

4 BEN CT

Location 4 BEN CT

Mblu 46 / / 121 / /

Acct# L0429010

Owner BROWN NICOLE M +
CHRISTOPHER

PBN WEST

Assessment \$202,100

Appraisal \$288,700

PID 12316

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$177,400	\$111,300	\$288,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$124,200	\$77,900	\$202,100

Owner of Record

Owner BROWN NICOLE M + CHRISTOPHER

Sale Price \$0

Co-Owner

Certificate

Address 4 BEN CT

Book & Page 1151/0517

WALLINGFORD, CT 06492

Sale Date 04/15/2004

Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BROWN NICOLE M + CHRISTOPHER	\$0		1151/0517	29	04/15/2004
PRUNIER NICOLE MARIE +	\$262,400		1035./0968	00	06/21/2002
LUMB STEVEN R & ELIZABETH G	\$188,000		0873/0632		10/15/1997
LUMB STEVEN R & ELIZABETH G	\$75,000		0865/0121		06/30/1997
MATTIS JEFFREY J & MARY J	\$0		0710/1040		07/29/1991

Building Information

Building 1 : Section 1

Year Built: 1989
Living Area: 1,498
Replacement Cost: \$213,360
Building Percent Good: 78
Replacement Cost Less Depreciation: \$166,400

Building Attributes

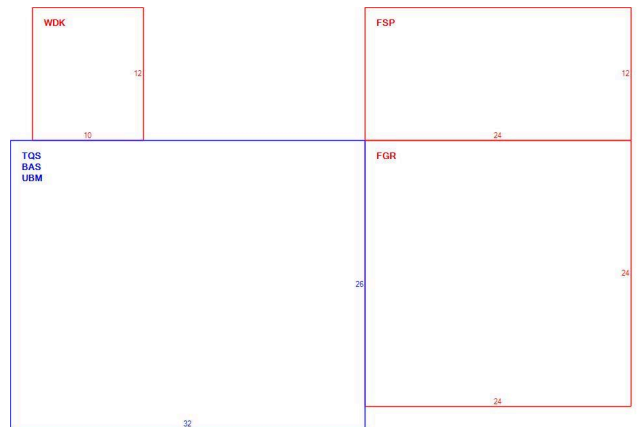
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Number of Fireplaces	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



<https://images.vgsi.com/photos/wallingfordctPhotos/\02\03\08\22.jpg>

Building Layout



ParcelSketch.ashx?pid=12316&bid=12307

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	832	832
TQS	Three Quarter Story	832	666
FGR	Garage	576	0
FSP	Porch, Screen	288	0
UBM	Basement, Unfinished	832	0
WDK	Deck, Wood	120	0
		3,480	1,498

Extra Features

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

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.67
Description	Single Family	Frontage	
Zone	RU-40	Depth	
Neighborhood	35	Assessed Value	\$77,900
Alt Land Appr	No	Appraised Value	\$111,300
Category			lblindfront

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	Ingr Pool-Vinyl			544.00 S.F.	\$10,100	1
SHD1	Shed Frame			104.00 S.F.	\$700	1
FOP	Open Porch			24.00 S.F.	\$200	1

Valuation History

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