

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6164 WINDSOR, CT VISION					
ERNEST CARLOS & GARCIAAUDRE 100 SPRING ST WINDSOR CT 06095				1	Level	2	Public Water	1	Paved			Description RES LAND DWELLING RES OUTBL		Code 1-1 1-3 1-4		Appraised 78,100 154,800 20,200				Assessed 54,670 108,360 14,140			
						3	Public Sewer																
						4	Gas																
				SUPPLEMENTAL DATA																			
				Alt Prcl ID 4761 INC: GH 2023 Phas 151760 GIS ID 4761				CTRACT 4734.00 CBLOCK 203 FIRE DIST 2 TIF DIST GL YEAR Assoc Pid#				Total		253,100		177,170							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
ERNEST CARLOS & GARCIAAUDREY JT PINCKNEY KENNETH D & PINCKNEY KENNETH D & GOZZO WILLIAM J &				1978	0995	04-14-2025	Q	I	432,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				1105	0287	01-06-1997	U	I	0		4	2024	1-1	54,670	2023	1-1	54,670	2023	1-1	54,670			
				1003	0342	05-23-1994	Q	I	146,900		00		1-3	102,340		1-3	102,340		1-3	102,340			
				0442	0128	03-21-1983			0				1-4	14,140		1-4	14,140		1-4	14,140			
												Total	171,150	Total	171,150	Total	171,150	Total	171,150				
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																			
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 152,800 Appraised Xf (B) Value (Bldg) 2,000 Appraised Ob (B) Value (Bldg) 20,200 Appraised Land Value (Bldg) 78,100 Special Land Value 0 Total Appraised Parcel Value 253,100 Valuation Method C Total Appraised Parcel Value 253,100											
Nbhd		Nbhd Name			B		Tracing			Batch													
7																							
NOTES																							
04761.00 GREY 0065-0089-0006																							
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						
P-222978	08-25-2022	PL	Plumbing	14,005	09-07-2018	0		BATH RENO SHEETROCK/FLOOR REPAI WIRE BATH RENOVATION DETACHED GARAGE				08-17-2023	BG			15	Field Review Change						
B-222977	08-25-2022	RE	Renovation	5,800								08-01-2023	DM			50	Mailer Return						
E-222500	07-11-2022	EL	Electric	950								09-07-2018	WS			20	Bldg Permit Insp						
B-171272	05-18-2017	RS	Residential									04-30-2013	DM			50	Mailer Return						
												05-01-1999				50	Mailer Return						
												03-01-1999				51	1st DM Sent						
												03-31-1988	AC			00	Measur+Listed						
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	R8		0.160	AC	100,000.00	4.43750	1	1.00	7	1.100				1.0000		78,100					
Total Card Land Units					0.160	AC	Parcel Total Land Area			0.160	Total Land Value						78,100						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description			
Style:	05	Bungalow						
Model	01	Residential						
Grade:	03	Average						
Stories:	1.25	1 1/4 Stories						
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			201,079		
Interior Flr 2								
Heat Fuel	03	Gas						
Heat Type:	05	Hot Water						
AC Type:	01	None	Year Built			1923		
Total Bedrooms	04	4 Bedrooms	Effective Year Built					
Full Baths	2	2 Full	Depreciation Code			G		
Half Baths	1	1 Full	Remodel Rating					
Total Xtra Fixtrs			Year Remodeled					
Total Rooms:	6	6 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			152,800		
			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		76		0.00	2,000
SHD1	SHED FRAME	L	96	12.00	2003		45		0.00	500
FGR5	W/LOFT GOO	L	616	32.00	2018		100		0.00	19,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	952	952		104.65	99,627
FEP	Porch, Enclosed	0	104		62.39	6,488
FHS	Half Story, Finished	571	952		62.77	59,755
FOP	Porch, Open	0	136		20.78	2,826
UBM	Basement, Unfinished	0	952		20.89	19,884
Totl Gross Liv / Lease Area		1,523	3,096			188,580

