

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								6164 WINDSOR, CT VISION									
BROWN RAY 382 ROOD AVE WINDSORCT06095		1	Level	2	Public Water	1	Paved			Description	Code	Appraised	Assessed														
				3	Public Sewer					RES LAND	1-1	74,200	51,940														
										DWELLING	1-3	139,100	97,370														
										RES OUTBL	1-4	4,500	3,150														
SUPPLEMENTAL DATA																											
Alt Prcl ID2498 INC: GH 2023 Phas130375 GIS ID2498						CTRACT4731.00 CBLOCK0 FIRE DIST TIF DIST GL YEAR Assoc Pid#																					
										Total		217,800		152,460													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
BROWN RAY RIBEIRO JOHN G ZAWADA HELEN K ZAWADA CHESTER & HELEN K JS				19741125		01-03-2025		Q		I		305,000		00		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				19660653		07-01-2024		Q		I		220,000		00		2024	1-1	51,940	2023	1-1	51,940	2023	1-1	51,940			
				08290213		04-04-1991		U		V		0		10			1-3	97,370		1-3	100,240		1-3	100,240			
				02130036		03-26-1968						0					1-4	3,150		1-4	3,150		1-4	3,150			
										Total		152,460		Total		155,330		Total		155,330							
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													
NbhdNbhd NameBTracingBatch						Appraised Bldg. Value (Card)137,300																					
						Appraised Xf (B) Value (Bldg)1,800																					
4						Appraised Ob (B) Value (Bldg)4,500																					
						Appraised Land Value (Bldg)74,200																					
NOTES 02498.00 WHITE 0057-0031-0106						Special Land Value0																					
						Total Appraised Parcel Value217,800																					
						Valuation MethodC																					
						Total Appraised Parcel Value217,800																					
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										
												07-02-2024	PK			97	MLS Review										
												07-28-2023	BG			15	Field Review Change										
												05-30-2013	LL			13	Desk Review Data Mailer										
												12-09-2008	SS			40	No change										
												05-01-1999				50	Mailer Return										
												03-01-1999				51	1st DM Sent										
												01-10-1990	JS			43	Change - Reinspection Rer										
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		0.420AC	100,000.00	2.06666	1	0.95	4	0.900	WET LANDS			1.0000		74,200										
Total Card Land Units					0.420AC	Parcel Total Land Area					0.420	Total Land Value					74,200										

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	26		Aluminum Sidng			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	03		Plastered			Unit Locn					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	12		Hardwood			Building Value New				201,839	
Interior Flr 2											
Heat Fuel	02		Oil								
Heat Type:	05		Hot Water								
AC Type:	01		None			Year Built				1950	
Total Bedrooms	03		3 Bedrooms			Effective Year Built					
Full Baths	1		1 Full			Depreciation Code				F	
Half Baths	0					Remodel Rating					
Total Xtra Fixtrs						Year Remodeled					
Total Rooms:	5		5 Rooms			Depreciation %				32	
Bath Style:	01		Below Average			Functional Obsol				0	
Kitchen Style:	01		Below Average			External Obsol				0	
Xtra Kitchens:						Trend Factor				1	
						Condition					
						Condition %					
						Percent Good				68	
						RCNLD				137,300	
						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	1989		68		0.00	1,800	
SHD1	SHED FRAME	L	120	12.00	2003		60		0.00	900	
FGR1	GARAGE-AVE	L	264	23.00	2003		60		0.00	3,600	