



Property Information Request Information Update Information

File#:	BS-X01798-7072567110	Requested Date:	11/22/2024	Update Requested:
Owner:	ADRIENNE BIONDI	Branch:		Requested By:
Address 1:	26 ORCHARD HILL RD	Date Completed:	12/03/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BRANFORD, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Branford Department of Zoning there are no Open Code Violation case on this property.

Collector: Town of Branford
Payable Address: 1019 Main St Branford, CT 06405
Business# 203-315-0674

PERMITS Per Town of Branford Department of Building there are No Open/Pending/Expired permits on this property.

Collector: Town of Branford
Payable Address: 1019 Main St Branford, CT 06405
Business# 203-315-0674

SPECIAL ASSESSMENTS Per Town of Branford Tax collector there is a Sewer lien on the property.

Collector: Town of Branford
Payable Address: 1019 Main Street Branford, CT 06405
Business# 203-315-0672

Comments:There is a Sewer lien on the property. Please Contact Town of Branford Tax collector's office (203-315-0672) for more information.

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

Account #: 561
Payment Status: Delinquent
Status: Pvt & Lienable
Amount: \$204.20
Good Thru: 12/31/2024
Account Active: Yes
Collector: Town of BRANFORD Tax collector
Address: 1019 Main Street Branford, CT 06405
Phone# (203) 315-0672

GARBAGE

Garbage bills are included in the real estate property taxes

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

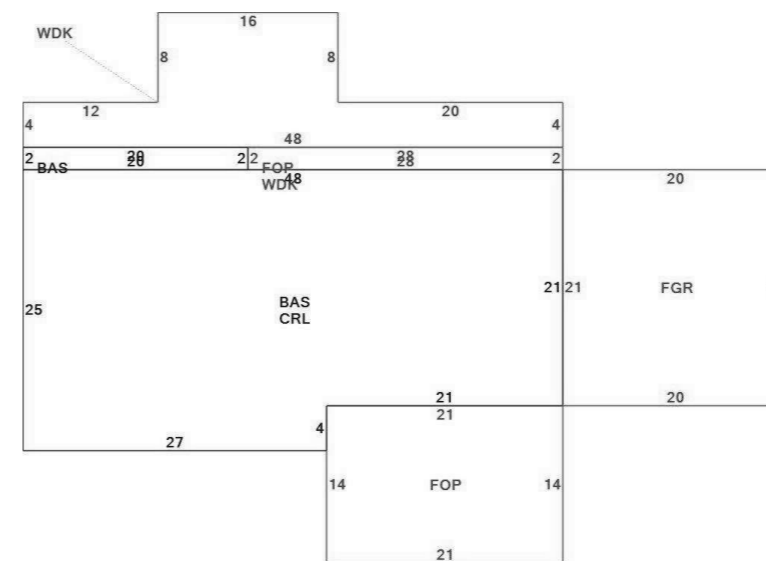
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	C
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat 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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Code/Permit/Special Assessments - 26 ORCHARD HILL RD

From David Raynor <draynor@branford-ct.gov>

Date

To

Good morning,

After running a search in our system, I can see there are presently no active/overdue permits for the property of 26 Orchard Hill Road, nor are there any active Zoning Violations for the property. Feel free to let me know if this information is sufficient or you require anything further.

Thank you,

David Raynor
Administrative Coordinator
Building and Engineering Department
Town of Branford
1019 Main St Branford, CT 06405
Bldg Dept: 203-315-0674
Eng Dept: 203-315-0606
Fax #: 203-315-2188



<https://www.branford-ct.gov/>

From: Evan Foster <Evan.Foster@proplogix.com>

Sent: Sunday, November 24, 2024 8:04 AM

To: DEPARTMENT - Building (Permits) <Building@branford-ct.gov>

Subject: Code/Permit/Special Assessments - 26 ORCHARD HILL RD

[EXTERNAL EMAIL] This email originated from outside of the Town of Branford's Email System. DO NOT click on links or open attachments unless you recognize the sender and know the content is safe.

Hello ,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address: 26 ORCHARD HILL RD BRANFORD CT 06405

Parcel: C08/000 009/ 00017/ /

Owner: ADRIENNE BIONDI

Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that needs attention and any fees due currently.

Also advise if there are any Code Violation or fines due that needs attention currently.

Any unrecorded liens/fines/special assessments due.



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TAX BILLS

SEWER/WATER/MISC

TAXPAYER INFORMATION			
Bill #	2024-6-0000561 (SEWER USAGE)	Gross Assessment	0
Unique ID	561-LIEN	Exemptions	0
District		Net Assessment	0
Name	BIONDI ADRIENNE M	Town Mill Rate	0.0
Care Of			
Address			
Property Location	26 ORCHARD HILL RD		
MBL		Town Benefit	0.00
Volume & Page	0 0	Elderly Benefit (C)	0.00

BILL INFORMATION AS OF 12/03/2024			
<u>Installment</u>	<u>Due Date</u>	<u>Sewer</u>	<u>Total Due</u>
#1	09/01/2024	\$170.00	Tax/Princ/Bint Due \$170.00
#2			Interest Due \$10.20
#3			Lien Due \$24.00
#4			Fee Due \$0.00
Adjustment		\$0.00	Total Due Now \$204.20
Total		\$170.00	
Total payments as of 12/03/2024		\$0.00	

Total Payments made in 2023: **\$0.00**

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