



**Property Information**

**Request Information**

**Update Information**

File#: BS-W01469-6488742081  
Owner: GEORGE TSIONIS  
Address 1: 7 St John St  
Address 2:  
City, State Zip: Norwalk, CT

Requested Date: 10/25/2023  
Branch:  
Date Completed:  
# of Jurisdiction(s):  
# of Parcel(s): 1

Update Requested:  
Requested By:  
Update Completed:

**Notes**

**CODE VIOLATIONS** Per City of Norwalk Department of Zoning there are no Code Violation cases on this property.  
  
Collector: City of Norwalk  
Payable Address: 125 East Ave, Norwalk, CT 06851  
Business# (203) 854-7755

**PERMITS** Per City of Norwalk Department of Building there is an Open Permit on this property.  
Permit # B18-0551  
Permit Type: Finished basement- convert basement into bedroom must be integral with first floor unit, no kitchen:  
  
Collector: City of Norwalk  
Payable Address: 125 East Ave, Norwalk, CT 06851  
Business# 203-854-3200  
  
This permit would be considered a violation until the compliance letter is issued.

**SPECIAL ASSESSMENTS** Per City of Norwalk Finance Department there are no Special Assessments/liens on the property.  
  
Collector: City of Norwalk  
Payable Address: 125 East Ave, Norwalk, CT 06851  
Business# (203) 854-7887 Unable to provide Documentation to third parties. Verbal Info Acquired

**DEMOLITION** NO



UTILITIES

WATER

Account #: NA  
Payment Status: NA  
Status: NA  
Amount: NA  
Good Thru: NA  
Account Active: NA  
Collector: First District Water Department  
Payable Address: 12 New Canaan Ave, Norwalk, CT 06851  
Business # (203) 847-7387

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

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SEWER

Account #: NA  
Payment Status: NA  
Status: NA  
Amount: NA  
Good Thru: NA  
Account Active: NA  
Collector: Norwalk Tax Collector  
Payable Address: 125 East Ave, Norwalk, CT 06851  
Business # (203)854-7731

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

GARBAGE :

Garbage bills are included in the real estate property taxes.

# 7 ST JOHN ST

**Location** 7 ST JOHN ST

**Mblu** 3/ 11/ 2/ 0/

**Acct#** 6846

**Owner** TSIONIS GEORGE V &

**Assessment** \$367,700

**Appraisal** \$525,280

**PID** 6846

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$330,250	\$195,030	\$525,280
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$231,180	\$136,520	\$367,700

## Owner of Record

<b>Owner</b>	TSIONIS GEORGE V &	<b>Sale Price</b>	\$0
<b>Co-Owner</b>	TSIONIS DIMITRA	<b>Certificate</b>	
<b>Address</b>	16 COUNTRY CLUB RD	<b>Book &amp; Page</b>	8715/216
	NORWALK, CT 06851-0000	<b>Sale Date</b>	07/27/2018
		<b>Instrument</b>	29

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TSIONIS GEORGE V &	\$0		8715/216	29	07/27/2018
TSIONIS DIMITRA & SAMLIDIS MICHAEL &	\$380,700		8037/1		08/01/2014
RIVERA MARIA V	\$530,000	6273-261	6273/261		08/01/2006
FINCH EARLE	\$208,000		3497/40		04/17/1998
GUYARD CLAUDE W + MARGARET B	\$0	N/A	0/0	07	03/25/1975

## Building Information

### Building 1 : Section 1

**Year Built:** 1925  
**Living Area:** 1,790  
**Replacement Cost:** \$352,446  
**Building Percent Good:** 92  
**Replacement Cost Less Depreciation:** \$324,250

Building Attributes	
Field	Description
Style	Colonial
Model:	Multi Family
Grade	B-

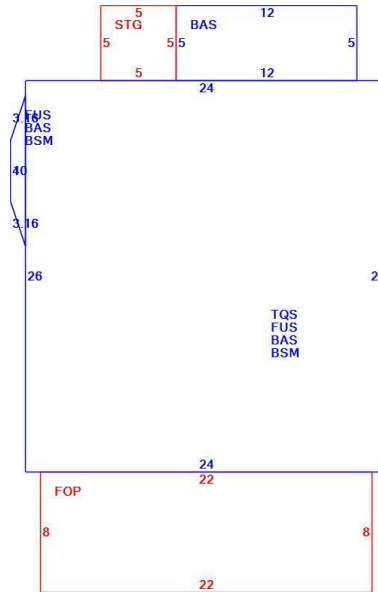
Stories	2.75
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Forced Air
AC Type	Central
Bedrooms	4
Full Baths	3
Half Baths	1
Extra Fixtures	
Total Rooms	9
Bath Style	Average
Kitchen Style	Average
Extra Kitchens	0
Frame	Wood
Insulation	Typical
Bsmt Garage	0
Foundation	Stone
FBM Area	505
FBM Quality	4
Fireplaces	0
# of Heat Systems	1.00
Central Vac	
Solar HW	
Electrical	Typical
Heat Percent	100

### Building Photo



(PhotoHandler.ashx?pid=6846&bid=6846)

### Building Layout



(ParcelSketch.ashx?pid=6846&bid=6846)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	691	691
FUS	Finished Upper Story	631	631
TQS	Three Quarter Story	624	468
BSM	Basement	631	0
FOP	Framed Open Porch	176	0
STG	Storage	25	0
		2,778	1,790

### Extra Features

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

### Land

**Land Use**

**Use Code** 102  
**Description** 2 Family  
**Zone** C  
**Neighborhood** 0245

**Land Line Valuation**

**Size (Acres)** 0.17  
**Frontage**  
**Depth**  
**Assessed Value** \$136,520  
**Appraised Value** \$195,030

**Outbuildings**

<b>Outbuildings</b>						<b>Legend</b>
<b>Code</b>	<b>Description</b>	<b>Sub Code</b>	<b>Sub Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
GAR1	Garage	FR	Frame	400.00 S.F.	\$6,000	1

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2022	\$330,250	\$195,030	\$525,280
2022	\$330,250	\$195,030	\$525,280
2021	\$330,250	\$195,030	\$525,280

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2022	\$231,180	\$136,520	\$367,700
2022	\$231,180	\$136,520	\$367,700
2021	\$231,180	\$136,520	\$367,700

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**From:** Gatto, Kelly <KGatto@norwalkct.gov>

**Subject:** RE: BS-W01469-6488742081 / 7 ST JOHN ST / Code/Permit/Special Assessment instruction

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Good morning-

**From:** Gatto, Kelly

**Subject:** RE: BS-W01469-6488742081 / 7 ST JOHN ST / Code/Permit/Special Assessment instruction

Good morning-

Below is the list of building permits on 7 St. John Street:

B03-1400 (2003): Convert shed dormer to hip roof: CO issued 7/25/2006  
B04-0935 (2004): Legalize two family use and minor interior renovations/windows/siding: CO issued on 7/25/2006  
D09-0012 (2009): Demolition of two car garage: Compliance issued 6/4/2009  
B09-0409 (2009): Foundation for detached garage: CO issued 5/11/2010  
B10-0291 (2010): 2 car detached garage: CO Issued 5/11/2010  
B18-0551 (2018): Finished basement- convert basement into bedroom must be integral with first floor unit, no kitchen: OPEN

**Permit B18-0551 is an open permit.** There are no fees associated with this permit. To close the permit, the owner would need to call for a final inspection. **This permit would be considered a violation until the compliance letter is issued.**

For liens/fines/special assessments, you would need to contact the Town Clerks Office. We do not handle this in the Building Department.

If you would like electronic copies of these permits, please provide me with your best contact number. The fee is \$5.00. We do a credit card payment over the phone, and then email the documents.

**Kelly Lyons**

Building Department  
City of Norwalk  
125 East Avenue  
Norwalk, CT 06851  
Mon-Friday 8 am- 4 pm



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Hello Team,

Is there any update on below request, please check and advise.

Since this is a Rush order, it would be a great help if we could have the information at the earliest possible time.