



Property Information		Request Information		Update Information
File#:	BF-X01651-6413285517	Requested Date:	05/23/2024	Update Requested:
Owner:	MARIA J VELAZQUEZ	Branch:		Requested By:
Address 1:	143 STANWOOD DR	Date Completed:	05/30/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NEW BRITAIN, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of New Britain Department of Zoning there are no Code Violation cases on this property.
Collector: City of New Britain Code Enforcement
Payable: 27 West Main Street, Room 404 New Britain, CT 06051
Business# (860) 826-3383
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per City of New Britain Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: City of New Britain Building Department
Payable: 27 West Main Street, Room 404 New Britain, CT 06051
Business# (860) 826-3383
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SPECIAL ASSESSMENTS Per City of New Britain Tax Collector there are no Special Assessments/liens on the property.
Collector: City of New Britain Tax Collector
Payable: 27 West Main Street, Room 404 New Britain, CT 06051
Business# (860) 826-3317
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO



UTILITIES

WATER & SEWER

Account #: 442700

Payment Status: Delinquent

Status: Pvt & Lienable

Amount: \$16,784.28

Good Thru: 06/22/2024

Account Active: Yes

Collector: New Britain Water Department

Payable Address: 1000 Shuttle Meadow Ave, New Britain, CT 06052

Business # (860) 826-3540

Comments: The above payoff figure is good through June 22, 2024 by noon. If not paid, in good funds as defined below, by that date, additional legal fees and costs may be incurred, and this payoff figure will no longer apply; you will need to contact this office for an updated payoff statement. Interest will continue to accrue on the delinquent taxes and additional attorney fees will be incurred. We will also be forced to continue a foreclosure action against you. Therefore, we must receive payment in the form of a cashier's check payable to "GB Law Group, LLC," mailed to GB Law Group, LLC at P.O. Box 67, New Britain, CT 06050, on or before June 22, 2024. DO NOT SEND PAYMENT CERTIFIED MAIL REQUIRING A SIGNATURE OR IT WILL BE RETURNED.

GARBAGE:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

143 STANWOOD DR

Location 143 STANWOOD DR

Mblu E4C/ 2/ / /

Acct# 81500143

Owner VELAZQUEZ MARIA J

Assessment \$188,090

Appraisal \$268,700

PID 15468

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$168,600	\$100,100	\$268,700

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$118,020	\$70,070	\$188,090

Owner of Record

Owner VELAZQUEZ MARIA J
Co-Owner
Address 143 STANWOOD DR
NEW BRITAIN, CT 06053

Sale Price \$120,600
Certificate
Book & Page 1313/0454
Sale Date 08/10/1999
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VELAZQUEZ MARIA J	\$120,600		1313/0454	UNKQ	08/10/1999
ZIEGLER NANCY + KEITH	\$40,000		1254/0175		08/11/1997
ZIEGLER NANCY ET AL	\$0		1198/0004		04/27/1995
ZIEGLER EDWARD F	\$0		0878/0002		08/21/1987
EDWARD F + DOROTHY A ZIEGLER	\$0		0586/0379		07/07/1965
RAY W + ALMA L HOWARD	\$0		0363/0047		08/14/1952
TANAGER CONSTRUCTION CO INC	\$0		0352/0132		08/23/1951
WALTER J ZUK	\$0		0350/0506		06/16/1951

Building Information

Building 1 : Section 1

Year Built: 1953
Living Area: 1,656
Replacement Cost: \$235,907

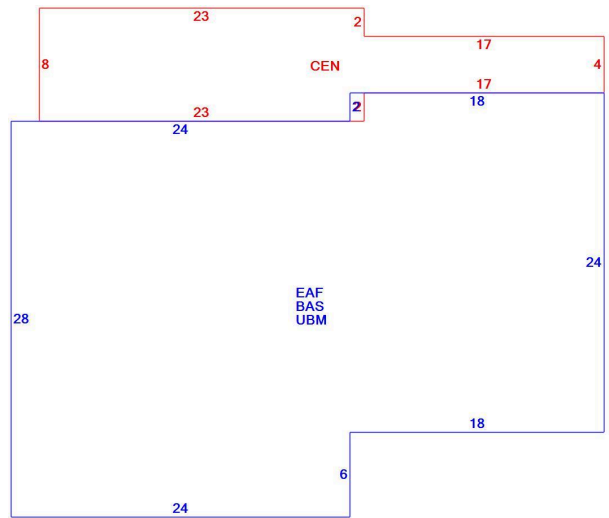
Building Percent Good: 60
Replacement Cost
Less Depreciation: \$141,500

Building Photo



(<https://images.vgsi.com/photos/NewBritainCTPhotos/00032742.JPG>)

Building Layout



(ParcelSketch.ashx?pid=15468&bid=16198)

Building Attributes	
Field	Description
Style	Cape
Model	Residential
Grade	C+
Stories	1 1/4 Stories
Occupancy	1
Exterior Wall 1	Aluminum Sidin
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plaster
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Central Heat Sys	Yes
Heat Type	99
AC Type	None
Total Bedrooms	4 Bedrooms
Total Full Baths	2
Total Half Baths	1
Total Xtra Fixtrs	0
Total Rooms	9 Rooms
Bath Style	Average
Kitchen Style	Average
Num Kitchens	1
Whirlpool Tub	
Fireplaces_2	1
Rec Room Finish	600
Rec Room Qual	3
Bsmt Garages	1
Fireplaces	
Bldg Nbhd	Residential
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,104	1,104
EAF	Attic, Expansion, Finished	1,104	552
CEN	Covered Entry	252	0
UBM	Basement	1,104	0
		3,564	1,656

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone S2
Neighborhood 101
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.27
Depth
Assessed Value \$70,070
Appraised Value \$100,100

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	Pool IG/Concre			512.00 S.F.	\$24,600	1
SHD1	Shed Frame			242.00 S.F.	\$1,900	1
SHD1	Shed Frame			80.00 S.F.	\$600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$168,600	\$100,100	\$268,700
2022	\$168,600	\$100,100	\$268,700
2021	\$131,700	\$46,100	\$177,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$118,020	\$70,070	\$188,090
2022	\$118,020	\$70,070	\$188,090
2021	\$92,190	\$32,270	\$124,460

GB LAW GROUP LLC

P.O. Box 67
New Britain, CT 06050

Phone: (860) 357-4188
Facsimile: (860) 357-4219

May 30, 2024

Stellar Innovations Private Limited
Attn: Prabhakaran R
Email – Prabhakaran.R@stellaripl.com

Re: Maria J. Velazquez
Delinquent Water and Sewer
143 Stanwood Drive, New Britain, CT

Outstanding Water & Sewer Due: \$16,284.28
Interest to June 22, 2024

Please note this amount does not include final meter read.

Incurred Legal Fees: \$ 500.00

Total Amount Due Good Through June 22, 2024: \$16,784.28

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Once full payment is received and processed, we will: (i) cease legal action in this matter; (ii) promptly deliver payment for the taxes to the City; and (iii) advise the City as to release of liens.

Please do not hesitate to contact our law office if you have any questions concerning this letter or your outstanding taxes.

This letter is from a debt collection agency. This is an attempt to collect a debt. Any information obtained will be used for that purpose.