



Property Information Request Information Update Information

File#:	BS-X01693-6351731023	Requested Date:	07/17/2024	Update Requested:	
Owner:	NANCY CARTELL	Branch:		Requested By:	
Address 1:	182 BRANCH HILL RD	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	PRESTON, CT	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Town of Preston denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Zoning Department for information. Abstractor Search.

Collector: Town of Preston Zoning Department
 Payable Address: 389 Route 2 Preston, CT 06365
 Business: 860-887-5581

PERMITS Town of Preston denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Building Department for information. Abstractor Search.

Collector: Town of Preston Building Department
 Payable Address: 389 Route 2 Preston, CT 06365
 Business: 860-887-5581

SPECIAL ASSESSMENTS Town of Preston denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Tax Collector for information. Abstractor Search.

Collector: Town of Preston Tax Collector
 Payable Address: 389 Route 2 Preston, CT 06365
 Business: 860-887-5581

DEMOLITION Town of Preston denied providing information verbally or thru Fax/Email. Need to visit the Town Hall Building Department for information. Abstractor Search.

Collector: Town of Preston Building Department
 Payable Address: 389 Route 2 Preston, CT 06365
 Business: 860-887-5581

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

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

Sale Price \$0

Co-Owner

Certificate

Address 182 BRANCH HILL RD
PRESTON, CT 06365

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

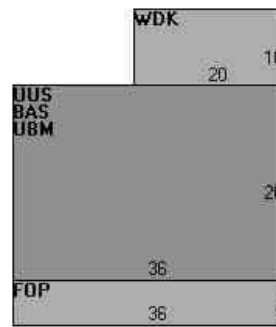
Grade:	Average +10
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	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)

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