

80 NORTHFORD RD

Location 80 NORTHFORD RD

Mblu 192 / 15 / 1

Acct# S0214000

Owner LAUDANO THOMAS A JR

PBN EAST

Assessment \$192,800

Appraisal \$275,400

PID 13696

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$134,000	\$141,400	\$275,400

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$93,800	\$99,000	\$192,800

Owner of Record

Owner	LAUDANO THOMAS A JR	Sale Price	\$265,000
Co-Owner		Certificate	
Address	80 NORTHFORD RD WALLINGFORD, CT 06492	Book & Page	1568/1040
		Sale Date	08/11/2017
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAUDANO THOMAS A JR	\$265,000		1568/1040	00	08/11/2017
AMARAL CHRISTOPHER P + VANESSA A	\$230,000		1530/0088	00	11/30/2015
SCHULTZ PAUL + JOSEPHINE TRUSTEES	\$0		1301/0310	29	06/28/2007
SCHULTZ PAUL & JOSEPHINE	\$0		0189/0237		

Building Information

Building 1 : Section 1

Year Built: 1949
Living Area: 1,208
Replacement Cost: \$187,700
Building Percent Good: 66
Replacement Cost Less Depreciation: \$123,900

Building Attributes

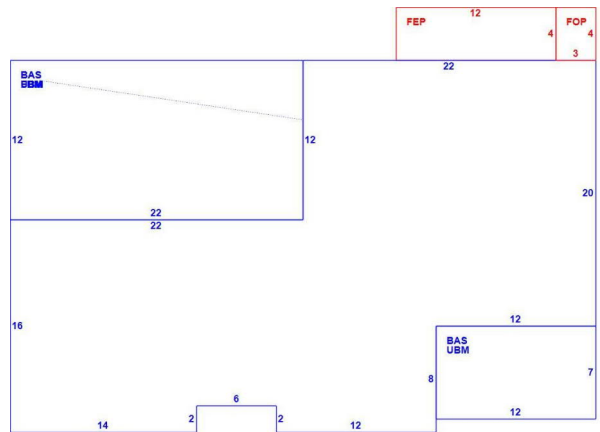
Field	Description
Style:	Ranch
Model	Residential
Grade:	C
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Number of Fireplaces	2
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/wallingfordctPhotos/A02\02\67\10.jpg>)

Building Layout



([ParcelSketch.ashx?pid=13696&bid=13706](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,208	1,208
FBM	Basement, Finished	860	0
FEP	Porch, Enclosed	48	0
FOP	Porch, Open	12	0
UBM	Basement, Unfinished	348	0
		2,476	1,208

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	2.58
Description	Single Family	Frontage	
Zone	RU120	Depth	
Neighborhood	180	Assessed Value	\$99,000
Alt Land Appr	No	Appraised Value	\$141,400
		lb\ndfront	

Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage-Avg			576.00 S.F.	\$10,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$134,000	\$141,400	\$275,400
2020	\$134,000	\$141,400	\$275,400
2019	\$113,200	\$163,300	\$276,500

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$93,800	\$99,000	\$192,800
2020	\$93,800	\$99,000	\$192,800
2019	\$79,200	\$114,300	\$193,500