

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6164 WINDSOR, CT VISION								
HYNE KENNETH S & LYNNE A JS 42 LAST LEAF CIR WINDSOR CT 06095						Description	Code	Appraised	Assessed									
						RES CONDO	1-5	337,800	236,460									
		SUPPLEMENTAL DATA																
		Alt Prcl ID 13022 INC: GH		CTRACT 4735.01 CBLOCK FIRE DIST TIF DIST GL YEAR														
		2023 Phas 213535																
		GIS ID 13022		Assoc Pid#		Total		337,800	236,460									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
HYNE KENNETH S & LYNNE A JS JONES-WOODWARD YVETTE KERR DOUGLAS E & LEE ANN JT MORFIT DAVID J MORFIT JOHN C & LOIS A JT		1968	0275	08-12-2024	Q	I	385,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
		1936	0555	06-22-2022	Q	I	319,000	00	2024	1-5	236,460	2023	1-5	238,280	2023	1-5	238,280	
		1815	0289	07-16-2015	Q	I	236,900	00										
		1783	0650	10-28-2013	U	I	0	1										
		1595	0268	04-26-2007	Q	I	265,088	00	Total		236,460	Total		238,280	Total		238,280	
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					APPROAISED VALUE SUMMARY									
Nbhd		Sub	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					329,600		
0001		A									Appraised Xf (B) Value (Bldg)					8,200		
												Appraised Ob (B) Value (Bldg)					0	
												Appraised Land Value (Bldg)					0	
												Special Land Value					0	
												Total Appraised Parcel Value					337,800	
												Valuation Method					C	
												Total Appraised Parcel Value					337,800	
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	
C/O-060992	04-06-2007	RS	Residential		05-21-2007	100		HSE 100% COMPLETE				07-17-2024	PK			97	MLS Review	
B-060992	05-25-2006	RS	Residential		08-16-2006	100		HSE 40% COMPLETE				04-14-2015	WS			95	Desk Review	
												08-09-2013	WS			13	Desk Review Data Mailer	
												05-21-2007	WS			20	Bldg Permit Insp	
												08-16-2006	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	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	12	Hardwood					Unit Style	09	Washington		98		
Heat Fuel:	03	Gas					Unit Locn	03	03		104		
Heat Type:	04	Forced Air					COST / MARKET VALUATION						
AC Type:	03	Central					Building Value New		383,256				
Ttl Bedrms:	03	3 Bedrooms					Year Built		2006				
Full Baths:	2	3 Full					Effective Year Built						
Half Baths:	1	1 Full					Depreciation Code		A				
Xtra Fixtres	2	6 Rooms					Remodel Rating						
Total Rooms:	6	Average					Year Remodeled						
Bath Style:	02	Average					Depreciation %		14				
Kitchen Style:	02						Functional Obsol						
Xtra Kitchens:							External Obsol						
							Trend Factor		1				
							Condition						
							Condition %						
							Percent Good		86				
							Cns Sect Rcnlld		329,600				
							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	
SPR1	SPRINK			B	2,534	2.50	2008		86		0.00	5,400	
FPL3	2 STOR			B	1	3300.00	2008		86		0.00	2,800	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value			
BAS	First Floor				764	764		171.44		130,978			
FGR	Garage				0	418		68.49		28,630			
FOP	Porch, Open				0	20		34.29		686			
FUS	Upper Story, Finished				1,042	1,042		171.44		178,637			
UBM	Basement, Unfinished				0	764		34.33		26,230			
WDK	Deck, Wood				0	150		17.14		2,572			
Ttl Gross Liv / Lease Area					1,806	3,158				367,733			

FGR⁸

7

2

8

2

7

8

11

FUS FGR

FUS FGR

22

28

11

28

28

12

4

5

4

11

WDK

15

10