

State Use 1010
Print Date 2/5/2025 1:50:21

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							6164 WINDSOR, CT VISION										
RITCHIE MARK & HEIDI L 26 HICKORY DR WINDSOR CT 06095				2 High				1 Paved				Description		Code	Appraised		Assessed												
												RES LAND		1-1	90,000		63,000												
												RES EXCES		1-2	3,500		2,450												
				SUPPLEMENTAL DATA								DWELLING		1-3	187,600		131,320												
				Alt Prcl ID 7928 INC: GH 2023 Phas 167160 GIS ID 7928				CTRACT 4735.02 CBLOCK 214 FIRE DIST TIF DIST GL YEAR Assoc Pid#				RES OUTBL		1-4	3,400		2,380												
												Total		284,500		199,150													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
RITCHIE MARK & HEIDI L TOMKIEL DEAN JOHN TOMKIEL JOHN E TOMKIEL JOHN E & ANTHONY TOMKIEL JOHN E & TOMKIEL ANTHONY &				1836 0170		11-03-2016		U		I		155,000		25		Year	Code	Assessed		Year	Code	Assessed V		Year	Code	Assessed			
				1836 0169		11-03-2016		U		I		0		4		2024	1-1	63,000		2023	1-1	63,000		2023	1-1	63,000			
				1792 0013		03-17-2014		U		I		0		10			1-2	2,450			1-2	2,450			1-2	2,450			
				1673 0775		10-22-2009		U		I		0					1-3	131,320			1-3	131,320			1-3	131,320			
				1493 0742		03-24-2005		U		I		0		2			1-4	2,380			1-4	2,380			1-4	2,380			
				Total										Total	199,150		Total		199,150		Total		199,150						
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								APPRaised VALUE SUMMARY															
Nbhd		Nbhd Name			B		Tracing		Batch		Appraised Bldg. Value (Card)														185,700				
4											Appraised Xf (B) Value (Bldg)														1,900				
														Appraised Ob (B) Value (Bldg)														3,400	
														Appraised Land Value (Bldg)														93,500	
														Special Land Value														0	
														Total Appraised Parcel Value														284,500	
														Valuation Method														C	
														Total Appraised Parcel Value														284,500	
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						
E-162987		11-16-2016		RS	Residential				08-23-2017		0				GENERATOR		06-30-2023		BG			14	Field Review No Change						
B-162931		11-04-2016		RS	Residential				08-23-2017		0				SHED		03-02-2018		WS			54	Data Mail Chg (2018)						
														08-23-2017		WS						20		Bldg Permit Insp					
														04-21-2017		WS						50		Mailer Return					
														05-01-1999								50		Mailer Return					
														03-01-1999								51		1st DM Sent					
														05-05-1988		AC				OO		OO							
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		A		1.000 AC		100,000.00	1.00000	1	1.00	4	0.900							1.0000	90,000								
1	1010	Single Fam		A		0.370 AC		9,400.00	1.00000	0	1.00		1.000							1.0000	3,500								
Total Card Land Units						1.370 AC		Parcel Total Land Area 1.370							Total Land Value					93,500									

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					CONDO DATA					
Exterior Wall 1	14		Wood Shingle			Parcel Id		C		Owne	0.0
Exterior Wall 2									B		S
Roof Structure:	03		Gable			Adjust Type	Code	Description			Factor%
Roof Cover	03		Asphalt			Unit Style					
Interior Wall 1	05		Drywall			Unit Locn					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	14		Carpet			Building Value New			254,435		
Interior Flr 2	12		Hardwood			Year Built			1958		
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:	5		5 Rooms			Trend Factor			1		
Bath Style:	02		Average			Condition					
Kitchen Style:	02		Average			Condition %					
Xtra Kitchens:						Percent Good			73		
						RCNLD			185,700		
						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	
FPL1	FIREPLACE 1	B	1	2600.00	1990		73		0.00	1,900	
SHD1	SHED FRAME	L	288	12.00	2017		99		0.00	3,400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
BAS	First Floor			1,323	1,323		117.63		155,624		
FBM	Basement, Finished			0	662		52.95		35,054		
FEP	Porch, Enclosed			0	130		70.58		9,175		
FGR	Garage			0	588		47.01		27,643		
UBM	Basement, Unfinished			0	661		23.49		15,527		
UOP	Porch, Open			0	80		17.64		1,412		
Ttl Gross Liv / Lease Area				1,323	3,444				244,435		