



Property Information Request Information Update Information

File#:	BS-X01798-6035632229	Requested Date:	11/22/2024	Update Requested:
Owner:	HOLLY M CRUGER	Branch:		Requested By:
Address 1:	51 REEDER LN	Date Completed:	12/05/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NEW CANAAN, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of New Canaan Department of Zoning there are No Open Code Violation case on this property.

Collector: Town of New Canaan
Payable: 77 Main St, New Canaan, CT 06840
Business# 203-594-3012

PERMITS Per Town of New Canaan Department of Building there are No Open/Pending/ Expired permit on this property.

Collector: Town of New Canaan
Payable: 77 Main St, New Canaan, CT 06840
Business# 203-594-3012

SPECIAL ASSESSMENTS Per Town of New Canaan Tax collector there are No Special Assessments/liens on the property.

Collector: Town of New Canaan
Payable: 77 Main St, New Canaan, CT 06840
Business# 203-594-3064

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

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2023.



Information on the Property Records for the Municipality of New Canaan was last updated on 12/5/2024.

Property Summary Information

Parcel Data And Values

Building ▾

Outbuildings

Sales

Permits

Parcel Information

Location:	51 REEDER LA	Property Use:	Residential	Primary Use:	Residential
Unique ID:	10888	Map Block Lot:	27 25 92	Acres:	2.0600
490 Acres:	0.00	Zone:	2AC	Volume / Page:	0878/0183
Developers Map / Lot:	2851	Census:	00352		

Value Information

	Appraised Value	Assessed Value
Land	1,232,000	862,400
Buildings	723,800	506,660
Detached Outbuildings	55,000	38,500
Total	2,010,800	1,407,560

Owner's Information

Owner's Data
CRUGER TYLER H HOLLY M 51 REEDER LA NEW CANAAN, CT 06840

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Code/Permit/special assessments request- 51 REEDER LANE

From Soljour Shawn <Shawn.Soljour@newcanaanct.gov>

Date

To

Cc Becker, Scott <scott.becker@newcanaanct.gov>; Funfgeld, John <john.funfgeld@newcanaanct.gov>

You don't often get email from shawn.soljour@newcanaanct.gov. [Learn why this is important](#)

Good day,

I am in receipt of your November Monday, November 25, 2024, 7:54 am.

All Building department records and permit information is now online.

Please select below **blue hyper link** enter address to retrieve the information requested.

To my knowledge there are no open permits or code violations *nor* outstanding or ongoing violations for referenced property.

Please confirm this satisfies your request.

Thank you.



Mrs. Shawn K. Soljour

Land Use Records Manager

77 Main Street

New Canaan, CT 06840

203-594-3097

Office Hours Wednesday's – Friday's~ 10:00am -3:00pm-*(Friday's-1:30PM)

New Canaan-Permit search

[Home - ViewPoint Cloud \(opengov.com\)](#)

To search records:

[Town of New Canaan | Documents-On-Demand \(documents-on-demand.com\)](#)

From: Platz, Brian <Brian.Platz@newcanaanct.gov>

Sent: Monday, November 25, 2024 7:54 AM

To: Soljour Shawn <Shawn.Soljour@newcanaanct.gov>

Subject: FW: Code/Permit/special assessments request- 51 REEDER LANE