

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6164 WINDSOR, CT VISION			
SCHWINN EBEN & REBECCA JS 849 MATIANUCK AVE WINDSOR CT 06095				1	Level	2	Public Water	1	Paved			Description	Code	Appraised	Assessed						
						3	Public Sewer					RES LAND	1-1	83,500	58,450						
												DWELLING	1-3	199,300	139,510						
												RES OUTBL	1-4	7,200	5,040						
SUPPLEMENTAL DATA																					
Alt Prcl ID 3025 INC: GH 2023 Phas 163800 GIS ID 3025								CTRACT 4731.00 CBLOCK 916 FIRE DIST TIF DIST GL YEAR Assoc Pid#													
Total												290,000		203,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
SCHWINN EBEN & REBECCA JS CORNERSTONE HOMEBUYING LLC NUNEZ OSVALDO JR LOWRY REBECCA & RYAN C KOISTINEN KARL E JR & MARIA D JT				1980	0601	05-15-2025	Q	I	320,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				1968	0630	08-19-2024	U	I	225,000		18	2024	1-1	58,450	2023	1-1	58,450	2023	1-1	58,450	
				1880	0268	10-01-2019	Q	I	219,650		00		1-3	139,510		1-3	139,510				
				1665	0001	06-28-2009	Q	I	221,000		00		1-4	5,040		1-4	5,040				
				1340	0733	08-15-2002	Q	I	150,000		00	Total		203,000	Total		203,000	Total		203,000	
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) 197,100 Appraised Xf (B) Value (Bldg) 2,200 Appraised Ob (B) Value (Bldg) 7,200 Appraised Land Value (Bldg) 83,500 Special Land Value 0 Total Appraised Parcel Value 290,000 Valuation Method C Total Appraised Parcel Value 290,000							
Total				0.00																	
ASSESSING NEIGHBORHOOD												VISIT / CHANGE HISTORY									
Nbhd		Nbhd Name		B		Tracing		Batch													
4																					
NOTES																					
03015.00 STONE																					
0046-0449-0024																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount		Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result				
B-051196	06-03-2005	RS	Residential			11-02-2005			WOOD DECK			04-02-2025	PK			97	MLS Review				
												07-28-2023	BG			14	Field Review No Change				
												10-23-2019	WS			97	MLS Review				
												07-16-2019	WS			97	MLS Review				
												06-04-2018	WS			95	Desk Review				
												11-02-2005	WS			01	Measur+1Visit				
												05-01-1999				50	Mailer Return				
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	R13		0.570	AC	100,000.00	1.62807	1	1.00	4	0.900			1.0000			83,500			
Total Card Land Units					0.570	AC	Parcel Total Land Area 0.570					Total Land Value					83,500				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description		
Style:	04	Cape Cod					
Model	01	Residential					
Grade:	03	Average					
Stories:	1.5	1 1/2 Stories					
Occupancy	1		CONDO DATA				
Exterior Wall 1	26	Aluminum Sidng	Parcel Id		C		Owne 0.0
Exterior Wall 2	21	Stone/Masonry			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			270,046	
Interior Flr 2	14	Carpet	Year Built			1951	
Heat Fuel	02	Oil	Effective Year Built				
Heat Type:	05	Hot Water	Depreciation Code			A	
AC Type:	01	None	Remodel Rating				
Total Bedrooms	03	3 Bedrooms	Year Remodeled				
Full Baths	2	2 Full	Depreciation %			27	
Half Baths	0		Functional Obsol			0	
Total Xtra Fixtrs			External Obsol			0	
Total Rooms:	8	8 Rooms	Trend Factor			1	
Bath Style:	02	Average	Condition				
Kitchen Style:	02	Average	Condition %				
Xtra Kitchens:			Percent Good			73	
			RCNLD			197,100	
			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
FPL2	1.5 STORY C	B	1	3000.00	1989		73		0.00	2,200
FGR2	GARAGE-GO	L	400	30.00	1988		60		0.00	7,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	881	881		140.87	124,106
FBM	Basement, Finished	0	881		63.32	55,785
FHS	Half Story, Finished	529	881		84.59	74,520
FOP	Porch, Open	0	20		28.17	563
WDK	Deck, Wood	0	357		14.21	5,071
Ttl Gross Liv / Lease Area		1,410	3,020			260,045

