



Property Information Request Information Update Information

File#: BS-X01672-6286427464
Owner: ROBERT KEMENCZY
Address 1: 28 MAPLE DR
Address 2:
City, State Zip: MIDDLEBURY, CT

Requested Date: 06/13/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Requested:
Requested By:
Update Completed:

Notes

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

Collector:Town of Middlebury Zoning Department
Address:1212 Whittemore Road Middlebury, CT 06762
Business#:(203) 577-4162

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

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

Collector: Town of Middlebury Building Department
Address:1212 Whittemore Road Middlebury, CT 06762
Business#:(203) 577-4162

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

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

Collector: Town of Middlebury Tax Collector
Address:1212 Whittemore Road Middlebury, CT 06762
Business#:(203) 758-1373
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: Connecticut Water Company
Address: 250 Meadow St, Naugatuck, CT 06770
PH: 800-286-5700

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

SEWER

Account#: 2023-06-1135
Status: Due
Lienable: Pvt & Lienable
Amount: \$337.60
Good Thru: 06/30/2024
Account Act: Yes
Collector: Middlebury Water Pollution
Address: 1212 Whittemore Rd, Middlebury, CT 06762
PH: (203) 758-2747

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GARBAGE

Garbage bills are included in the real estate property taxes

28 MAPLE DR

Location 28 MAPLE DR

Mblu 4-06/ / 396/ /

Acct# W0306800

Owner KEMENCZY ROBERT A &
VIRGINIA A

Assessment \$264,700

Appraisal \$378,100

PID 3465

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$258,100	\$120,000	\$378,100

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$180,700	\$84,000	\$264,700

Owner of Record

Owner KEMENCZY ROBERT A & VIRGINIA A
Co-Owner
Address 28 MAPLE DR
MIDDLEBURY, CT 06762

Sale Price \$298,000
Certificate
Book & Page 0287/0676
Sale Date 01/22/2016
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KEMENCZY ROBERT A & VIRGINIA A	\$298,000		0287/0676	00	01/22/2016
WATTS 28 31 MAPLE DRIVE LLC	\$0		0257/0996	04	02/14/2011
WATTS SOUTHWEST CORNER LLC	\$0		0257/0994	04	02/14/2011
WATTS 28 31 MAPLE DRIVE LLC	\$0		0240/0988	03	07/14/2008
SOUTHWEST CORNER LTD PARTNERSHIP	\$0	1994	0139/040+	XX	12/29/1994

Building Information

Building 1 : Section 1

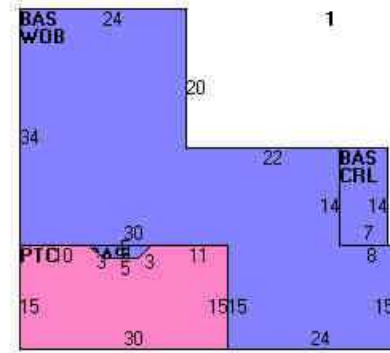
Year Built: 1950
Living Area: 1,596
Replacement Cost: \$384,048
Building Percent Good: 67
Replacement Cost Less Depreciation: \$257,300

Building Photo



(<https://images.vgsi.com/photos/MiddleburyCTPhotos/\00\00\49\63.jpg>)

Building Layout



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,596	1,596
CRL	Crawl Space	98	0
PTC	Concrete Patio	436	0
WOB	WalkOut Bsmt	1,484	0
		3,614	1,596

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade	C
Stories	1
Occupancy	1
Exterior Wall A	Vinyl Siding
Exterior Wall B	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall A	Drywall
Interior Wall B	
Interior Flr A	Hardwood
Interior Flr B	Carpet
Heat Fuel	Gas
Heat Type	Forced Air
AC Type	Central
Total Bedrooms	3 Bedrooms
Full Bathrooms	3 Full Baths
Half Bathrooms	1 Half Bath
Total Xtra Fixtrs	1
Total Rooms	6
Bath Style	Average
Kitchen Style	Average
Fireplaces	2
Cndtn	
Whirlpool	
Fin Basement	1100
Fin Bsmt Quality	Fin LivingArea
Bsmt Garages	1
Num Park	
Fireplace	
Fndtn Cndtn	
Basement	

Extra Features

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

Land

Land Use

Use Code 101
Description Single Family
Zone R40
Neighborhood R115
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 2.31
Frontage 0
Depth 0
Assessed Value \$84,000
Appraised Value \$120,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN1	Barn- 1 story			360.00 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$162,100	\$135,900	\$298,000
2019	\$162,100	\$135,900	\$298,000
2018	\$162,100	\$135,900	\$298,000

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$113,500	\$95,200	\$208,700
2019	\$113,500	\$95,200	\$208,700
2018	\$113,500	\$95,200	\$208,700