

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								6164 WINDSOR, CT VISION					
SAI REALTY LLC 28 MAIN ST FARMINGTONCT06032		1	Level	2	Public Water	1	Paved			Description	Code	Appraised	Assessed										
				3	Public Sewer					RES LAND	1-1	77,800	54,460										
										DWELLING	1-3	156,400	109,480										
										RES OUTBL	1-4	700	490										
SUPPLEMENTAL DATA																							
Alt Prcl ID2533 INC: GH 2023 Phas135345 GIS ID2533						CTRACT4731.00 CBLOCK0 FIRE DIST TIF DIST GL YEAR Assoc Pid#																	
										Total		234,900		164,430									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
SAI REALTY LLC GUAY DOUGLAS A GUAY DOUGLAS A & HELEN P JS				1982	0956	07-01-2025	Q	I	260,000		00												
				1982	0952	07-01-2025	U	I	0		10	2024	1-1	54,460	2023	1-1	54,460	2023	1-1	54,460			
				0245	0273	08-29-1972	U	V	0				1-3	109,480		1-3	109,480		1-3	109,480			
													1-4	490		1-4	490		1-4	490			
										Total		164,430		Total		164,430		Total		164,430			
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)								156,400			
4												Appraised Xf (B) Value (Bldg)								0			
02533.00 GOLD 0057-0440-0036												Appraised Ob (B) Value (Bldg)								700			
												Appraised Land Value (Bldg)								77,800			
												Special Land Value								0			
												Total Appraised Parcel Value								234,900			
												Valuation Method								C			
												Total Appraised Parcel Value								234,900			
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						
B-24-488	07-10-2024	BP		10,206				?tear off?two layers?of all old r				06-10-2025	PK			97	MLS Review						
												08-09-2023	DM			50	Mailer Return						
												07-28-2023	BG			14	Field Review No Change						
												04-09-2013	DM			50	Mailer Return						
												05-01-1999				50	Mailer Return						
												03-01-1999				51	1st DM Sent						
												03-15-1988	PL			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	R13		0.410 AC	100,000.00	2.10731	1	1.00	4	0.900				1.0000		77,800						
Total Card Land Units					0.410 AC	Parcel Total Land Area					0.410	Total Land Value							77,800				

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	05		Drywall			Unit Locn					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	14		Carpet			Building Value New				214,185	
Interior Flr 2											
Heat Fuel	02		Oil								
Heat Type:	05		Hot Water								
AC Type:	01		None			Year Built				1954	
Total Bedrooms	03		3 Bedrooms			Effective Year Built					
Full Baths	1		1 Full			Depreciation Code				A	
Half Baths	1		1 Full			Remodel Rating					
Total Xtra Fixtrs						Year Remodeled					
Total Rooms:	6		6 Rooms			Depreciation %				27	
Bath Style:	02		Average			Functional Obsol				0	
Kitchen Style:	02		Average			External Obsol				0	
Xtra Kitchens:						Trend Factor				1	
						Condition					
						Condition %					
						Percent Good				73	
						RCNLD				156,400	
						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	
SHD1	SHED FRAME	L	80	12.00	2003		75		0.00	700	
</											

UBM
(550 sf)
 FBM
(550 sf)

