,500		00												
				1494	0105	03-28-2005	U	I	0		2	1-3	121,170	1-3	121,170	1-3	121,170						
				1061	0272	09-25-1995	U	I	0		10												
												Total		194,040		Total		194,040		Total		194,040	
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												APPAISED VALUE SUMMARY Appraised Bldg. Value (Card) 171,100 Appraised Xf (B) Value (Bldg) 2,000 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 104,100 Special Land Value 0 Total Appraised Parcel Value 277,200 Valuation Method C Total Appraised Parcel Value 277,200											
Nbhd		Nbhd Name			B		Tracing			Batch													
5																							
NOTES																							
07803.00 BEIGE 0026-0127-0009 A																							
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-201241		06-19-2020		RS	Residential		5,400	09-08-2008	100	08-07-2020	DECK VINYL SIDING		07-28-2023	SR			14	Field Review No Change					
B-072375		10-29-2007		RS	Residential								09-22-2021	JG			20	Bldg Permit Insp					
													05-09-2013	DM			50	Mailer Return					
													09-08-2008	WS			20	Bldg Permit Insp					
													05-01-1999				50	Mailer Return					
													03-01-1999				51	1st DM Sent					
											05-26-1988	KM			OO	OO							
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		1.000	AC	100,000.00	1.00000	1	1.00	5	1.000					1.0000		100,000				
1	1010	Single Fam	AA		0.440	AC	9,400.00	1.00000	0	1.00	1.000	1.000					1.0000		4,100				
Total Card Land Units					1.440	AC	Parcel Total Land Area				1.440					Total Land Value				104,100			

Property Location 1951 POQUONOCK AVE
Vision ID 1688 Account # 07803.00

Map ID 26/ 127/ 9/A /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	01		Ranch								
Model	01		Residential								
Grade:	03		Average								
Stories:	1		1 Story								
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	03		Plastered			Unit Locn					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	12		Hardwood			Building Value New			222,222		
Interior Flr 2											
Heat Fuel	02		Oil								
Heat Type:	05		Hot Water								
AC Type:	01		None			Year Built			1956		
Total Bedrooms	03		3 Bedrooms			Effective Year Built					
Full Baths	1		1 Full			Depreciation Code			G		
Half Baths	0					Remodel Rating					
Total Xtra Fixtrs						Year Remodeled					
Total Rooms:	5		5 Rooms			Depreciation %			23		
Bath Style:	02		Average			Functional Obsol			0		
Kitchen Style:	02		Average			External Obsol			0		
Xtra Kitchens:						Trend Factor			1		
						Condition					
						Condition %					
						Percent Good			77		
						RCNLD			171,100		
						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	
FPL1	FIREPLACE 1	B	1	2600.00	1993		77		0.00	2,000	
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