



Property Information

Request Information

Update Information

File#:	BS-X01661-8612158599	Requested Date:	06/04/2024	Update Requested:
Owner:	NICOLE STIMPSON	Branch:		Requested By:
Address 1:	231 TWIN LAKES RD F	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:09 Foxon Rd, North Branford, CT 06471
Business# 203-484-6008

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

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

Collector: Town of North Branford Building Department
Payable:09 Foxon Rd, North Branford, CT 06471
Business# 203-484-6008

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SPECIAL ASSESSMENTS Per Town of North Branford Tax Collector there are no Special Assessments/liens on the property.

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

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO



UTILITIES

WATER

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

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

SEWER

THE HOUSE IS ON A COMMUNITY SEWER ALL HOUSES GO TO A SHARED SEPTIC SYSTEM.

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

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

Extra Features	<u>Legend</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>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

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