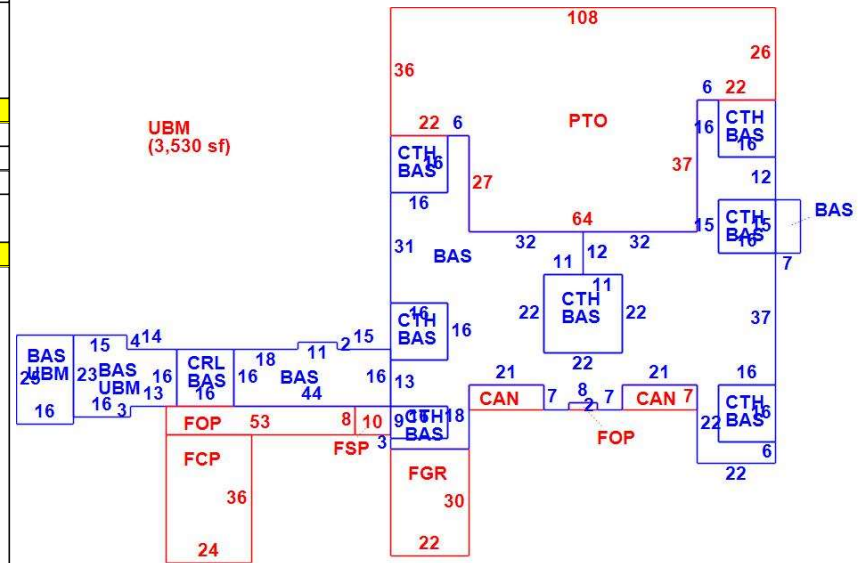


State Use 1010
Print Date 2/1/2026 10:54:25 PM

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description				Element		Cd	Description				
Style:	03	Colonial												
Model	01	Residential												
Grade:	18	S+												
Stories:	1	1 Story												
Occupancy	1					CONDO DATA								
Exterior Wall 1	13	Plywood/T-111				Parcel Id			C		Owne	0.0		
Exterior Wall 2										B		S		
Roof Structure:	08	Irregular				Adjust Type		Code	Description		Factor%			
Roof Cover	11	Slate				Condo Flr								
Interior Wall 1	05	Drywall				Condo Unit								
Interior Wall 2						COST / MARKET VALUATION								
Interior Flr 1	12	Hardwood				Building Value New				7,735,151				
Interior Flr 2						Year Built				1965				
Heat Fuel	03	Gas				Effective Year Built								
Heat Type:	04	Forced Air-Duc				Depreciation Code				7				
AC Type:	03	Central				Remodel Rating								
Total Bedrooms	07	7 Bedrooms				Year Remodeled								
Total Bthrms:	7					Depreciation %				22				
Total Half Baths	3					Functional Obsol				0				
Total Xtra Fixtrs						External Obsol				0				
Total Rooms:	16	16 Rooms				Trend Factor				1				
Bath Style:	04	Good				Condition								
Kitchen Style:	05	Custom				Condition %				78				
FCPZ						Percent Good				6,033,400				
						Cns Sect Rcndld								
						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	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V		
FPL1	1.0 STO			B	1	5000.00	1997		78		0.00	3,900		
SPL6	IGPL G			L	990	87.00	2001		60		0.00	51,700		
SHD1	SHED F			L	256	16.50	2001		90		0.00	3,800		
PCT	PADDL			L	1,800	6.30	2019		100		0.00	11,300		
SPAN	SOLAR			B	90	0.00			78		0.00	0		
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description				Living Area		Floor Area				Unit Cost		Undeprec Value	
BAS	First Floor				9,129		9,129				669.77		6,114,312	
CAN	Canopy				0		294				134.41		39,516	
CRL	Crawl Space				0		256				68.02		17,414	
CTH	Cathedral Ceiling				0		1,892				100.54		190,214	
FCP	Carport				0		864				134.11		115,870	
FGR	Garage				0		660				334.88		221,023	
FOP	Porch, Open, Finished				0		440				133.95		58,940	
FSP	Porch, Screen, Finished				0		80				167.44		13,395	
PTO	Patio				0		5,396				67.03		361,675	
UBM	Basement Unfinished				0		4,502				133.89		602,791	
Ttl Gross Liv / Lease Area					9,129		23,513		11,549		7,735,150			



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6051 FAIRFIELD, CT VISION						
CONNECTICUT CONGRESS LLC C/O CHRISTOPHER BOUCHER, MAN 1155 SW MORRISON ST STE 500 PORTLAND OR 97205-2255				1	Level	5	Well	1	Paved	2	Suburban	Description		Code	Appraised		Assessed							
							6	Septic				X	RES LAND		1-1	943,500					660,450			
												S	RES EXCES		1-2	1,118,900					783,230			
				SUPPLEMENTAL DATA										DWELLING		1-3	6,300,500				4,410,350			
				Alt Prcl ID 00167 00001 00000				Legal		1 AC R LRSN RS		RES OUTBL		1-4	66,800		46,760							
				Assoc.				Descrip		LOT 1 RM 7606														
				Lots				Descrip		RM 7888 COMBI														
				I&E SuppF				Record Ma		7930														
				Notice N				Condo Res																
				Census 604				Assoc Pid#																
				GIS ID 1670010000																				
Total												8,429,700		5,900,790										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
CONNECTICUT CONGRESS LLC VINOGRAD SERGE G & BARBARA JACK BRADLEY HARIS & KARIN S ORISTANO VICTOR & MATTHEW(TRS) ORISTANO JOAN M/EST				5642	0053	02-22-2018	Q	I	2,950,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed				
				2042	0216	09-17-1999	Q	I	2,050,000		U	2025	1-1	660,450	2025	1-1	660,450	2024	1-1	297,570				
				1998	0019	06-08-1999	Q	I	2,000,000		U		1-2	783,230		1-2	783,230		1-2	554,820				
				1656	0283	12-13-1996	U	I	0				1-3	4,410,350		1-3	4,410,350		1-3	1,774,080				
				1651	0242	11-25-1996			0				1-4	46,760		1-4	46,760		1-4	46,760				
Total												5,900,790		Total		5,900,790		Total		2,673,230				
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) 6,296,600 Appraised Xf (B) Value (Bldg) 3,900 Appraised Ob (B) Value (Bldg) 66,800 Appraised Land Value (Bldg) 2,062,400 Special Land Value 0 Total Appraised Parcel Value 8,429,700 Valuation Method C Total Appraised Parcel Value 8,429,700												
Nbhd		Sub	Nbhd Name		B		Tracing			Batch														
0057		A																						
NOTES																								
10/1/22 162973 FNSHINT FOR HOME OFFICE GYM/1.5 BATHS/WETBAR* *PER INSP/PLANS COMPLETE FOR 10/1/22																								
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							
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						
2	1010	Single Fam Resi				SF		1.00000	5	1.00		1.000						0						
Total Card Land Units						SF	Parcel Total Land Area					10.92		Total Land Value					0					

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)																
Element		Cd	Description				Element		Cd	Description			ADMIN SUPPORT BLDG										
Style:	04		Cape											30 FHS BAS 40									
Model	01		Residential																				
Grade:	09		B+																				
Stories:	1.25		1 1/4 Stories																				
Occupancy	1						CONDO DATA																
Exterior Wall 1	06		Board & Batten				Parcel Id		C		Owne	0.0											
Exterior Wall 2										B		S											
Roof Structure:	03		Gable/Hip				Adjust Type	Code	Description		Factor%												
Roof Cover	01		Metal/Tin				Condo Flr																
Interior Wall 1	02		Wall Brd/Wood				Condo Unit																
Interior Wall 2	02		Wall Brd/Wood				COST / MARKET VALUATION																
Interior Flr 1	11		Ceram Clay Til				Building Value New		277,022														
Interior Flr 2	12		Hardwood				Year Built		2021														
Heat Fuel	03		Gas				Effective Year Built																
Heat Type:	04		Forced Air-Duc				Depreciation Code		6														
AC Type:	03		Central				Remodel Rating																
Total Bedrooms	00						Year Remodeled																
Total Bthrms:	1						Depreciation %		0														
Total Half Baths	1						Functional Obsol		5														
Total Xtra Fixtrs	1						External Obsol																
Total Rooms:	5		5 Rooms				Trend Factor		1														
Bath Style:	04		Good				Condition																
Kitchen Style:	04		Good				Condition %																
FCPZ							Percent Good		95														
							Cns Sect Rcnlld		263,200														
							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	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V											
BUILDING SUB-AREA SUMMARY SECTION																							
Code	Description				Living Area	Floor Area		Unit Cost	Undeprec Value														
BAS	First Floor				1,200	1,200		144.28	173,139														
FHS	Half Story, Finished				720	1,200		86.57	103,883														
Ttl Gross Liv / Lease Area					1,920	2,400	1,920		277,022														