



Property Information		Request Information		Update Information
File#:	BS-X01798-7564180015	Requested Date:	11/22/2024	Update Requested:
Owner:	ROLAND LANGNER	Branch:		Requested By:
Address 1:	21 AUSTEN RD	Date Completed:	12/04/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	HAMDEN, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Hamden Department of Zoning there are No Open Code Violation case on this property.
 Collector: Town of Hamden
 Payable Address: 2750 Dixwell Ave # 2, Hamden, CT 06518
 Business# (203) 287-7160
 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per Town of Hamden Department of Building there are No Open/Pending/Expired permits on this property.
 Collector: Town of Hamden
 Payable Address: 2750 Dixwell Ave # 2, Hamden, CT 06518
 Business# (203) 287-7160

SPECIAL ASSESSMENTS Per Town of Hamden Tax collector there are No Special Assessments/liens on the property.
 Collector: Town of Hamden
 Payable Address: 2750 Dixwell Ave UNIT 1, Hamden, CT 06518
 Business# 203-287-7140
 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES
WATER
 Account #: NA
 Payment Status: NA
 Status: Pvt & Non-Lienable
 Amount: NA
 Good Thru: NA
 Account Active: NA
 Collector: Regional Water Authority
 Address: 90 Sargent Dr, New Haven, CT 06511
 Phone# (203) 562-4020
 UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

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

21 AUSTEN RD

Location 21 AUSTEN RD

Mblu 2729/ 095/ / /

Acct#

Owner LANGNER ROLAND

Assessment \$157,080

Appraisal \$224,400

PID 12796

Building Count 1

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$158,000	\$2,700	\$0	\$63,700	\$224,400
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$110,600	\$1,890	\$0	\$44,590	\$157,080

Owner of Record

Owner LANGNER ROLAND
Co-Owner
Address 333 E 33RD ST APT 1A
 NEW YORK, NY 10016

Sale Price \$240,000
Certificate
Book & Page 3498/0112
Sale Date 05/29/2008
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANGNER ROLAND	\$240,000		3498/0112	UNKQ	05/29/2008
MACGREGOR DOUGLAS	\$266,500		2777/0220	UNKQ	08/03/2004
STEINHARDT SAUL & CYNTHIA T	\$0		1473/0052	00	01/11/1995
STEINHARDT SAUL ETAL	\$0		1473/0051		01/11/1995

Building Information

Building 1 : Section 1

Year Built: 1950
 Living Area: 1,560
 Building Percent Good: 75

Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	C
Stories:	1 1/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	

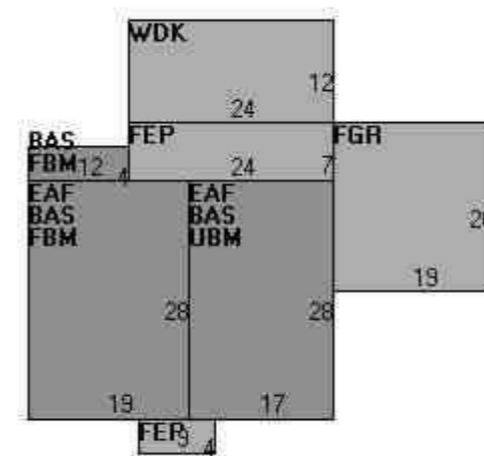
Building Photo



2729-095-00-0000 04/26/2015

(<https://images.vgsi.com/photos/HamdenCTPhotos//00\03\94\97.JPG>)

Building Layout



(https://images.vgsi.com/photos/HamdenCTPhotos//Sketches/12796_1279)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,056	1,056
EAF	Attic, Expansion, Finished	1,008	504

Whirlpool	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

FBM	Basement, Finished	580	0
FEP	Porch, Enclosed	204	0
FGR	Garage	380	0
UBM	Basement, Unfinished	476	0
WDK	Deck, Wood	288	0
		3,992	1,560

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE AVG	1.00 UNITS	\$2,700	1

Land

Land Use

Use Code 1010
 Description Single Fam M01
 Zone R4
 Neighborhood 110
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.27
 Frontage 0
 Depth 0
 Assessed Value \$44,590
 Appraised Value \$63,700

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2022	\$158,000	\$2,700	\$0	\$63,700	\$224,400

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2022	\$110,600	\$1,890	\$0	\$44,590	\$157,080

LOCATION	#21 Austin Road	LOT NO.		PERMIT NO.	20730
CERTIFICATE OF OCCUPANCY:					
OWNER	Lincoln Cavellieri	DATE ISSUED	January 4, 1955		
CLASSIFICATION	"Finish off two rooms & bath on second floor."	COST	\$1,000		
CONTRACTOR	Peter Nista-234 Belden Road-Hamden				
DIMENSIONS OF BUILDINGS	OF LOT				
PLUMBER	F. Di Leonardo - 10980	1/17/55	\$300		
ELECTRICIAN	C. Draganga #17956	1/10/55	\$90 ⁰⁰		
HEATING CONTRACTOR					
FIXTURES	HEATING	OIL BURNER			
WATER MAIN	GAS MAIN		METER		
CESSPOOL	SEPTIC TANK		SEWER		

LOCATION	21 Austen Road	lot #19	PERMIT NO.	17945	<i>Over →</i>
OWNER	V. Masotta	DATE ISSUED	Aug. 22, 1951		
CLASSIFICATION	1-F Res.	COST	\$10,000		
CONTRACTOR	V. Masotta-18 Thompson St.-Hamden				
DIMENSIONS OF BUILDINGS	24'x25' with	OF LOT	75x175		
wing; 11x20; front wing 4x8; att. garage; 11x22.					
<i>C.O. #10357 - 12/13/51</i>					
PLUMBER	F. Di Leonardo 8635	ROUGH INSP.	FINAL INSP.		
ELECTRICIAN	Gassari 13802	" "	" "		
HEATING CONTRACTOR	F. Di Leonardo 4756	" "	" "		
FIXTURES	HEATING	OIL BURNER	<i>F. Di Leonardo 8739</i>		
WATER MAIN	GAS MAIN		METER		
CESSPOOL	SEPTIC TANK		SEWER		

9/21/04 # 71351 Hird Elec, Wdmm
upgrade to 200 A/plugs
\$ 5,500.

9/28/05 # 71445 DRAIN STOVE & SPA
\$ 3429 - INSTALL PELLET STOVE