

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								6164 WINDSOR, CT VISION																			
WISEMAN BENJAMIN A 2 JACOBI DR WINDSOR CT 06095												Description		Code		Appraised		Assessed																					
										RES CONDO		1-5		351,700		246,190																							
				SUPPLEMENTAL DATA																																			
				Alt Prcl ID 13023				CTRACT 4735.01																															
INC: GH				CBLOCK																																			
2023 Phas 217525				FIRE DIST																																			
GIS ID 13023				GL YEAR																																			
Assoc Pid#																																							
										Total		351,700		246,190																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
WISEMAN BENJAMIN A ROBBINS LINDSEY FARBER CRAIG A & JOYCE S JT CONNECTICUT WINDSOR DEVELOPERS LL CULBRO HOMES II INC				1979 0886		04-30-2025		Q		I		463,000		00		Year		Code		Assessed		Year		Code		Assessed													
				1854 0991		01-18-2018		Q		I		277,000		00		2024		1-5		246,190		2023		1-5		246,190													
				1737 0111		03-20-2012		Q		I		285,000		00																									
				1459 0577		07-22-2004		U		V		3,000,000		24																									
0763 0040				10-04-1989		U		V		0		3		Total		246,190		Total		246,190		Total		246,190															
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																											
Year		Code		Description		Amount		Code		Description												Number		Amount		Comm Int													
																		APPRAISED VALUE SUMMARY																					
																		Appraised Bldg. Value (Card)				348,800																	
																		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				351,700																	
																		Valuation Method				C																	
																		Total Appraised Parcel Value				351,700																	
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											
H-211495		06-21-2021		HA		HVAC		20,000		08-04-2011				02-11-2020		N/V=RR FURNACE+AC		03-25-2025		PK						97		MLS Review											
B-200069		01-09-2020		RE		Renovation		29,183		10-01-2011						360 SF FIN BASMT		10-01-2021		JG						95		Desk Review											
C/O-081333		10-01-2011		RS		Residential				10-01-2009						HSE 100% COMPLETE		06-07-2013		WS						13		Desk Review Data Mailer											
B-081333		07-02-2008		RS		Residential										NEW CONSTRUCTION		04-17-2012		WS						98		Reval Inspection (Assessor											
																		08-04-2011		WS						11		Cert of Occup Insp											
																		10-05-2010		WS						20		Bldg Permit Insp											
																		10-01-2009		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		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					396,414				
Ttl Bedrms:		03	3 Bedrooms														
Full Baths:		2	2 Full					Year Built					2009				
Half Baths:		1	1 Full														
Xtra Fixtres		2						Effective Year Built									
Total Rooms:		6	6 Rooms														
Bath Style:		02	Average					Depreciation Code					G				
Kitchen Style:		02	Average														
Xtra Kitchens:									Remodel Rating								
								Year Remodeled					12				
								Depreciation %									
								Functional Obsol									
								External Obsol									
								Trend Factor					1				
								Condition									
								Condition %									
								Percent Good					88				
								Cns Sect Rcnld					348,800				
								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	2011		88		0.00	2,900					
BUILDING SUB-AREA SUMMARY SECTION																	
Code	Description					Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value						
BAS	First Floor					764	764		170.43		130,206						
FBM	Basement, Finished					0	360		76.69		27,609						
FGR	Garage					0	418		68.09		28,461						
FOP	Porch, Open					0	20		34.09		682						
FUS	Upper Story, Finished					1,042	1,042		170.43		177,584						
UBM	Basement, Unfinished					0	404		34.17		13,805						
WDK	Deck, Wood					0	150		17.04		2,556						
Ttl Gross Liv / Lease Area						1,806	3,158				380,903						

