

## 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	
Hwtr 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 Loch	
Grade	Average
Stories:	2

**Building Photo**



(<https://images.vgsi.com/photos/NorthBranfordCTPhotos/\00\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)			<u>Legend</u>
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

Residential Units:	44
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	Rolled Compos
Cmrc Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

**Extra Features**

<b>Extra Features</b>	<u><a href="#">Legend</a></u>
No Data for Extra Features	

**Land**

**Land Use**

**Land Line Valuation**

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

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

**Outbuildings**

Outbuildings						<u><a href="#">Legend</a></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

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2021	\$125,800	\$0	\$125,800
2019	\$119,800	\$0	\$119,800
2018	\$119,800	\$0	\$119,800

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