



Property Information Request Information Update Information

File#:	BS-W01469-2751871656	Requested Date:	10/25/2023	Update Requested:
Owner:	NICOLE STIMPSON	Branch:		Requested By:
Address 1:	231 Twin Lakes Rd	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	North Branford, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of North Branford Department of Zoning there are no Code Violation cases on this property.

Collector: Town of North Branford Department of Zoning
 Payable: 909 Foxon Rd, North Branford, CT 06471
 Business# 203-484-6008

Comments: UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per Town of North Branford Department of Building there are No Open/Pending/ Expired Permit on this property.

Collector: Town of North Branford Department of Department
 Payable: 909 Foxon Rd, North Branford, CT 06471
 Business# 203-484-6008

SPECIAL ASSESSMENTS Per Town of North Branford Treasurer's Office there are no Special Assessments/liens on the property.

Collector: Town of North Branford Tax Collector
 Payable: 909 Foxon Rd, North Branford, CT 06471
 Business# 203-484-6011

DEMOLITION NO



UTILITIES

WATER

Account #: NA
Payment Status: NA
Status: Pvt & Liable
Amount: NA
Good Thru: NA
Account Active: Active
Collector: City of South-Central Connecticut Regional Water Authority
Payable Address: 90 Sargent Dr, New Haven, CT 06511
Business #: 203-562-4020

Comments: UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SEWER

Account #: 1339
Payment Status: Due
Status: Pvt & Liable
Amount: \$2788.48
Good Thru: 12/01/2023
Account Active: Active
Collector: Town of North Branford Tax Collector
Payable Address: 909 Foxon Rd North Branford, CT 06471
Business #: 203-484-6011
Comments: Per Town of North Branford Tax Collector
There is a Utility lien on this property. Please contact Town of North Branford at 203-484-6011 for further queries.

Garbage
BILLED w/ TAXES.

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

FW: BS-W01469-2751871656 / 231 TWIN LAKES ROAD #F - Requesting for Special Assessments & Building Permits

Thu 26/10/2023 10:22

From: Steve Buccitti <sbuccitti@northbranfordct.gov>

Sent: Thursday, October 26, 2023 6:54 PM

Subject: RE: BS-W01469-2751871656 / 231 TWIN LAKES ROAD #F - Requesting for Special Assessments & Building Permits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Our computer system currently shows no open, pending, or expired permits.

Respectfully,

Steve Buccitti
Building Official
Town of North Branford
203-484-6008

Sent: Thursday, October 26, 2023 8:51 AM

To: Steve Buccitti <sbuccitti@northbranfordct.gov>; Lynn Walczak <lwalczak@northbranfordct.gov>

Subject: BS-W01469-2751871656 / 231 TWIN LAKES ROAD #F - Requesting for Special Assessments & Building Permits

Hello ,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address: 231 TWIN LAKES ROAD #F NORTH BRANFORD CT - 06471

Parcel#: 001339

Owner Name: NICOLE STIMPSON

Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that needs attention and any fees due currently.

Any unrecorded liens/fines/special assessments due.

FW: BS-W01469-2751871656 / 231 TWIN LAKES ROAD #F - Requesting for Water & Sewer

Thu 26/10/2023 11:35

From: Gerri Winnick <gwinnick@northbranfordct.gov>

Sent: Thursday, October 26, 2023 8:10 PM

Subject: RE: BS-W01469-2751871656 / 231 TWIN LAKES ROAD #F - Requesting for Water & Sewer

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See below for the information on this account:

1. The list # is 1339 – Nicole Stimpson
2. Sewer is still active with back sewer bills from 2020 – 2023 (there are liens on this property for these years)
3. Please contact Tax Serv (Collection agency) at 866-497-2427 for the back bills. (we will need confirmation once these are paid, so the current bill can then be paid)
4. The 2024 bill is due by 11/1/23 for \$250.00 or \$500.00 for the full year.
5. From 11/2/23 – 11/30/23 the amount will be \$257.50 or \$507.50 for the full year.
6. We do not handle the water bills that is with the Regional Water Authority in New Haven, CT.

Thank you,
[Gerri Winnick](mailto:gwinnick@northbranfordct.gov)
Tax Collector – Town of North Branford
909 Foxon Rd
North Branford, CT 06471
gwinnick@northbranfordct.gov
203-484-6011

Sent: Thursday, October 26, 2023 10:21 AM

To: Gerri Winnick <gwinnick@northbranfordct.gov>

Subject: BS-W01469-2751871656 / 231 TWIN LAKES ROAD #F - Requesting for Water & Sewer

Hello,

We are looking for Water & Sewer Bill information for the below mentioned Property.

Address: 231 TWIN LAKES ROAD #F NORTH BRANFORD CT -06471

1) Please provide the ACCOUNT NUMBER and let us know if the Water & Sewer Service is still ACTIVE on the property. Only the account

2) When the next Water & Sewer Bill will be mailed out? Please provide the Billed amount and Due Date.

3) If the bills are UNPAID, will there be a LIEN placed on the bills?

4) If bills are Paid, please provide the screen print, receipt or statement showing the bills are paid in full.

5) If bills are Unpaid, please provide a statement showing the payoff good thru 11/13/2023

STATEMENT OF ACCOUNT CONDITION



TAX COLLECTOR
Town of North Branford
909 Foxon Road
North Branford, CT 06471-1290
Phone: 203-484-6011
FAX: 203-484-6025

STIMPSON NICOLE
231 TWIN LAKES RD F
NORTH BRANFORD, CT 06471

10/26/2023

Note: State Law requires that interest be charged and collected on all past due property taxes/ installments, at a rate of 1 1/2% per month (18%/yr) from due date. Payments must be applied to oldest outstanding interest, tax and lien in order. Minimum interest is 2.00 for each overdue installment.

ADDITIONAL INTEREST IS DUE IF NOT PAID BY: **10/31/2023**

Make checks payable to: **North Branford Tax Collector**

<u>BT</u>	<u>List #</u>	<u>Year</u>	<u>Type</u>	<u>Property Desc</u>	<u>Amt Due</u>	<u>Interest</u>	<u>Fees</u>	<u>Liens</u>	<u>Bond</u>	<u>Total</u>
	1339	2019	SEWER USE	231 TWIN LAKES RD F	0.00	0.00	0.00	0.00	0.00	0.00
	1339	2020	SEWER USE	231 TWIN LAKES RD F	361.25	130.05	0.00	24.00	0.00	515.30
	1339	2021	SEWER USE	231 TWIN LAKES RD F	475.00	242.25	0.00	24.00	0.00	741.25
	1339	2022	SEWER USE	231 TWIN LAKES RD F	475.00	156.75	0.00	24.00	0.00	655.75
	1339	2023	SEWER USE	231 TWIN LAKES RD F	500.00	75.00	0.00	24.00	0.00	599.00
	1339	2024	SEWER USE	231 TWIN LAKES RD F	250.00	0.00	0.00	0.00	0.00	250.00
					2,061.25	604.05	0.00	96.00	0.00	2,761.30

BT = B (Back Taxes)

Please return Original Bill(s) or this statement with your payment.