

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6164 WINDSOR, CT VISION								
MCNEIL CHRISTOPHER 2 HASKINS RD WINDSOR CT 06095						Description	Code	Appraised	Assessed									
						RES CONDO	1-5	347,800	243,460									
		SUPPLEMENTAL DATA																
		Alt Prcl ID 13136 INC: GH 2023 Phas 206395 GIS ID 13136		CTRACT 4735.01 CBLOCK FIRE DIST TIF DIST GL YEAR Assoc Pid#														
						Total		347,800	243,460									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCNEIL CHRISTOPHER CONNECTICUT WINDSOR DEVELOPERS LL CULBRO HOMES II INC MARSHALL PHELPS ASSOCIATES		1974	0092	12-13-2024	Q	I	355,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
		1459	0577	07-22-2004	U	V	3,000,000	24	2024	1-5	243,460	2023	1-5	243,460	2023	1-5	243,460	
		0763	0040	10-04-1989	U	V	0	3										
		0693	0148	06-01-1988	U	V	0											
						Total		243,460	Total	243,460	Total	243,460	Total	243,460				
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			Sub	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)									344,900	
0001			A					Appraised Xf (B) Value (Bldg)									2,900	
								Appraised Ob (B) Value (Bldg)									0	
								Appraised Land Value (Bldg)									0	
								Special Land Value									0	
								Total Appraised Parcel Value									347,800	
								Valuation Method									C	
								Total Appraised Parcel Value									347,800	
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-24-502	07-15-2024	BP		4,100				Reface existing deck with trex	04-24-2023	DM			50	Mailer Return				
C/O-092701	11-19-2010	RS	Residential		08-03-2011			HSE 100% COMPLETE	08-03-2011	WS			11	Cert of Occup Insp				
B-092701	12-09-2009	RS	Residential		10-07-2010			NEW CONSTRUCTION	10-07-2010	WS			20	Bldg Permit Insp				
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	1021	Condo NL	AA		0 SF	0.00	1.00000	0	1.00		1.000			0.0000			0	
Total Card Land Units					0.000	SF	Parcel Total Land Area					0.000	Total Land Value					0

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description					Element	Cd	Description				
Style:	55	Condominium											
Model	05	Res Condo											
Grade	06	Good											
Stories:	2	2 Stories											
Occupancy	1						COMPLEX DATA						
Interior Wall 1:	05	Drywall					Parcel Id	101997	C	1	Owne		
Interior Wall 2:								Walden Woods	B	1	S	1	
Interior Floor 1	14	Carpet					Adjust Type	Code	Description		Factor%		
Interior Floor 2	11	Ceram Clay Til					Unit Style	10	Franklin		97		
Heat Fuel:	03	Gas					Unit Locn	01	01		108		
Heat Type:	04	Forced Air					COST / MARKET VALUATION						
AC Type:	03	Central					Building Value New		387,543				
Ttl Bedrms:	03	3 Bedrooms					Year Built		2010				
Full Baths:	2	2 Full					Effective Year Built						
Half Baths:	1	1 Full					Depreciation Code		A				
Xtra Fixtres							Remodel Rating						
Total Rooms:	6	6 Rooms					Year Remodeled						
Bath Style:	02	Average					Depreciation %		11				
Kitchen Style:	02	Average					Functional Obsol						
Xtra Kitchens:							External Obsol		1				
							Trend Factor		1				
							Condition						
							Condition %						
							Percent Good		89				
							Cns Sect Rcnlld		344,900				
							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	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V	
FPL3	2 STOR			B	1	3300.00	2010		89		0.00	2,900	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description					Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
BAS	First Floor					960	960		177.57		170,466		
FGR	Garage					0	420		71.03		29,831		
FHS	Half Story, Finished					252	420		106.54		44,747		
FUS	Upper Story, Finished					525	525		177.57		93,223		
UBM	Basement, Unfinished					0	960		35.51		34,093		
WDK	Deck, Wood					0	150		17.76		2,664		
Ttl Gross Liv / Lease Area						1,737	3,435				375,024		

WDK

10

15

19

23

BAS UBM

21

25

2

2.8342.83

2

7

FUS BAS UBM

21

FHS FGR

20

21