## **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**

OwnerCARTELL NANCY ASale Price\$0

Co-Owner Certificate

 Address
 182 BRANCH HILL RD
 Book & Page
 0084/0722

 PRESTON, CT 06365
 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 |  |  |

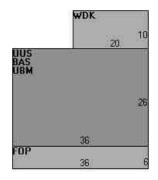
| Grade:         Average +10           Stories:         2 Stories           Occupancy         1           Exterior Wall 1         Vinyl Siding           Exterior Wall 2         Fach Cover           Roof Structure:         Gambrel           Roof Cover         Asph/F Gls/Cmp           Interior Wall 1         Drywall/Sheet           Interior Wall 2         Pine/Soft Wood           Interior FIr 1         Pine/Soft Wood           Interior FIr 2         Hot Water           Heat Type:         Hot Water           AC Type:         None           Total Bedrooms:         2 Bedrooms           Total Bthrms:         1           Total Bthrms:         0           Total Alf Baths:         0           Total Rooms:         6 Rooms           Bath Style:         Average           Kitchen Style:         Average           Num Kitchens         01           Cndtn         Num Park           Fireplaces         Frodtn Cndtn           Basement         Interior Wall 2   |                    |                |
|--|--------------------|----------------|
| 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 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 Ritchens O1 Cndtn Num Park Fireplaces Fndth Cndtn  | Grade:             | Average +10    |
| Exterior Wall 1  Exterior Wall 2  Roof Structure:  Roof Cover  Rasph/F Gls/Cmp  Interior Wall 1  Interior Wall 2  Interior Flr 1  Interior Flr 2  Heat Fuel  Hot Water  AC Type:  None  Total Bedrooms:  Total Bthrms:  Total Half Baths:  Total Rooms:  Bath Style:  Kitchen Style:  Num Kitchens  Cndtn  Num Park  Fireplaces  Fndth Cndtn  Vasph/F Gls/Cmp  Asph/F Gls/Cmp  Interior Plr 2  Interior Flr 2  | Stories:           | 2 Stories      |
| Exterior Wall 2  Roof Structure: Gambrel  Roof Cover Asph/F Gls/Cmp  Interior Wall 1 Drywall/Sheet  Interior Flr 1 Pine/Soft Wood  Interior Flr 2 Oil  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 O1  Cndtn  Num Park  Fireplaces  Fndth Cndtn  | Occupancy          | 1              |
| Roof Structure:  Roof Cover  Roof Cover  Asph/F Gls/Cmp  Interior Wall 1  Interior Wall 2  Interior Flr 1  Heat Fuel  Heat Type:  Hot Water  AC Type:  None  Total Bedrooms:  1  Total Half Baths:  Total Yara Fixtrs:  Total Rooms:  Bath Style:  Kitchen Style:  Num Kitchens  Cndtn  Num Park  Fireplaces  Fndth Cndth  | Exterior Wall 1    | Vinyl Siding   |
| Roof Cover Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Heat Type: Hot Water AC Type: None Total Bedrooms: 1 Total Half Baths: Total Xtra Fixtrs: Total Rooms: Bath Style: Kitchen Style: Num Kitchens Cndtn Num Park Fireplaces Fndtn Cndtn  Pine/Soft Wood  Pine/ | Exterior Wall 2    |                |
| Interior Wall 1 Drywall/Sheet  Interior Wall 2 Pine/Soft Wood  Interior FIr 1 Pine/Soft Wood  Interior FIr 2 Oil  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 O1  Cndtn  Num Park  Fireplaces  Fndtn Cndtn   | Roof Structure:    | Gambrel        |
| Interior Wall 2  Interior Fir 1  Interior Fir 2  Heat Fuel  Heat Type:  Hot Water  AC Type:  None  Total Bedrooms:  2 Bedrooms  Total Half Baths:  0  Total Xtra Fixtrs:  Total Rooms:  Bath Style:  Kitchen Style:  Num Kitchens  O1  Cndtn  Num Park  Fireplaces  Fndtn Cndtn  | Roof Cover         | Asph/F Gls/Cmp |
| Interior Fir 1 Pine/Soft Wood  Interior Fir 2 Oil  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 O1  Cndtn  Num Park  Fireplaces  Fndtn Cndtn  | Interior Wall 1    | Drywall/Sheet  |
| Interior Flr 2  Heat Fuel  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  | Interior Wall 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 O1 Cndtn Num Park Fireplaces Fndtn Cndtn  | Interior Flr 1     | Pine/Soft Wood |
| Heat Type: Hot Water  AC Type: None  Total Bedrooms: 2 Bedrooms  Total Bthrms: 1  Total Half Baths: 0  Total Xtra Fixtrs: 6  Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens 01  Cndtn  Num Park  Fireplaces  Fndtn Cndtn   | Interior Flr 2     |                |
| 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   | Heat Fuel          | Oil            |
| Total Bedrooms: 2 Bedrooms  Total Bthrms: 1  Total Half Baths: 0  Total Xtra Fixtrs:   | Heat Type:         | Hot Water      |
| Total Bthrms: 1  Total Half Baths: 0  Total Xtra Fixtrs:   | AC Type:           | None           |
| Total Half Baths:  Total Xtra Fixtrs:  Total Rooms:  6 Rooms  Bath Style:  Average  Kitchen Style:  Average  Num Kitchens  01  Cndtn  Num Park  Fireplaces  Fndtn Cndtn  | Total Bedrooms:    | 2 Bedrooms     |
| Total Xtra Fixtrs:  Total Rooms:  Bath Style: Average  Kitchen Style: Average  Num Kitchens 01  Cndtn  Num Park  Fireplaces  Fndtn Cndtn   | Total Bthrms:      | 1              |
| Total Rooms: 6 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens 01  Cndtn  Num Park  Fireplaces  Fndtn Cndtn   | Total Half Baths:  | 0              |
| Bath Style: Average Kitchen Style: Average Num Kitchens 01 Cndtn Num Park Fireplaces Fndtn Cndtn   | Total Xtra Fixtrs: |                |
| Kitchen Style: Average  Num Kitchens 01  Cndtn  Num Park  Fireplaces  Fndtn Cndtn  | Total Rooms:       | 6 Rooms        |
| Num Kitchens 01  Cndtn  Num Park  Fireplaces  Fndtn Cndtn  | Bath Style:        | Average        |
| Cndtn  Num Park  Fireplaces  Fndtn Cndtn   | Kitchen Style:     | Average        |
| Num Park  Fireplaces  Fndtn Cndtn  | Num Kitchens       | 01             |
| Fireplaces Fndtn Cndtn   | Cndtn              |                |
| Fndtn Cndtn  | Num Park           |                |
|  | Fireplaces         |                |
| Basement   | Fndtn Cndtn        |                |
|  | Basement           |                |

# **Building Photo**



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

## **Building Layout**



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

| Building Sub-Areas (sq ft) |                         |               | <u>Legend</u>  |
|----------------------------|-------------------------|---------------|----------------|
| Code Description           |                         | Gross<br>Area | Living<br>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 <u>Leg</u> e |              |            |         |        |
|-----------------------------|--------------|------------|---------|--------|
| Code Description Size       |              | Size       | Value   | Bldg # |
| FPL3                        | 2 STORY CHIM | 1,00 UNITS | \$2,400 | 1      |

### Land

| Land Use    |                   | Land Line Valu | ation |
|-------------|-------------------|----------------|-------|
| Use Code    | 1010              | Size (Acres)   | 3.24  |
| Description | Single Fam MDL-01 | Frontage       | 0     |
| Zone        | R-60              | Depth          | 0     |
|             |                   |                |       |

Neighborhood 0050 Alt Land Appr No Category **Assessed Value** \$59,220 **Appraised Value** \$84,600

# Outbuildings

|      | Outbuildings |          |                 |             |         | <u>Legend</u> |
|------|--------------|----------|-----------------|-------------|---------|---------------|
| 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 |  |  |

(c) 2024 Vision Government Solutions, Inc. All rights reserved.