

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT									
MESSENGER THOMAS J 32 LAWNACRE RD WINDSOR LOCKS, CT 06096 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value			
																				RESIDNTL.		101		368,400		368,400			
																				RES LAND		101		91,900		91,900			
																				RESIDNTL.		101		16,000		16,000			
SUPPLEMENTAL DATA																VISION													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388691_2842904										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																			
Total																								476,300		476,300			
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
MESSENGER THOMAS J GOLDSTEIN RONALD I, GOLDSTEIN RONALD I,				14446/ 219 3706/ 591 0/ 0				08/27/2004 07/03/1972				U U U	V I U	110,000 1 A 0		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
																2016	101	364,400		2015	101	364,400		2014	B	374,100			
																2016	101	88,900		2015	101	88,900		2014	L	91,800			
																2016	101	16,000		2015	101	16,000		2014	O	20,500			
Total:																469,300		Total:		469,300		Total:		486,400					
EXEMPTIONS						OTHER ASSESSMENTS																							
Year	Type	Description				Amount		Code	Description			Number	Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor												
Total:																													
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY											
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch															
0001/A										101				MG															
NOTES																													
SUB DIV 851																		Appraised Bldg. Value (Card)										368,400	
																		Appraised XF (B) Value (Bldg)										0	
																		Appraised OB (L) Value (Bldg)										16,000	
																		Appraised Land Value (Bldg)										91,900	
																		Special Land Value										0	
																		Total Appraised Parcel Value										476,300	
																		Valuation Method:										C	
																		Adjustment:										0	
																		Net Total Appraised Parcel Value										476,300	
BUILDING PERMIT RECORD																VISIT/ CHANGE HISTORY													
Permit ID		Issue Date		Type	Description			Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result								
197		06/07/2006		11	POOL			20,000			0			18' X 35' INGRND		11/04/2010			311	3	MEAS+INSPCTD								
319		10/08/2004		2	DWELLING			306,000			0			OC 9/2/2005		03/02/2007			311	15	PERMIT VISIT								
																03/02/2007			311	15	PERMIT VISIT								
																01/21/2005			311	2	MEASURED								
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value						
1	101	ONE FAM			RA				25,170	SF	3.30	1.2300	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc	.90	3.65	91,900					
Total Card Land Units:										0.58	AC	Parcel Total Land Area:0.58 AC										Total Land Value:					91,900		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	B+		GOOD (+)	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			91.84
Interior Floor 1	3		HARDWOOD	Replace Cost			387,839
Interior Floor 2	4		CARPET				AYB
Heat Fuel	2		GAS	EYB			2009
Heat Type	1		FORCED H/A				GD
AC Type	03		Full	Remodel Rating			
Bedrooms	4						Year Remodeled
Full Baths	2			Dep %			5
Half Baths	1						Functional Obslnc
Extra Fixtures	2			External Obslnc			
Total Rooms	8						Cost Trend Factor
Bath Style	G		GOOD	Condition			
Kitchen Style	V		V GOOD				% Complete
Kitchens	1			Overall % Cond			95
Extra Kitchens	0						Apprais Val
Frame	1		WOOD	Dep % Ovr			0
Basement Floor	12						Dep Ovr Comment
Bsmt Garage				Misc Imp Ovr			0
Units	1						Misc Imp Ovr Comment
WS Flues				Cost to Cure Ovr			0
FBM Quality							Cost to Cure Ovr Comment
Fireplaces	1						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	630	29.00	2006	G		GD	70	16,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,580		18.37	29,021
CFL	CATHEDRAL CE	380	380		94.50	35,909
FFL	1ST FLOOR	1,556	1,556		91.84	142,903
GAR	GARAGE	0	636		36.68	23,327
OFP	OPEN PORCH	0	18		10.20	184
SFL	2ND FLOOR	1,108	1,108		91.84	101,758
TQS	3/4 STORY	540	720		68.88	49,593
WDK	WOOD DECK	0	401		12.83	5,143

Ttl. Gross Liv/Lease Area:		3,584	6,399	4,223		387,839
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