

State Use 1010
Print Date 3/5/2025 8:46:28

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT												
GEDDES KAYDIAN & KAYDEAN JS 17 RAVINE RD WINDSOR CT 06095				1	Level	2	Public Water	1	Paved			Description		Code	Appraised		Assessed		6164 WINDSOR, CT					
										RES LAND		1-1	98,900		69,230									
										DWELLING		1-3	222,600		155,820									
				SUPPLEMENTAL DATA																VISION				
				Alt Prcl ID 7214 INC: GH						CTRACT 4736.01 CBLOCK 934 FIRE DIST TIF DIST GL YEAR														
2023 Phas 189105 GIS ID 7214						Assoc Pid#				Total		321,500		225,050										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
GEDDES KAYDIAN & KAYDEAN JS GEDDES KAYDIAN LAMENZO JOHN M & SHEILA E JT LAMENZO SHEILA E LAMENZO JOHN M + SHEILA E JS				1977	0071	03-04-2025	U	I	0		2	Year		Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				1976	1047	02-26-2025	Q	I	390,000		00	2024	1-1	69,230	2023	1-1	69,230	2023	1-1	69,230				
				1230	0329	05-22-2000	U	I	0		2		1-3	155,820		1-3	155,820		1-3	155,820				
				0711	0042	09-09-1988			0															
				0248	0107	10-16-1972			0															
				Total								Total		225,050	Total		225,050	Total		225,050				
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														
6																								
NOTES																								
07214.00 WOOD/BROWN 0063-0441-0108												Appraised Bldg. Value (Card)								220,600				
												Appraised Xf (B) Value (Bldg)								2,000				
												Appraised Ob (B) Value (Bldg)								0				
												Appraised Land Value (Bldg)								98,900				
												Special Land Value								0				
												Total Appraised Parcel Value								321,500				
												Valuation Method								C				
												Total Appraised Parcel Value								321,500				
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		
H-040895		04-26-2004		RS	Residential										CAC		08-02-2023	DM			50	Mailer Return		
																	07-27-2023	SR			15	Field Review Change		
																	05-30-2013	LL			13	Desk Review Data Mailer		
																	11-03-2004	WS			01	Measur+1Visit		
																	05-01-1999				50	Mailer Return		
																	03-01-1999				51	1st DM Sent		
																	04-05-1988	CN			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		AA		0.560	AC	100,000.00	1.65000	1	1.00	6	1.070					1.0000		98,900				
Total Card Land Units						0.560	AC	Parcel Total Land Area 0.560						Total Land Value						98,900				

Property Location 17 RAVINE RD
Vision ID 7601 Account # 07214.00

Map ID 63/ 441/ 108/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description		
Style:	08	Raised 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	12	Hardwood	Building Value New			290,262	
Interior Flr 2	14	Carpet					
Heat Fuel	02	Oil					
Heat Type:	05	Hot Water					
AC Type:	03	Central	Year Built			1973	
Total Bedrooms	03	3 Bedrooms	Effective Year Built				
Full Baths	2	2 Full	Depreciation Code			A	
Half Baths	1	1 Full	Remodel Rating				
Total Xtra Fixtrs			Year Remodeled				
Total Rooms:	7	7 Rooms	Depreciation %			24	
Bath Style:	02	Average	Functional Obsol			0	
Kitchen Style:	02	Average	External Obsol			0	
Xtra Kitchens:			Trend Factor			1	
			Condition				
			Condition %				
			Percent Good			76	
			RCNLD			220,600	
			Dep % Ovr				
			Dep Ovr Comment				
			Misc Imp Ovr				
			Misc Imp Ovr Comment				
			Cost to Cure Ovr				
			Cost to Cure Ovr Comment				