



Property Information Request Information Update Information

File#:	BS-X01672-9210157419	Requested Date:	06/13/2024	Update Requested:
Owner:	LARRY YELLE	Branch:		Requested By:
Address 1:	2480 FOXON RD	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 Zoning Department there are no Code Violation cases on this property.
 Collector: Town of North Branford Zoning Department
 Payable: 909 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 Two Open Permit on this property.

1. Permit type: Electrical
 Permit #: 19-145E

2. Permit Type: Mechanical
 Permit #: 17-40M

Collector: Town of North Branford Building Department
 Payable: 909 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 Rd, North Branford, CT 06471
 Business# 203-484-6011
 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER AND SEWER
 THE HOUSE IS ON A COMMUNITY WATER & SEWER. ALL HOUSES GO TO A SHARED WELL & SEPTIC SYSTEM.

GARBAGE
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

2480 FOXON RD

Location 2480 FOXON RD

Mblu 41/ 6A/ //

Acct# 002091

Owner YELLE LARRY J & WALCZAK
KAITLIN M

Assessment \$162,000

Appraisal \$231,300

PID 2715

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$90,800	\$140,500	\$231,300

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$63,600	\$98,400	\$162,000

Owner of Record

Owner YELLE LARRY J & WALCZAK KAITLIN M
Co-Owner
Address 2480 FOXON RD
NORTH BRANFORD, CT 06471

Sale Price \$165,000
Certificate
Book & Page 0481/0144
Sale Date 05/15/2017
Instrument

Ownership History

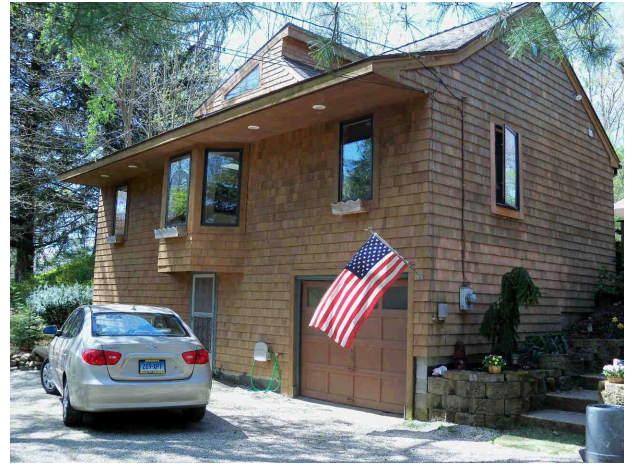
Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
YELLE LARRY J & WALCZAK KAITLIN M	\$165,000		0481/0144		05/15/2017
SECRETARY OF HOUSING	\$0		0482/0592		04/12/2016
JPMORGAN CHASE BANK N.A.	\$0		0474/1086		04/24/2015
MYERSON GREGORY & JACLIN SURV	\$300,000		0386/0604	UNKQ	02/01/2006
LOWELL THOMAS P	\$62,000		0247/0474	14	09/22/1995

Building Information

Building 1 : Section 1

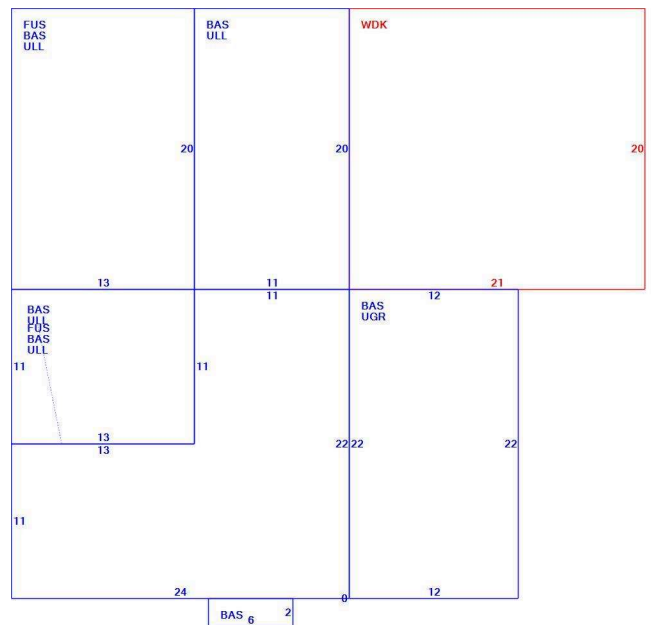
Year Built: 1930
Living Area: 1,687
Replacement Cost: \$144,077
Building Percent Good: 62
Replacement Cost Less Depreciation: \$89,300

Building Photo



(<https://images.vgsi.com/photos/NorthBranfordCTPhotos/\00\00\40\30.jpg>)

Building Layout



(ParcelSketch.ashx?pid=2715&bid=2776)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,284	1,284
FUS	Full Upper Story	403	403
UGR	Garage, Unfinished	264	0
ULL	Unfinished Lower Level	1,008	0
WDK	Deck, Wood	420	0
		3,379	1,687

Building Attributes	
Field	Description
Style:	Modern/Contemp
Model	Residential
Grade:	Above Avg
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone R40
Neighborhood
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1.43
Frontage 0
Depth 0
Assessed Value \$98,400
Appraised Value \$140,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD8	SHED UNDER 144 SF			128.00 S.F.	\$0	1
CNP1	CANOPY-AVG			160.00 S.F.	\$1,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$90,800	\$140,500	\$231,300
2019	\$99,400	\$124,800	\$224,200
2018	\$99,400	\$124,800	\$224,200

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$63,600	\$98,400	\$162,000
2019	\$69,600	\$87,400	\$157,000
2018	\$69,600	\$87,400	\$157,000