

## 26 ORCHARD HILL RD

**Location** 26 ORCHARD HILL RD

**Mblu** C08/000 009/ 00017/ /

**Acct#** 000561

**Owner** BIONDI ADRIENNE M

**Assessment** \$230,800

**Appraisal** \$329,600

**PID** 961

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$199,300	\$130,300	\$329,600
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$139,600	\$91,200	\$230,800

### Owner of Record

**Owner** BIONDI ADRIENNE M  
**Co-Owner**  
**Address** 26 ORCHARD HILL RD  
 BRANFORD, CT 06405

**Sale Price** \$235,000  
**Certificate**  
**Book & Page** 0888/1006  
**Sale Date** 10/18/2004  
**Instrument** UNKQ

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BIONDI ADRIENNE M	\$235,000		0888/1006	UNKQ	10/18/2004
ROGOW PAULINE S	\$0		0888/1005	25	10/18/2004
PARSONS PAULINE S	\$157,500		0704/0877	UNKQ	08/15/2000
NELSON FRANCES R	\$143,200		0443/0207	UNKQ	01/07/1988

## Building Information

### Building 1 : Section 1

**Year Built:** 1952  
**Living Area:** 1,156

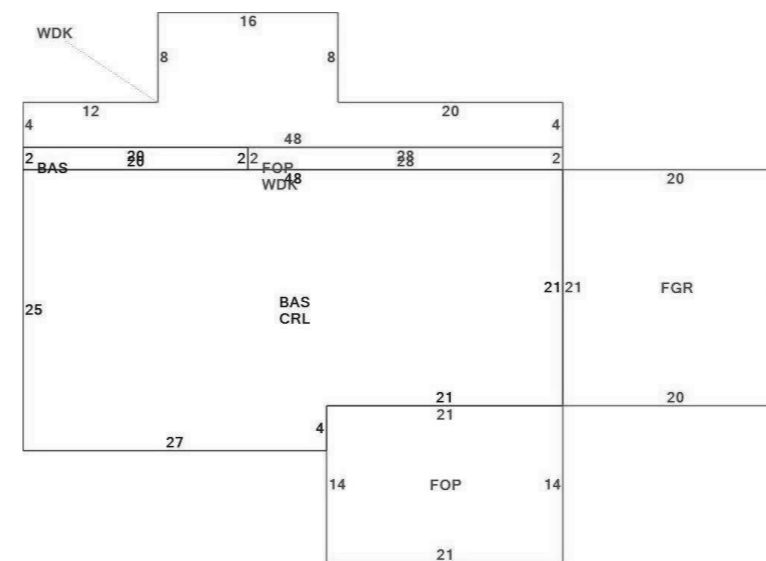
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	C
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



(<https://images.vgsi.com/photos/BranfordCTPhotos/\00\00\04\89.jpg>)

### Building Layout



(ParcelSketch.ashx?pid=961&bid=961)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,156	1,156
CRL	Crawl Space	1,116	0
FGR	Garage	420	0

FOP	Porch, Open	350	0
WDK	Deck, Wood	376	0
		3,418	1,156

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$3,500	1

### Parcel Information

**Use Code** 1010  
**Description** Single Fam MDL01  
**Deeded Acres** 0.3

### Land

#### Land Use

**Use Code** 1010  
**Description** Single Fam MDL01  
**Zone** R3

#### Land Line Valuation

**Size (Acres)** 0.3  
**Assessed Value** \$91,200  
**Appraised Value** \$130,300

### Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			120.00 S.F.	\$1,100	1

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$118,200	\$125,500	\$243,700
2022	\$118,200	\$125,500	\$243,700
2021	\$118,200	\$125,500	\$243,700

Assessment			
Valuation Year	Improvements	Land	Total

2023	\$82,700	\$87,900	\$170,600
2022	\$82,700	\$87,900	\$170,600
2021	\$82,700	\$87,900	\$170,600

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