

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6164 WINDSOR, CT VISION					
144 POQUONOCK AVENUE LLC				1	Level	2	Public Water	1	Paved			Description		Code	Appraised		Assessed						
						3	Public Sewer					COM LAND	2-1	141,800		99,260							
						4	Gas					COM BLDG	2-2	74,300		52,010							
616 SOUTH ST				SUPPLEMENTAL DATA								COM OUTBL	2-5	7,500		5,250							
				Alt Prcl ID 4448						CTRACT 4734.00													
				INC:						CBLOCK 104													
				GH						FIRE DIST 2													
				2023 Phas 156520						TIF DIST 4													
SUFFIELD CT 06078				GIS ID 4448						Assoc Pid#		Total		223,600		156,520							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
144 POQUONOCK AVENUE LLC MAHMOOD RAZIB LARSENS HARDWARE INC				1979	0192	04-17-2025		U	I	340,000		25	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				1949	0721	04-21-2023		U	I	160,000		25	2024	2-1	99,260	2023	2-1	99,260	2023	2-1	99,260		
				0210	0696	10-16-1967	U	V	0					2-2	52,010		2-2	52,010		2-2	52,010		
																						2-5	5,250
Total		156,520		Total		156,520		Total		156,520													
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		Sub	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)										73,700		
700		A									Appraised Xf (B) Value (Bldg)										600		
NOTES LARSENS HARDWARE 04448.00 65-96-52-5 0065-0096-0052-53 3 RETAIL 1 APT/BLD ANGLED FUNC=BLDLOT 10% BTR89 8% SKETCH CORRECTED 10/95 LAND VALUE=BAA96 BAA97 AYB=HS LUCINDAS BREADS I&E PENALTY 2012												Appraised Ob (B) Value (Bldg)										7,500	
												Appraised Land Value (Bldg)										141,800	
												Special Land Value										0	
												Total Appraised Parcel Value										223,600	
												Valuation Method										I	
Total Appraised Parcel Value																223,600							
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-23-567	09-18-2023	BP	Renovation	11,300		0		Remove & Replace West Side				10-01-2022	LL			64	I & E PENALTY						
B-23-456	09-18-2023	RE		18,640		0		Demolition entire sheetrock,an				12-04-2019	LL			64	I & E PENALTY						
B-23-303	05-31-2023	BP		38,500		0		Removal existing Roof* (Type				09-24-2015	LL			01	Measur+1Visit						
												02-26-1988	37			20	Bldg Permit Insp						
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value					
1	3080	Com/Res Mix Us	B2		0.400	AC	85,700.00	1.70070	C	1.00	700	2.400	BAA96TOPO/WET				0		139,900				
1	3080	Com/Res Mix Us	B2		0.850	AC	9,400.00	1.00000	0	0.10	700	2.400					0		1,900				
Total Card Land Units					1.250	AC	Parcel Total Land Area: 1.250					Total Land Value							141,800				

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style:		80	Retail/Apt Com										
Model		94	Comm/Ind										
Grade		03	Average										
Stories:		2	2 Stories										
Occupancy									MIXED USE				
Exterior Wall 1		26	Aluminum Sidng				Code		Description		Percentage		
Exterior Wall 2		15	Concrete/Block				3080		Com/Res Mix Use		100		
Roof Structure		03	Gable								0		
Roof Cover		03	Asphalt								0		
Interior Wall 1		03	Plastered										
Interior Wall 2		05	Drywall										
Interior Floor 1		05	Vinyl				RCN				865,034		
Interior Floor 2													
Heating Fuel		03	Gas				Year Built				1869		
Heating Type		05	Hot Water				Effective Year Built						
AC Type		01	None				Depreciation Code				P		
Bldg Use		3080	Com/Res Mix Use				Remodel Rating						
Total Rooms							Year Remodeled						
Total Bedrms		00					Depreciation %				44		
Total Baths		2					Functional Obsol				25		
Heat/AC		00	None				External Obsol				20		
Frame Type		03	Masonry				Trend Factor				1		
Baths/Plumbing		02	Average				Condition						
Ceiling/Wall		06	Ceil & Walls				Condition %						
Rooms/Prtns		02	Average				Percent Good				11		
Wall Height		10.00					Cns Sect Rcnlld				95,200		
% Conn Wall		0.00					Dep % Ovr						
1st Floor Use:		322C					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	Descripti	Sub	Sub Ty	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Ad	Appr. V	
PAV1	PAVING-			L	6,000	2.50	1988		50		0.00	7,500	
A/C	AIR CO			B	2,030	2.50	1974		11		0.00	600	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description					Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
APT	Apartment					1,740	1,740		76.81	133,649			
BAS	First Floor					6,028	6,028		76.81	463,011			
CAN	Canopy					0	294		15.41	4,532			
FEP	Porch, Enclosed					0	32		45.61	1,459			
UBM	Basement, Unfinished					0	6,028		26.89	162,069			
UEP	Porch, Enclosed					0	20		38.41	768			
UST	Utility, Storage					0	4,320		23.04	99,546			
Ttl Gross Liv / Lease Area						7,768	18,462			865,034			