

State Use 1010
Print Date 5/6/2025 8:22:03

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																
GRABNER CHRISTIAN ALLAN & TWORZYDLO HEATHER MARIE JS 709 STONE RD WINDSOR CT 06095				2	High			1	Paved			Description		Code	Appraised		Assessed		6164 WINDSOR, CT									
												RES LAND	1-1	85,700		59,990												
												DWELLING	1-3	197,900		138,530												
				SUPPLEMENTAL DATA										RES OUTBL	1-4	700		490										
				Alt Prcl ID 3927						CTRACT 4735.02																		
INC: GH						CBLOCK 202																						
2023 Phas 164430						FIRE DIST																						
						TIF DIST																						
						GL YEAR																						
GIS ID 3927						Assoc Pid#						Total		284,300		199,010												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
GRABNER CHRISTIAN ALLAN & LITWIN JUSTIN GUILLLOTTE PATRICK & MICHELLE JS HARTWELL STEVEN & CATHERINE JT EDER ROGER C &				1979	1161	05-05-2025	Q	I	375,500		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed								
				1905	0473	02-12-2021	Q	I	228,000		00	2024	1-1	59,990	2023	1-1	59,990	2023	1-1	59,990								
				1875	0823	06-28-2019	Q	I	203,000		00		1-3	138,530		1-3	138,530		1-3	138,530								
				0846	0232	08-15-1991	Q	I	145,500		00		1-4	490		1-4	490		1-4	490								
				0682	0300	03-28-1988	Q	I	150,500		00	Total		199,010		Total		199,010		Total		199,010						
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																								
ASSESSING NEIGHBORHOOD																												
Nbhd			Nbhd Name			B			Tracing			Batch			APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 195,900 Appraised Xf (B) Value (Bldg) 2,000 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 85,700 Special Land Value 0 Total Appraised Parcel Value 284,300 Valuation Method C Total Appraised Parcel Value 284,300													
4																												
NOTES																												
03927.00 GREEN																												
0003-0147-0102																												
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-021189		10-01-2002		RS	Residential										CAC		04-02-2025		PK			97	MLS Review					
																	06-23-2023		BG			15	Field Review Change					
																	05-30-2019		WS			97	MLS Review					
																	05-22-2013		DM			50	Mailer Return					
																	04-11-2003		SK			50	Mailer Return					
																	02-14-2003		SK			51	1st DM Sent					
																	12-10-2002		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	1010	Single Fam		AA			0.630	AC	100,000.00		1.511111	1	1.00	4	0.900					1.0000	85,700							
Total Card Land Units							0.630	AC	Parcel Total Land Area 0.630					Total Land Value							85,700							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	26	Aluminum Sidng			
Exterior Wall 2					
Roof Structure:	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Full Baths	1	1			
Half Baths	1	1			
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Xtra Kitchens:					

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
FPL1	FIREPLACE 1	B	1	2600.00	1994		78		0.00	2,000
SHD1	SHED FRAME	L	120	12.00	2019		51		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,300	1,300		126.12	163,956
FBM	Basement, Finished	0	866		56.80	49,187
FGR	Garage	0	288		50.36	14,504
FOP	Porch, Open	0	200		25.22	5,045
UBM	Basement, Unfinished	0	434		25.28	10,972
Ttl Gross Liv / Lease Area		1,300	3,088			243,664

