



## Property Information      Request Information      Update Information

File#:	BS-X01693-4418079304	Requested Date:	07/17/2024	Update Requested:
Owner:	DEAN MCKUSICK	Branch:		Requested By:
Address 1:	36 GOSHEN HILL RD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	LEBANON, CT	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS**      Per Town of Lebanon Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Lebanon Department of Zoning  
Payable: 579 Exeter Rd, Lebanon, CT 06249  
Business# (860) 642-6028

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

**PERMITS**      Per Town of Lebanon Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Lebanon Building Department  
Payable: 579 Exeter Rd, Lebanon, CT 06249  
Business# (860) 642-6028

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

**SPECIAL ASSESSMENTS**      Per Town of Lebanon Tax Collector there are no Special Assessments/liens on the property.

Collector: Town of Lebanon Tax Collector  
Payable: 579 Exeter Rd, Lebanon, CT 06249  
Business# (860) 642-7222

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

# 36 GOSHEN HILL RD

**Location** 36 GOSHEN HILL RD

**Mblu** 246 / / 45.001 / /

**Acct#** 04246451

**Owner** MCKUSICK DEAN P

**Assessment** \$305,510

**PID** 184424

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$272,240	\$33,270	\$305,510

## Owner of Record

**Owner** MCKUSICK DEAN P  
**Co-Owner**  
**Address** 36 GOSHEN HILL RD  
LEBANON, CT 06249

**Sale Price** \$195,900  
**Certificate**  
**Book & Page** 0306/0215  
**Sale Date** 12/21/2017  
**Instrument** 14

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCKUSICK DEAN P	\$195,900		0306/0215	14	12/21/2017
SI REALTY COMPANY INC	\$0		0304/0749	31	09/07/2017
NOWOSAD JAMES F & GENEVIEVE M	\$0		0234/0965	29	09/09/2005
NOWOSAD JAMES F	\$0		0233/0712	29	07/21/2005

## Building Information

### Building 1 : Section 1

**Year Built:** 2006  
**Living Area:** 2,040  
**Replacement Cost:** \$457,553  
**Building Percent Good:** 85  
**Replacement Cost**  
**Less Depreciation:** \$388,920

Building Attributes	
Field	Description
Style:	Modern/Contemp
Model	Residential
Grade:	Average+

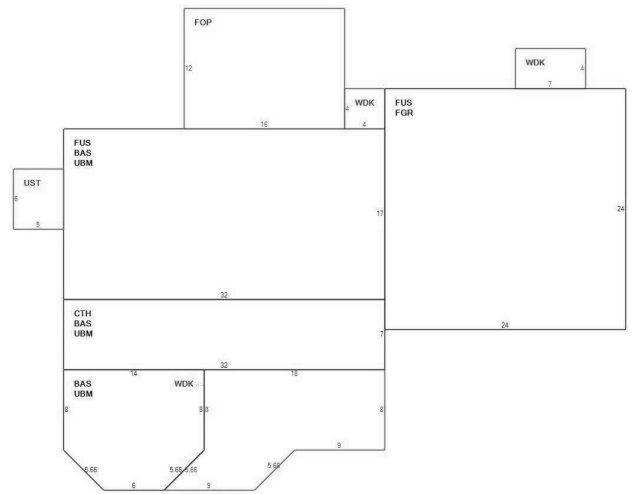
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphlt/Architc
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Geothermal
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	8 Rooms
Bath Style:	Modern
Kitchen Style:	Average
Kitchens	1
Insulated	Yes
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	1
Gas Fireplaces	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	
Usrflid 302	
Usrflid 304	
Fndtn Cndtn	
Basement	
Usrflid 701	
Usrflid 305	
Usrflid 900	No
Usrflid 901	No
Usrflid 303	
Usrflid 706	

## Building Photo



(<https://images.vgsi.com/photos/LebanonCTPhotos/\00\01\23\83.jpg>)

## Building Layout



(ParcelSketch.ashx?pid=184424&bid=4445)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	1,120	1,120
BAS	First Floor	920	920
CTH	Cathedral Ceiling	224	0
FGR	Garage	576	0
FOP	Open Porch	192	0
UBM	Unfinished Basement	920	0
UST	Utility - Storage	30	0
WDK	Wood Deck	224	0
		4,206	2,040

**Extra Features**

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

**Land**

Land Use	Land Line Valuation
<b>Use Code</b> 1010	<b>Size (Acres)</b> 2.06
<b>Description</b> One Family	<b>Frontage</b>
<b>Zone</b>	<b>Depth</b>
<b>Neighborhood</b> 13	<b>Assessed Value</b> \$33,270
<b>Alt Land Appr</b> No	
<b>Category</b>	

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$152,790	\$38,630	\$191,420
2021	\$152,790	\$38,630	\$191,420
2020	\$152,790	\$38,630	\$191,420