



Property Information		Request Information		Update Information
File#:	BS-W01469-9130872216	Requested Date:	10/25/2023	Update Requested:
Owner:	THOMAS LAUDANO	Branch:		Requested By:
Address 1:	80 Northford Rd	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Wallingford, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Town of Wallingford Zoning Department there are no Code Violation cases on this property.</p> <p>Collector :Town of Wallingford Zoning Department Payable: 45 South Main Street Wallingford, CT 06492 Business# 203-294-2090</p> <p>Comments:UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
PERMITS	<p>Per Town of Wallingford Building Department there are No Open/Pending/ Expired Permit on this property.</p> <p>Collector: Town of Wallingford Building Department Payable: 45 S Main St, Wallingford, CT 0649251 Business# 203-294-2005</p> <p>Comments:UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
SPECIAL ASSESSMENTS	<p>Per Town of Wallingford Finance Department there are no Special Assessments/liens on the property.</p> <p>Collector: Town of Wallingford Finance Department Payable: 45 S Main St, Wallingford, CT 06492 Business# 203-294-2135</p> <p>Comments:UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
DEMOLITION	NO



UTILITIES

WATER

Account #: 0056767
Payment Status: Paid
Status: Pvt & Lienable
Amount: \$0.00
Good Thru: NA
Account Active: Active
Collector: Town of Wallingford Utilities
Payable Address: 377 S Cherry St, Wallingford, CT 06492
Business #: 203-949-2666

Sewer

The house is on a community sewer. All houses go to a shared Septic System

Garbage

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

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

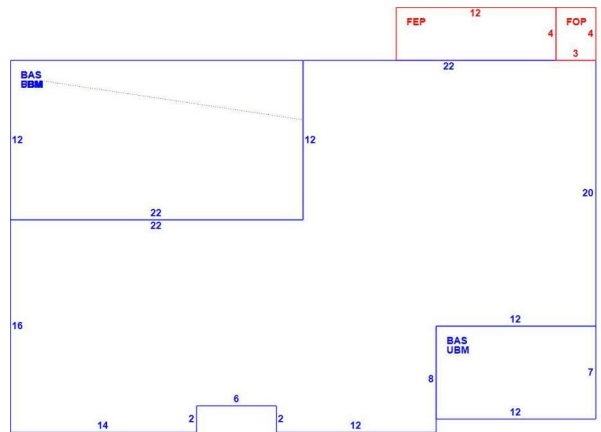
Field	Description
Style:	Ranch
Model	Residential
Grade:	C
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
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\Indfront	

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

Created Date/Time: 10/27/2023 01:27:26 PM
Customer Number: 00440616
Account Number: 0056767
Service Address: 80 NORTHFORD RD
Mailing Address:
THOMAS LAUDANO JR
80 NORTHFORD RD
WALLINGFORD CT 06492-5519

Customer/Account Transaction History

Trans Date	Transaction	Amount	Balance
10/10/2023 0:00	Payment - Cashier	(\$61.00)	\$0.00
10/1/2023 0:00	Water Interest	\$0.90	\$61.00
9/1/2023 0:00	Cycle Billing Due: 09/30/2023	\$60.10	\$60.10
7/20/2023 0:00	Payment - Cashier	(\$48.55)	\$0.00
7/1/2023 0:00	Water Interest	\$0.72	\$48.55
6/1/2023 0:00	Cycle Billing Due: 06/30/2023	\$47.83	\$47.83
3/23/2023 0:00	Payment - Cashier	(\$51.92)	\$0.00
3/1/2023 0:00	Cycle Billing Due: 03/31/2023	\$51.92	\$51.92