

State Use 1010
Print Date 06-26-2025 12:3

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																	
LACHANCE NICHOLAS 28 CAPEN ST WINDSOR CT 06095				1	Level	2	Public Water	1	Paved			Description		Code	Appraised		Assessed		6164 WINDSOR, CT VISION										
						3	Public Sewer					RES LAND	1-1	79,000		55,300													
						4	Gas					DWELLING	1-3	195,300		136,710													
				SUPPLEMENTAL DATA								RES OUTBL	1-4	3,000		2,100													
				Alt Prcl ID 4210 INC: GH				CTRACT 4734.00 CBLOCK 210 FIRE DIST 2 TIF DIST GL YEAR																					
				2023 Phas 146265																									
				GIS ID 4210				Assoc Pid#				Total		277,300		194,110													
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
LACHANCE NICHOLAS REDEKAS PROPERTIES LLC DEBEVEC SUSAN J MCKENNEY RANDY P & MORIN FRANKLIN J ESTATE					1982	0228	06-20-2025		Q	I	371,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed							
					1975	0093	01-07-2025		Q	I	287,100		00	2024	1-1	55,300	2023	1-1	55,300	2023	1-1	55,300							
					1329	0457	05-31-2002		U	I	0		2		1-3	116,060		1-3	116,060		1-3	116,060							
					0885	0021	05-21-1992		U	I	110,000		10		1-4	2,100		1-4	2,100		1-4	2,100							
					0885	0020	05-21-1992		U	I	0		10																
					Total		0.00						Total		173,460		Total		173,460		Total		173,460						
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													
Nbhd			Nbhd Name			B			Tracing			Batch			Appraised Bldg. Value (Card)							192,700							
5															Appraised Xf (B) Value (Bldg)							2,600							
															Appraised Ob (B) Value (Bldg)							3,000							
															Appraised Land Value (Bldg)							79,000							
															Special Land Value							0							
															Total Appraised Parcel Value							277,300							
															Valuation Method							C							
															Total Appraised Parcel Value							277,300							
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						
																	03-19-2025		PK			97	MLS Review						
																	08-15-2023		BG			15	Field Review Change						
																	04-16-2013		DM			50	Mailer Return						
																	04-10-2003		SK			50	Mailer Return						
																	02-14-2003		SK			51	1st DM Sent						
																	02-14-2003		SK			51	1st DM Sent						
																	06-01-1999					52	2nd DM Sent						
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		R11		0.240	AC	100,000.00	3.29166	1	1.00	5	1.000						1.0000		79,000								
Total Card Land Units						0.240	AC	Parcel Total Land Area				0.240					Total Land Value						79,000						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description		
Style:	03	Colonial					
Model	01	Residential					
Grade:	03	Average					
Stories:	2	2 Stories					
Occupancy	1		CONDO DATA				
Exterior Wall 1	11	Clapboard	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			240,935	
Interior Flr 2							
Heat Fuel	03	Gas	Year Built			1920	
Heat Type:	05	Hot Water	Effective Year Built				
AC Type:	01	None	Depreciation Code			A	
Total Bedrooms	03	3 Bedrooms	Remodel Rating			KB	
Full Baths	1	1 Full	Year Remodeled			2025	
Half Baths	1	1 Full	Depreciation %			20	
Total Xtra Fixtrs			Functional Obsol			0	
Total Rooms:	7	7 Rooms	External Obsol			0	
Bath Style:	02	Average	Trend Factor			1	
Kitchen Style:	02	Average	Condition				
Xtra Kitchens:			Condition %				
			Percent Good			80	
			RCNLD			192,700	
			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
FPL3	2 STORY CHI	B	1	3300.00	1988		80		0.00	2,600
FGR1	GARAGE-AVE	L	216	23.00	2003		60		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	780	780		134.39	104,824
FEP	Porch, Enclosed	0	56		81.59	4,569
FOP	Porch, Open	0	116		26.65	3,091
FUS	Upper Story, Finished	676	676		134.39	90,848
UAT	Attic, Unfinished	0	676		13.52	9,139
UBM	Basement, Unfinished	0	780		26.88	20,965

Ttl Gross Liv / Lease Area	1,456	3,084		233,436
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