

## 65 MAGNOLIA AVE

**Location** 65 MAGNOLIA AVE

**Mblu** 1/ 17/ 203/ 0/

**Acct#** 502

**Owner** CUARTAS ANDRES & FRAN

**Assessment** \$304,650

**Appraisal** \$435,210

**PID** 502

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$238,650	\$196,560	\$435,210

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$167,060	\$137,590	\$304,650

### Owner of Record

**Owner** CUARTAS ANDRES & FRAN

**Sale Price** \$382,000

**Co-Owner**

**Book & Page** 5393/99

**Address** 65 MAGNOLIA AVE

**Sale Date** 04/29/2003

NORWALK, CT 06850

### Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
CUARTAS ANDRES & FRAN	\$382,000	5393/99	04/29/2003
HWANG THOMAS	\$329,000	4467/207	06/03/2002
GUY JOSE A & ANNIE H	\$270,000	4106/251	05/14/2001
PLATT CHRISTOPHER & STEPKOSKI SUZANNE	\$157,000	3465/167	02/17/1998

## Building Information

### Building 1 : Section 1

**Year Built:** 1951  
**Living Area:** 1,128

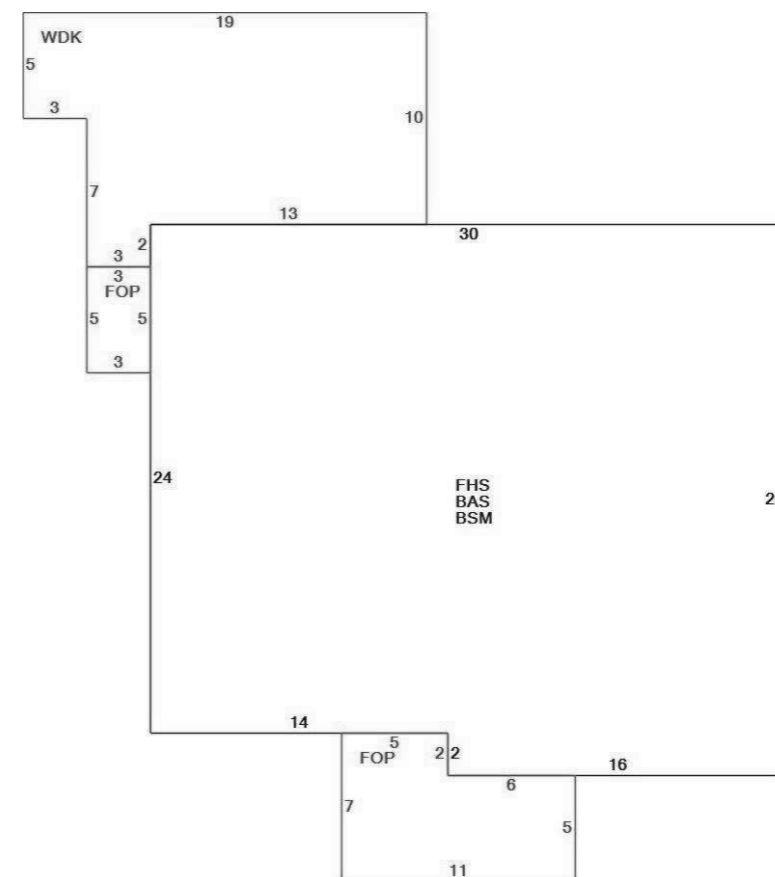
Building Attributes	
Field	Description
Style	Cape Cod
Model:	Residential
Grade	C
Stories	1.50
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Hot Water
AC Type	None
Bedrooms	3
Full Baths	2
Half Baths	0
Extra Fixtures	0
Total Rooms	5
Bath Style	Average
Kitchen Style	Average
Extra Kitchens	0
Frame	Wood

### Building Photo



(PhotoHandler.ashx?pid=502&bid=502)

### Building Layout



(ParcelSketch.ashx?pid=502&bid=502)

Insulation	Typical
Bsmt Garage	0
Foundation	Conc Block
FBM Area	451
FBM Quality	4
Fireplaces	0
# of Heat Systems	1.00
Central Vac	
Solar HW	Yes
Electrical	Typical
Int vs. Ext	
Building Lifted	
Heat Percent	100
Usrflid 706	

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	752	752
FHS	Finished Half Story	752	376
BSM	Basement	752	0
FOP	Framed Open Porch	80	0
WDK	Wood Deck	181	0
		2,517	1,128

### Extra Features

Extra Features					<u>Legend</u>
Code	Description	Size	Value	Bldg #	
SOL	Solar Panel	14.00 S.F.	\$0	1	

### Land

#### Land Use

**Use Code** 101  
**Description** Single Family  
**Zone** C  
**Neighborhood** 0165

#### Land Line Valuation

**Size (Acres)** 0.14  
**Assessed Value** \$137,590  
**Appraised Value** \$196,560

### Outbuildings

Outbuildings							<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
FOP	Open Porch	FR	Frame	49.00 S.F.	\$390	1	
SHD1	Shed	FR	Frame	196.00 S.F.	\$1,810	1	
PAT1	Patio	ST	Stone	247.00 S.F.	\$1,850	1	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2023	\$238,650	\$196,560	\$435,210
2022	\$170,370	\$154,440	\$324,810
2022	\$170,370	\$154,440	\$324,810
2021	\$170,370	\$154,440	\$324,810

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2023	\$167,060	\$137,590	\$304,650
2022	\$119,260	\$108,110	\$227,370
2022	\$119,260	\$108,110	\$227,370
2021	\$119,260	\$108,110	\$227,370