

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6164 WINDSOR, CT VISION						
64-66 TUNXIS LLC 6 WHITCOMB DR SIMSBURYCT06070				1	Level	2	Public Water	1	Paved			Description	Code	Appraised	Assessed									
						3	Public Sewer					RES LAND	1-1	98,000	68,600									
												DWELLING	1-3	267,600	187,320									
						4	Gas					RES OUTBL	1-4	300	210									
SUPPLEMENTAL DATA																								
Alt Prcl ID 3767						CTRACT 4735.01																		
INC: GH						CBLOCK 801																		
2023 Phas 220395						FIRE DIST																		
GIS ID 3767						Assoc Pid#																		
Total												365,900		256,130										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
64-66 TUNXIS LLC KNIGHT EDRA L KNIGHTS INVESTMENTS LLC BUONOMO PATRICAI E BUONOMO FRANK A & PATRICIA E JS				1975 0133		01-07-2025		Q		I		480,000		00		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				1910 1050		05-17-2021		U		I		300,000		1		2024	1-1	68,600	2023	1-1	68,600	2023	1-1	68,600
				1901 0738		12-16-2020		U		I		228,000		25										
				1642 0310		08-26-2008		U		I		0		1										
				1168 0366		09-18-1998		Q		I		178,000		00		Total		256,130		Total		256,130		Total
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																								
Nbhd		Nbhd Name				B		Tracing			Batch													
5																								
NOTES																								
03767.00 WHITE																								
0027-0125-0020																								
AYB=HS																								
AOF/FGR=DETACHED BLDG																								
LAND ACREAGE CORRECTED PER SURVEY																								
& DEED 10/01/2010 (DARWYN HEIGHTS)																								
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-192384	10-16-2019	RS	Residential	3,500		100	07-06-2021	BATHROOM REMODEL FIN ABOVE FGR RENOVATE				09-06-2024	PK			97	MLS Review							
B-002754	10-01-2001	RS	Residential									07-28-2023	SR			14	Field Review No Change							
B-980846	10-01-1998	RS	Residential									07-06-2021	JG			95	Desk Review							
												06-27-2018	WS			95	Desk Review							
												03-17-2003	SK			50	Mailer Return							
												02-14-2003	SK			51	1st DM Sent							
												10-01-2001	WS			01	Measur+1Visit							
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	1040	Two Family	AA		0.700	AC	100,000.00	1.40000	1	1.00	5	1.000					1.0000		98,000					
Total Card Land Units					0.700	AC	Parcel Total Land Area					0.700	Total Land Value							98,000				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	63	Antique									
Model	01	Residential									
Grade:	03	Average									
Stories:	2	2 Stories									
Occupancy	2					CONDO DATA					
Exterior Wall 1	25	Vinyl Siding				Parcel Id		C		Owne	0.0
Exterior Wall 2									B		S
Roof Structure:	07	Gambrel				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			327,544		
Interior Flr 2	12	Hardwood									
Heat Fuel	03	Gas				Year Built			1806		
Heat Type:	05	Hot Water				Effective Year Built					
AC Type:	01	None				Depreciation Code			VG		
Total Bedrooms	05	5 Bedrooms				Remodel Rating			B		
Full Baths	2	2 Full				Year Remodeled			2021		
Half Baths	0					Depreciation %			20		
Total Xtra Fixtrs						Functional Obsol			0		
Total Rooms:	11	11 Rooms				External Obsol			0		
Bath Style:	02	Average				Trend Factor			1		
Kitchen Style:	02	Average				Condition					
Xtra Kitchens:						Condition %					
						Percent Good			80		
						RCNLD			262,000		
						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	
FLU1	FLUE-CONCR	B	1	500.00	1993		80		0.00	400	
FPL3	2 STORY CHI	B	1	3300.00	1993		80		0.00	2,600	
FPL3	2 STORY CHI	B	1	3300.00	1993		80		0.00	2,600	
SHD1	SHED FRAME	L	80	12.00	2003		30		0.00	300	