

231 TWIN LAKES RD #F

Location 231 TWIN LAKES RD #F

Mblu 4/ 8+9/ 231F/ /

Acct# 001339

Owner STIMPSON NICOLE

Assessment \$125,800

Appraisal \$179,800

PID 268

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$179,800 | \$0 | \$179,800 |

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$125,800 | \$0 | \$125,800 |

Owner of Record

| | | | |
|-----------------|---|------------------------|------------|
| Owner | STIMPSON NICOLE | Sale Price | \$190,000 |
| Co-Owner | | Certificate | |
| Address | 231 TWIN LAKES RD F NORTH BRANFORD, CT 06471 | Book & Page | 0502/0075 |
| | | Sale Date | 10/23/2018 |
| | | Instrument | 00 |

Ownership History

| Ownership History | | | | | |
|----------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| STIMPSON NICOLE | \$190,000 | | 0502/0075 | 00 | 10/23/2018 |
| ZINK MARY E | \$160,000 | | 0460/1051 | 10 | 05/20/2013 |
| FITZGERALD GREGORY M | \$155,000 | | 0317/0689 | 00 | 07/01/2002 |
| EVANS GORDON A | \$0 | | 0277/0708 | | 01/15/1999 |
| EVANS GORDON A + | \$126,000 | | 0161/0454 | | 06/16/1986 |

Building Information

Building 1 : Section 1

Year Built: 1984
Living Area: 1,600
Replacement Cost: \$204,181
Building Percent Good: 86
Replacement Cost
Less Depreciation: \$175,600

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| | |

| | |
|--------------------|----------------|
| Style: | Condominium |
| Model | Res Condo |
| Stories: | 2 Stories |
| Grade | Average |
| Occupancy | 1 |
| Interior Wall 1: | Drywall/Sheet |
| Interior Wall 2: | |
| Interior Floor 1 | Carpet |
| Interior Floor 2 | Vinyl/Linoleum |
| Heat Fuel: | Gas |
| Heat Type: | Forced Air-Duc |
| AC Type: | Central |
| Ttl Bedrms: | 2 Bedrooms |
| Ttl Bathrms: | 2 Full |
| Ttl Half Bths: | 1 |
| Xtra Fixtres | |
| Total Rooms: | 4 Rooms |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Kitchen Type | 00 |
| Kitchen Func | 00 |
| Primary Bldg Use | |
| Htwtr Type | 00 |
| Atypical | |
| Park Type | N |
| Park Own | N |
| Park Tandem | N |
| Fireplaces | |
| Num Part Bedrm | |
| Base Flr Pm | |
| Num Park | 00 |
| Pct Low Ceiling | |
| Unit Locn | |
| Grade | Average |
| Stories: | 2 |
| Residential Units: | 44 |
| Exterior Wall 1: | Clapboard |
| Exterior Wall 2: | |
| Roof Structure | Flat |
| Roof Cover | Rolled Compos |
| Cmrcl Units: | 0 |
| Res/Com Units: | 0 |
| Section #: | 0 |
| Parking Spaces | 0 |
| Section Style: | 0 |
| Foundation | |

Building Photo



(<https://images.vgsi.com/photos/NorthBranfordCTPhotos/A00\00\03\71.jpg>)

Building Layout

BAS
(1,600 sf)

UBM
(800 sf)

WDK
(50 sf)

(ParcelSketch.ashx?pid=268&bid=284)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,600 | 1,600 |
| UBM | Basement, Unfinished | 800 | 0 |
| WDK | Deck, Wood | 50 | 0 |
| | | 2,450 | 1,600 |

| | |
|---------------|--|
| Security: | |
| Cmplx Cnd | |
| Xtra Field 1: | |
| Remodel Ext: | |
| Super | |
| Grade | |

Extra Features

| Extra Features | <u>Legend</u> |
|----------------------------|---------------|
| No Data for Extra Features | |

Land

Land Use

Use Code 1021
Description CONDO NL MDL-05
Zone R40
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0
Frontage 0
Depth 0
Assessed Value \$0
Appraised Value \$0

Outbuildings

| Outbuildings | | | | | | <u>Legend</u> |
|--------------|-------------|----------|-----------------|-------------|---------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| FGR1 | GARAGE-AVE | | | 264.00 S.F. | \$4,200 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$179,800 | \$0 | \$179,800 |
| 2019 | \$171,200 | \$0 | \$171,200 |
| 2018 | \$171,200 | \$0 | \$171,200 |

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$125,800 | \$0 | \$125,800 |
| 2019 | \$119,800 | \$0 | \$119,800 |
| 2018 | \$119,800 | \$0 | \$119,800 |