Property Location 23 SUNNYSIDE CIR | Map ID 46/ 449/ 38/ / | Bldg Name | State Use 1010
Vision ID 4329 | Account # 03039.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/5/2025 9:13:46

## CURRENT OWNER

MARTIN RONA A

23 SUNNYSIDE CIR

WINDSOR CT 06095

## TOPO / UTILITIES / STRT / ROAD / LOCATION

| TOPO | UTILITIES | STRT / ROAD | LOCATION |
|---|---|---|---|
| 1 Level | 2 Public Water | 1 Paved | |
| | 3 Public Sewer | | |

## SUPPLEMENTAL DATA

| | | | |
|---|---|---|---|
| Alt Prcl ID | 3039 | CTRACT | 4731.00 |
| INC: | | CBLOCK | 916 |
| GH | | FIRE DIST | |
| | | TIF DIST | |
| 2023 Phas | 140735 | GL YEAR | 2005 |
| GIS ID | 3039 | Assoc Pid# | |

## CURRENT ASSESSMENT

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RES LAND | 1-1 | 73,100 | 51,170 |
| DWELLING | 1-3 | 175,600 | 122,920 |
| RES OUTBL | 1-4 | 3,300 | 2,310 |
| | Total | 252,000 | 176,400 |

6164

WINDSOR, CT

**VISION**

## RECORD OF OWNERSHIP

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| MARTIN RONA A | 1799 | 0055 | 07-17-2014 | Q | I | 125,000 | 00 |
| ALVES ALICE P | 1536 | 0062 | 01-26-2006 | U | I | 0 | 2 |
| ALVES ALICE P & GEORGE | 0130 | 0635 | 06-27-1950 | | | 0 | |

## PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2024 | 1-1 | 51,170 | 2023 | 1-1 | 51,170 | 2023 | 1-1 | 51,170 |
| | 1-3 | 122,920 | | 1-3 | 122,920 | | 1-3 | 122,920 |
| | 1-4 | 2,310 | | 1-4 | 2,310 | | 1-4 | 2,310 |
| | Total | 176,400 | | Total | 176,400 | | Total | 176,400 |

## EXEMPTIONS

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | 0.00 |

## OTHER ASSESSMENTS

| Code | Description | Number | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

## ASSESSING NEIGHBORHOOD

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 4 | | | | |

## NOTES

03039.00 TAN

0046-0449-0038

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 173,400 |
| Appraised Xf (B) Value (Bldg) | 2,200 |
| Appraised Ob (B) Value (Bldg) | 3,300 |
| Appraised Land Value (Bldg) | 73,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 252,000 |
| Valuation Method | C |
| Total Appraised Parcel Value | 252,000 |

## BUILDING PERMIT RECORD

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|

## VISIT / CHANGE HISTORY

| Date | Id | Type | Is | Cd | Purpost/Result |
|---|---|---|---|---|---|
| 08-11-2023 | DM | | | 56 | Data Mail Chg Vision (202 |
| 08-07-2023 | BG | | | 14 | Field Review No Change |
| 05-29-2013 | DM | | | 50 | Mailer Return |
| 05-01-1999 | | | | 50 | Mailer Return |
| 03-01-1999 | | | | 51 | 1st DM Sent |
| 03-22-1988 | CH | | | 00 | Measur+Listed |

## 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 | | 0.280 | AC | 100,000.00 | 2.90000 | 1 | 1.00 | 4 | 0.900 | | | 1.0000 | | 73,100 |
| | | | | Total Card Land Units | 0.280 | AC | Parcel Total Land Area | | | 0.280 | | | | | | Total Land Value | 73,100 |

Property Location 23 SUNNYSIDE CIR | Map ID 46/ 449/ 38/ / | Bldg Name | State Use 1010
Vision ID 4329 | Account # 03039.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style: | 04 | Cape Cod |
| Model | 01 | Residential |
| Grade: | 03 | Average |
| Stories: | 1.5 | 1 1/2 Stories |
| Occupancy | 1 | |
| Exterior Wall 1 | 25 | Vinyl Siding |
| Exterior Wall 2 | | |
| Roof Structure: | 03 | Gable |
| Roof Cover | 03 | Asphalt |
| Interior Wall 1 | 03 | Plastered |
| Interior Wall 2 | | |
| Interior Flr 1 | 14 | Carpet |
| Interior Flr 2 | | |
| Heat Fuel | 02 | Oil |
| Heat Type: | 05 | Hot Water |
| AC Type: | 01 | None |
| Total Bedrooms | 03 | 3 Bedrooms |
| Full Baths | 2 | 2 |
| Half Baths | 0 | |
| Total Xtra Fixtrs | | |
| Total Rooms: | 6 | 6 Rooms |
| Bath Style: | 02 | Average |
| Kitchen Style: | 02 | Average |
| Xtra Kitchens: | | |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|---|---|---|
| | | |

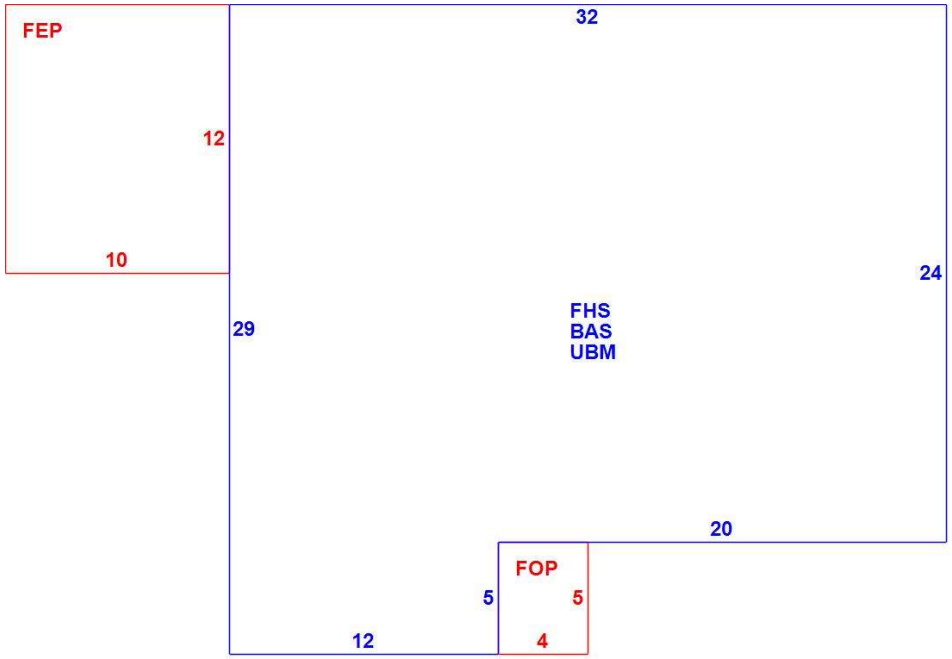
## CONDO DATA

| Parcel Id | | C | | Owne | 0.0 |
|---|---|---|---|---|---|
| | | B | | S | |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Unit Style | | | |
| Unit Locn | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Building Value New | 237,481 |
| Year Built | 1951 |
| Effective Year Built | |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 27 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 73 |
| RCNLD | 173,400 |
| 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 |
| FGR1 | GARAGE-AVE | L | 320 | 23.00 | 2003 | | 45 | | 0.00 | 3,300 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 828 | 828 | | 145.17 | 120,201 |
| FEP | Porch, Enclosed | 0 | 120 | | 87.10 | 10,452 |
| FHS | Half Story, Finished | 497 | 828 | | 87.14 | 72,149 |
| FOP | Porch, Open | 0 | 20 | | 29.03 | 581 |
| UBM | Basement, Unfinished | 0 | 828 | | 29.10 | 24,098 |
| | Ttl Gross Liv / Lease Area | 1,325 | 2,624 | | | 227,481 |