



Property Information		Request Information		Update Information	
File#:	BS-X01672-402898246	Requested Date:	06/13/2024	Update Requested:	
Owner:	MUHAMMAD HANIF	Branch:		Requested By:	
Address 1:	148 GRANNIS RD	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	ORANGE, CT	# of Parcel(s):	1		

Notes

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

Collector:Town of Orange Zoning Department
Address:617 Orange Center Road Orange, CT 06477
PH:203-891-4713

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

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

Collector: Town of Orange Building Department
Address:617 Orange Center Road Orange, CT 06477
PH:203-891-4713

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

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

Collector: Town of Orange Tax Collector
Address:617 Orange Center Road Orange, CT 06477
PH:203-891-4700

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO



UTILITIES

WATER

Account #: NA

Payment Status: NA

Status: Pvt & Non 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

148 GRANNIS RD

Location 148 GRANNIS RD

Mblu 73/ 1/ 15/ 1

Acct# 181200

Owner HANIF MUHAMMAD

Assessment \$364,200

Appraisal \$520,400

PID 3919

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$236,500	\$283,900	\$520,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$165,500	\$198,700	\$364,200

Owner of Record

Owner HANIF MUHAMMAD
Co-Owner
Address 148 GRANNIS ROAD
ORANGE, CT 06477

Sale Price \$400,000
Certificate
Book & Page 0546/0977
Sale Date 03/17/2006
Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HANIF MUHAMMAD	\$400,000		0546/0977	25	03/17/2006
CANESTRI LOUIS P ESTATE & CARMELA ESTATE	\$0		0546/0976	29	03/17/2006
CANESTRI LOUIS P & CARMELA T ESTATE	\$0		0545/0934	29	02/13/2006
CANESTRI LOUIS P & CARMELA T	\$0		0533/0213	25	04/27/2005
CANESTRI LOUIS PAUL & CARMELA TERESA	\$0		0176/0447	00	11/23/1957

Building Information

Building 1 : Section 1

Year Built: 1958

Living Area: 2,609
 Replacement Cost
 Less Depreciation: \$230,400

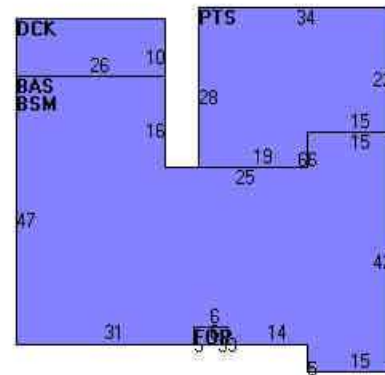
Building Photo



73-1-15 03/09/2017

(<https://images.vgsi.com/photos/OrangeCTPhotos/\00\01\54\03.JPG>)

Building Layout



(https://images.vgsi.com/photos/OrangeCTPhotos//Sketches/3919_3919.jp)

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade	B-
Stories	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Hot Water
AC Type	Central
Bedrooms	4 Bedrooms
Full Baths	2
Half Baths	1
Extra Fixtures	1
Total Rooms	8
Bathrm Style	Average
Kitchen Style	Average
Stacks	1
Fireplace(S)	2
Gas Fireplace(s)	0
Attic	None
Frame	Wood
Traffic	Light
Bsmt Gar(s)	2
Fireplaces	010
SF FBM	0.00
SF Rec Rm	500
Basement_2	Full
Bsmt Floor	Carpet
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,609	2,609
BSM	Basement	2,609	0
DCK	Deck	260	0
FOP	Open Porch	18	0
PTS	Stone Patio	862	0
		6,358	2,609

Extra Features

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

Land**Land Use**

Use Code 101
Description Res Dwelling
Zone RES
Neighborhood 010
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.42
Frontage
Depth
Assessed Value \$198,700
Appraised Value \$283,900

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage			494.00 UNITS	\$4,900	1
SHD1	Shed - Wood			234.00 UNITS	\$1,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$187,000	\$207,200	\$394,200
2021	\$187,000	\$207,200	\$394,200
2020	\$187,000	\$207,200	\$394,200

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$130,800	\$145,000	\$275,800
2021	\$130,800	\$145,000	\$275,800
2020	\$130,800	\$145,000	\$275,800