



Property Information Request Information Update Information

File#:	BS-X01693-8281520899	Requested Date:	07/17/2024	Update Requested:
Owner:	NANCY MANIS	Branch:		Requested By:
Address 1:	150 BRADFORD CORNER RD	Date Completed:	08/01/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WOODSTOCK, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Wood stock Department of Zoning there are no Code Violation cases on this property

Collector: Town of Wood stock Department of Zoning
Payable: 415 Route 169 Woodstock, CT 06281
Ph: (860) 928-1388

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

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

Collector: Town of Wood stock Building Department
Payable: 415 Route 169 Woodstock, CT 06281
Ph: (860) 928-1388

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

Collector: Town of Wood stock Tax Collector
Payable: 415 Route 169 Woodstock, CT 06281
Ph: (860) 928-9469

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

150 BRADFORD CORNER RD

Location 150 BRADFORD CORNER RD

Mblu 7274/ 21/ 07A-1/ /

Acct# W0416700

Owner MANIS NANCY + BRYAN W +

Assessment \$212,700

Appraisal \$303,700

PID 4431

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$249,900	\$53,800	\$303,700
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$175,000	\$37,700	\$212,700

Owner of Record

Owner MANIS NANCY + BRYAN W +
Co-Owner MANIS ERIN K
Address 150 BRADFORD CORNER RD
 WOODSTOCK, CT 06281

Sale Price \$247,000
Certificate
Book & Page 642/ 99
Sale Date 11/06/2018
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MANIS NANCY + BRYAN W +	\$247,000		642/ 99	00	11/06/2018
CONOVER SUSAN C TRUST	\$162,000	1	369/ 193		03/28/2003
JAX TERRY HOFFMAN + RICHARD D	\$0		305/ 179		10/29/1999

Building Information

Building 1 : Section 1

Year Built: 1984
Living Area: 1,393
Replacement Cost: \$289,435
Building Percent Good: 84
Replacement Cost Less Depreciation: \$243,100

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	C+
Stories:	1.25
Living Units	1

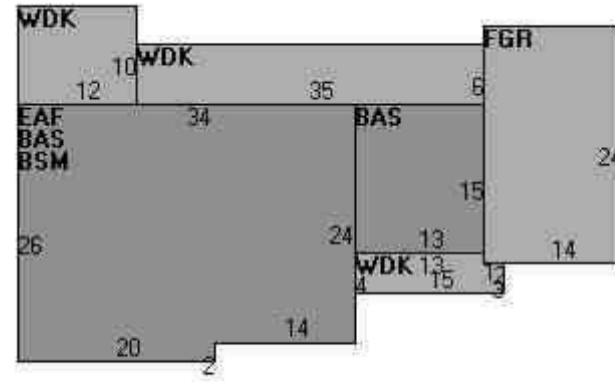
Building Photo



(<https://images.vgsi.com/photos/WoodstockCTPhotos/A00\00\28\51.JPG>)

Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Arch. Shingles
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Ceram Clay Til
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Partial
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Whirlpool Tubs	
Bsmt. Garages	0

Building Layout



(https://images.vgsi.com/photos/WoodstockCTPhotos/Sketches/4431_443)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,051	1,051	
EAF	Expansion Attic Finished	856	342	
BSM	Basement Area	856	0	
FGR	Garage	336	0	
WDK	Wood Deck	388	0	
		3,487	1,393	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL2	Fireplace, 1.5 Sty	1 UNITS	\$3,400	1	
A/C	Air Conditioning	884 S.F.	\$1,900	1	

Land

Land Use

Use Code 101
 Description Single Family
 Zone
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.73
 Frontage
 Depth
 Assessed Value \$37,700
 Appraised Value \$53,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	240 S.F.	\$1,500	1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2023	\$249,900	\$53,800	\$303,700	
2022	\$249,900	\$53,800	\$303,700	
2020	\$155,400	\$53,800	\$209,200	

Assessment

Valuation Year	Improvements	Land	Total
2023	\$175,000	\$37,700	\$212,700
2022	\$175,000	\$37,700	\$212,700
2020	\$108,800	\$37,700	\$146,500

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Guest Permit List

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TIP: Table filtering occurs by entering any characters of column text in the white boxes. After selecting a row, choose an Icon to invoke action described.

Parcel Id	Owner	#	Location	Permit#	Permit Type	Issued	Fees	Status	Work Description
		150	Bradford Corner						
7274 21 07A-1	CONOVER SUSAN C TRUST	150 BRADFORD CORNER	19-245B	Building	10/29/2019	25.36	Final	Stainless steel chimney liner system installed to an existing firepl	
7274 21 07A-1	MANIS NANCY	150 BRADFORD CORNER	Draft	Zoning Permit		0.00	Void	this change of use is to add a shed to the property	
7274 21 07A-1	MANIS NANCY	150 BRADFORD CORNER	Draft	Building		0.00	Void	16' x 24' Bonanza Shed 20+ feet from the lot boundary	

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