



Property Information		Request Information		Update Information
File#:	BS-X01798-5741710256	Requested Date:	11/22/2024	Update Requested:
Owner:	ANDRES CUARTAS	Branch:		Requested By:
Address 1:	65 MAGNOLIA AVE	Date Completed:	12/05/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NORWALK, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per City of Norwalk Department of Zoning there are No Open Code Violation case on this property.</p> <p>Collector: City of Norwalk Payable: 125 East Avenue Norwalk, CT 06851 Business# 203-854-7755</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
PERMITS	<p>Per City of Norwalk Department of Building there are No Open/Pending/ Expired permit on this property.</p> <p>Collector: City of Norwalk Payable: 125 East Avenue Norwalk, CT 06851 Business# 203-854-7755</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
SPECIAL ASSESSMENTS	<p>Per City of Norwalk Tax collector there are No Special Assessments/liens on the property.</p> <p>Collector: City of Norwalk Payable: 125 East Ave, Norwalk, CT 06851 Business# 203-854-7731</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
DEMOLITION	NO



UTILITIES

WATER

Account #: NA

Payment Status: NA

Status: Pvt & Non-Lienable

Amount: NA

Good Thru: NA

Account Active: NA

Collector: Forst District Water Department

Address: 12 New Canaan Avenue, Norwalk, CT 06851

Phone# 203-847-7387

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

SEWER

Sewer bills are included in the real estate property taxes

GARBAGE

Garbage bills are included in the real estate property taxes

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**

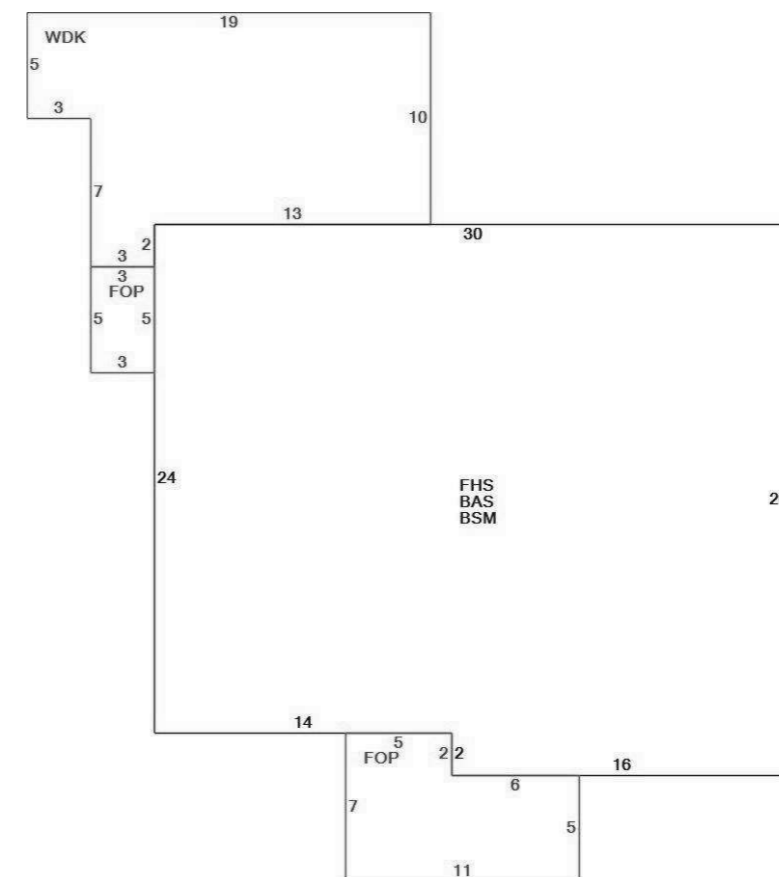
Year Built: 1951

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)			Legend
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					Legend
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							Legend
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

Appraisal			
Valuation Year	Improvements	Land	Total
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

Assessment			
Valuation Year	Improvements	Land	Total
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