



Property Information		Request Information		Update Information
File#:	BS-X01798-8228398727	Requested Date:	11/22/2024	Update Requested:
Owner:	LLOYD ELLIOTT	Branch:		Requested By:
Address 1:	76 GARDEN ST	Date Completed:	11/27/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	STAMFORD, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Stamford Department of Zoning there are No Code Violation cases on this property.
Collector: City of Stamford
Address: 888 Washington Blvd 7th floor, Stamford, CT 06901
Business# 203-977-4164
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per City of Stamford Department of Building there are three Open Permits on this property.
1. Permit #: AB-22-228
Permit Type: Blight
2. Permit #: RO-22-471
Permit Type: Excavation Permit
3. Permit #: 13547
Permit Type: Building Permit
Collector: City of Stamford
Address: 888 Washington Blvd 7th floor, Stamford, CT 06901
Business# 203-977-4164

SPECIAL ASSESSMENTS Per City of Stamford Tax Collector there are No Special Assessments/Lien on the property.
Collector: City of Stamford
Address: 888 Washington Blvd 5th floor, Stamford, CT 06901
Business# 203-977-5888
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO



UTILITIES

WATER

Account #: NA
Payment Status: NA
Status: Pvt & Lienable
Amount: NA
Good Thru: NA
Account Active: NA
Collector: Aquarion Water Company
Address: 200 Monroe Turnpike Monroe, CT 06468
Phone# 800?732?9678

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

SEWER

Account #: NA
Payment Status: NA
Status: Pvt & Non-Lienable
Amount: NA
Good Thru: NA
Account Active: NA
Collector: WPCA
Address: 888 Washington Blvd 5th floor, Stamford, CT 06901
Phone# 203-977-5832

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

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

76 GARDEN STREET

Location 76 GARDEN STREET

Mblu 000/ 4174/ / /

Acct# 000-4174

Owner ELLIOTT LLOYD

Assessment \$572,100

Appraisal \$817,270

PID 1496

Building Count 1

Legal Description

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$524,670	\$292,600	\$817,270

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$367,270	\$204,830	\$572,100

Owner of Record

Owner ELLIOTT LLOYD
Co-Owner
Address PO BOX 997
STAMFORD, CT 06907

Sale Price \$275,000
Book & Page 3439/0061
Sale Date 06/07/1989
Instrument 00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
ELLIOTT LLOYD	\$275,000	3439/0061	00	06/07/1989
COLUMB C DOUGLAS ET AL	\$0	2378/0027	25	04/27/1984

Building Information

Building 1 : Section 1

Year Built: 1900

Living Area: 3,112

Building Attributes	
Field	Description
Style:	Multi Family
Model	Residential
Grade:	C
Stories:	2.75
Occupancy	4
Exterior Wall 1	Aluminum/Vinyl
Exterior Wall 2	
Roof Structure:	Irregular
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas/LP
Heat Type:	Hot Wtr Bbd
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Typical
Fireplace Msnry.	
Fpl. Gas/Prefab	
Fpl. Outdoor	
Fpl. Addnl. Open	

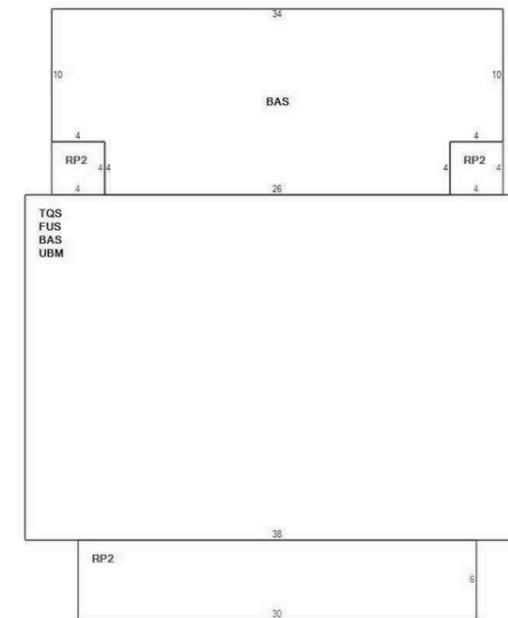
Building Photo



(https://images.vgsi.com/photos/StamfordCTPhotos/\0153\IMG_3404_153)

Building Layout

TQS



(ParcelSketch.ashx?pid=1496&bid=1496)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,432	1,432

Bsmt. Garage	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

FUS	Upper Story, Finished	988	988
TQS	Three Quarter Story	923	692
RP2	Porch Covered	212	0
UBM	Basement, Unfinished	988	0
		4,543	3,112

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 104
Description 4 Family
Zone RMF
Neighborhood 3050
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.13
Depth
Assessed Value \$204,830
Appraised Value \$292,600

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$524,670	\$292,600	\$817,270
2021	\$320,870	\$225,590	\$546,460
2020	\$320,870	\$225,590	\$546,460

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$367,270	\$204,830	\$572,100

2021	\$224,610	\$157,920	\$382,530
2020	\$224,610	\$157,920	\$382,530

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Account info last updated on Nov 27, 2024



0 BILL(S) - \$0.00

[Home](#) [Shopping Cart](#) [Checkout](#)

TAX BILLS

SEWER/WATER/MISC

TAXPAYER INFORMATION			
Bill #	2023-1-0001610 (REAL ESTATE)	Gross Assessment	572,100
Unique ID	000-4174	Exemptions	0
District	District: A	Net Assessment	572,100
Name	ELLIOTT LLOYD	Town Mill Rate	23.36
Care Of			
Address			
Property Location	76 GARDEN STREET		
MBL	127 80 55	Town Benefit	0.00
Volume & Page		Elderly Benefit (C)	0.00

BILL INFORMATION AS OF 11/27/2024			
<u>Installment</u>	<u>Due Date</u>	<u>Sewer</u>	<u>Total Due</u>
#1	07/01/2024	\$6,682.13	Tax/Princ/Bint Due \$0.00
#2	01/01/2025	\$6,682.13	Interest Due \$0.00
#3			Lien Due \$0.00
#4			Fee Due \$0.00
Adjustment		\$0.00	Total Due Now \$0.00
Total		\$13,364.26	
Total payments as of 11/27/2024		\$6,682.13	

PAY DATE	TYPE	TAX/PRINCIPAL	INTEREST	LIEN	FEE	TOTAL
07/29/2024	PAY	\$6,682.13	\$0.00	\$0.00	\$0.00	\$6,682.13

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

Blight

AB-22-228

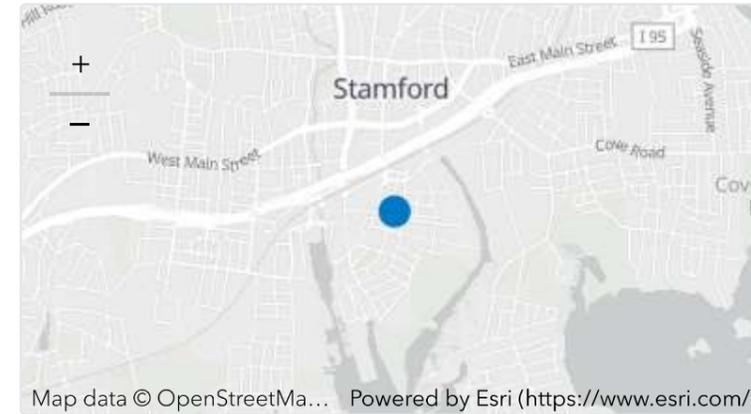
Applicant

Location

76 GARDEN STREET

STAMFORD, CT 06902

[View location details \(/locations/27115\)](/locations/27115)



Created

Sep 23, 2022

Status

Active

Expires

--

Details

Files (0)

Blight Complaint

Describe the overall issue/concern in detail:

The property has discarded furniture on the front porch and is unkept.

Additional Contact Information (family member/conservator/etc):

--

Documents

No documents have been issued...

Case Status

AB Status

--

City of Stamford, CT

Your Profile

- [Sign Up \(/sign-up\)](/sign-up)
- [Your Records \(/dashboard/records\)](/dashboard/records)

Resources

- [Search for Records \(/search\)](/search)
- [Claim a Record \(/claimRecord\)](/claimRecord)
- [Employee Login \(https://stamfordct.workflow.opengov.com\)](https://stamfordct.workflow.opengov.com)

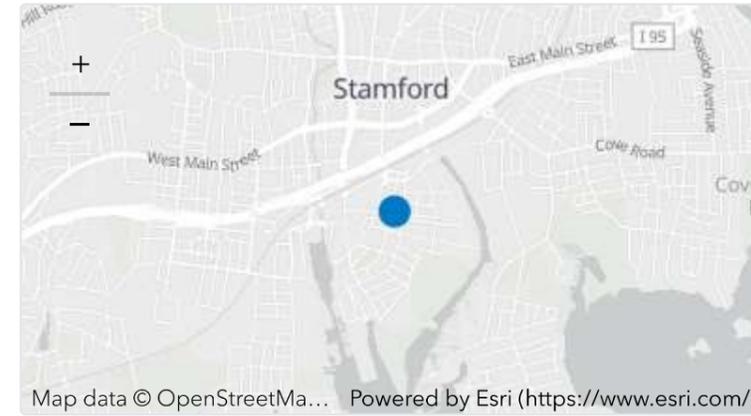
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Excavation Permit

RO-22-471

Applicant
Amy Anderson

Location
76 GARDEN STREET
STAMFORD, CT 06902
[View location details \(/locations/27115\)](/locations/27115)



Created	Status	Expires
Jul 15, 2022	Active	Dec 5, 2022

Details **Files (0)**

Road Segments Information

Work Location by Street Name	From Street	To Street
78 Garden St	Henry St	Dock St

Documents

Excavation Permit
Issued Sep 6, 2022

Number of Road Segments

Total Number of Road Segments *
1

Additional Applicant Info

Applicant Type *	Company Name
Utility Company	MSR Utility Maintenance Corp. / Eversource

Are you Eversource Gas? *

No

Permit Info

What is being excavated? *

Roadway

Work Done For *

Utility Company

Type of Service Added/Repaired *

Gas

Reason for Excavation *

Main

Work Description *

Digging (4) 2x2 test holes to inspect recently installed Gas Main

Start Date *

09/06/2022

Completion Date *

12/05/2022

Dig Safe / CBYD # *

20222805394

Insurance Expiration Date *

04/01/2023

Work Done For

Are you working within the hours below?

Yes

Was work performed prior to submission due to an emergency?

No

1. M-F 7am-8pm
2. Sat 8am-8pm
3. Sun and Holidays 10am-8pm

Utility Information

Utility Name *

Eversource Gas

Address

11 Harbor Dr

City

Norwalk

State

CT

Zip Code

06850

Phone

--

License

--

License Expiration

--

Contact Name

--

Contact Phone

--

Emergency Contact Name

--

Mobile Phone No

--

E-mail *

Altaylor88@gmail.com

Certification

I hereby certify that all the information provided is true and correct to the best of my knowledge. *

✔ Amy Anderson
Jul 15, 2022

City of Stamford, CT

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Building Permit

13547

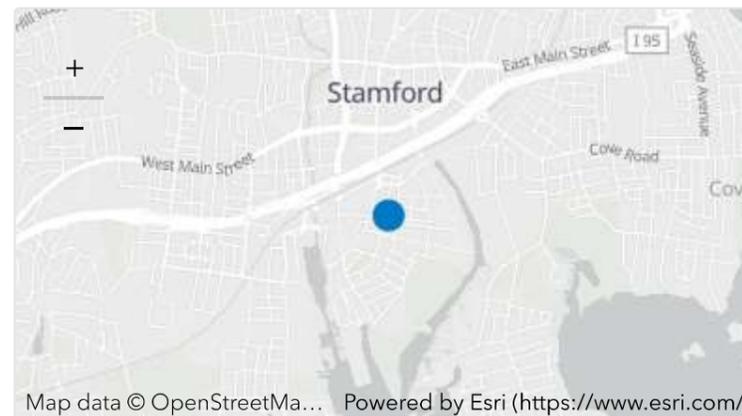
Applicant

Location

76 GARDEN STREET

STAMFORD, CT 06902

[View location details \(/locations/27115\)](/locations/27115)



Created	Status	Expires
May 17, 2001	Active	May 17, 2002

Details Files (0)

Additional Applicant Info

Applicant Type * ⓘ

--

Are you a corporation? *

--

Documents

Permit/License Document

Issued May 18, 2001

Permit Info

Work Description

Work Description: Please provide a detailed description and identify type of work, floor area in SF, number of stories, etc. * ⓘ

CORRECT HOUSING CODE VIOLATIONS AND REPAIR NEW ROOF AND STAIRS

The project cost should include the cost for contractors, sub-contractors, labor, materials, and all trades (MEPs).

Project Cost * ⓘ

20,000

Occupancy Type * ⓘ

Commercial

Occupancy Type

“**Residential**” means detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height. (2021 IRC structures)

“**Other**” means other than residential projects. (2021 IBC structures)

Building Code Information

Please identify the code under which review is requested. A new building must comply with either 2021 IRC or 2021 IBC. For an existing building, you have an option to either comply with 2021 IRC/IBC or the 2021 IEBC.

Please consult your architect/engineer if you are unsure, or study the code book/s to determine the correct answer. An incorrect selection may delay permit issuance and may require more stringent code compliance.

(2021 International Residential Code

(<https://codes.iccsafe.org/content/IRC2021P2>), 2021 International Building Code (<https://codes.iccsafe.org/content/IBC2021P2>), or 2021

International Existing Building Code

(<https://codes.iccsafe.org/content/IEBC2021P2>))

Additional Information

Sewage Disposal System *

Municipal

Property Owner's Email Address *

--

Architect Information

Company Name

--

Architect Name

--

Registration #

--

Address

--

City

--

State

--

Zip

--

Phone

--

Email

--

Zoning Section

In regards to Zoning, what is the type of use of the property: *

--

Present or Former Use: ?

--

Proposed Use:

--

Number of Existing Units:

--

Number of additional units:

--

Total number of units after completion of project: ?

--

Describe the use of other buildings on site:

--

Was a Variance Granted? *

--

Zoning Board Approval? *

--

Coastal Area Management Area Approval? *

--

EPB Special Permit? *

--

Zoning Details

Located on what floor(s):

--

Tenant space (SQFT):

--

Lot Area:

--

New (sqft):

--

Existing (sqft):

--

Total (sqft):

--

Basement (sqft):

--

First Floor (sqft):

--

Other floors (sqft):

--

Building Height (stories):

--

Building Height (ft):

--

Allowable Height (stories):

--

Allowable Height (ft):

--

Penthouse Height (stories):

--

Penthouse Height (ft):

--

Percentage of roof coverage:

--

Percentage of roof coverage allowed:

--

Parking spaced required:

--

Parking spaced provided:

--

Loading spaced required:

--

Loading spaces provided:

--

Final Certification for all applications

I acknowledge that I have read and complied with all instructions pertaining to this application. I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. I understand that falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. *

--

Mayor Simmons and City staff are offering dedicated hours where constituents can walk in and ask questions regarding residential and minor commercial projects such as food businesses, cosmetology, barber, and retail food establishments.

Let us help you navigate the permitting or license process. Please consider joining us at our upcoming Permitting Walk-In Sessions (https://drive.google.com/file/d/15sMMiyG0ZMU35Pj3BMHaFT_RsNATu6jU/view?usp=sharing).

Sessions will take place in the 7th floor lobby between 9:30am - 12pm on the dates listed below.

Upcoming Session Dates:

- Oct 16, 2024
- Oct 30, 2024
- Nov 13, 2024
- Nov 27, 2024
- Dec 11, 2024

These sessions are solely intended for residential and small commercial projects such as opening a business, modifying a space, or adding an accessory.

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