

# 182 BRANCH HILL RD

**Location** 182 BRANCH HILL RD

**Mblu** 12-0/ BRA1/ 182/ /

**Acct#** 00081100

**Owner** CARTELL NANCY A

**Assessment** \$180,740

**Appraisal** \$258,200

**PID** 833

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$173,600	\$84,600	\$258,200

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$121,520	\$59,220	\$180,740

## Owner of Record

**Owner** CARTELL NANCY A  
**Co-Owner**  
**Address** 182 BRANCH HILL RD  
PRESTON, CT 06365

**Sale Price** \$0  
**Certificate**  
**Book & Page** 0084/0722  
**Sale Date** 05/16/1988  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARTELL NANCY A	\$0		0084/0722	00	05/16/1988
CARTELL NANCY A	\$0		0059/0053	00	10/01/1975

## Building Information

### Building 1 : Section 1

**Year Built:** 1977  
**Living Area:** 936  
**Replacement Cost:** \$199,284  
**Building Percent Good:** 85  
**Replacement Cost  
Less Depreciation:** \$169,400

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential

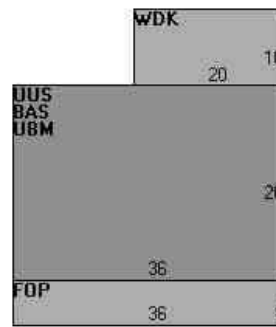
Grade:	Average +10
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



(<https://images.vgsi.com/photos/PrestonCTPhotos/\00\00\25\68.jpg>)

### Building Layout



([https://images.vgsi.com/photos/PrestonCTPhotos//Sketches/833\\_833.jpg](https://images.vgsi.com/photos/PrestonCTPhotos//Sketches/833_833.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	936	936	
FOP	Porch, Open, Finished	216	0	
UBM	Basement, Unfinished	936	0	
UUS	Upper Story, Unfinished	936	0	
WDK	Deck, Wood	200	0	
		3,224	936	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$2,400	1

### Land

#### Land Use

Use Code	1010
Description	Single Fam MDL-01
Zone	R-60

#### Land Line Valuation

Size (Acres)	3.24
Frontage	0
Depth	0

Neighborhood 0050  
Alt Land Appr No  
Category

Assessed Value \$59,220  
Appraised Value \$84,600

### Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80.00 S.F.	\$600	1
SHD1	SHED FRAME			160.00 S.F.	\$1,200	1

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$173,600	\$84,600	\$258,200
2022	\$173,600	\$84,600	\$258,200
2021	\$107,500	\$75,100	\$182,600

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$121,520	\$59,220	\$180,740
2022	\$121,500	\$59,300	\$180,800
2021	\$75,200	\$52,700	\$127,900