

## 85 CANCELLARO DR

**Location** 85 CANCELLARO DR

**Mblu** 111/ 7/ 154/ /

**Acct#** H0253500

**Owner** SWAN PATRICIA ANN

**Assessment** \$160,380

**Appraisal** \$229,120

**PID** 2878

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$163,380	\$65,740	\$229,120
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$114,360	\$46,020	\$160,380

### Owner of Record

**Owner** SWAN PATRICIA ANN

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 85 CANCELLARO DR

**Book & Page** 559/1065

WOLCOTT, CT 06716

**Sale Date** 11/06/2023

**Instrument** 29

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SWAN PATRICIA ANN	\$0		559/1065	29	11/06/2023
HOBBS WALTER B SR ET AL (S)	\$0		0446/0584	29	06/11/2012
HOBBS WALTER B SR & SYLVIA J ET AL (S)	\$0		0433/1070	29	04/11/2011
HOBBS WALTER B SR	\$0		0196/0059	25	09/28/1990

## Building Information

### Building 1 : Section 1

**Year Built:** 1966  
**Living Area:** 1,280  
**Replacement Cost:** \$227,563  
**Building Percent Good:** 69  
**Replacement Cost Less Depreciation:** \$157,020

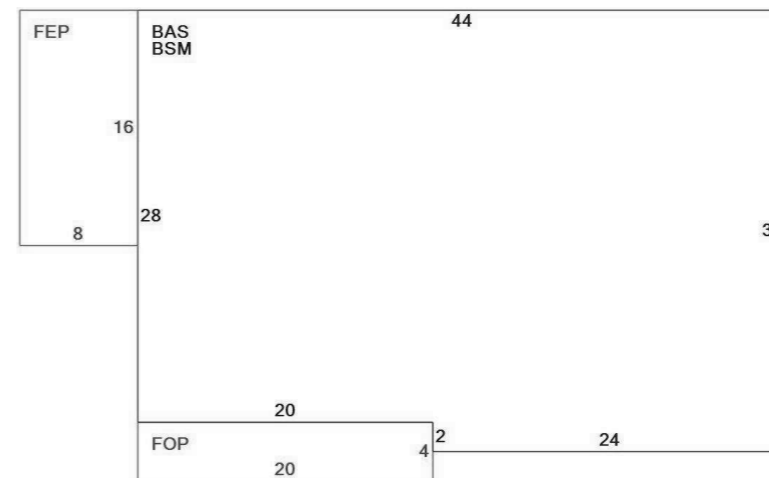
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	C
Stories	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shngls
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Elec Baseboard
AC Percent	None
Total Bedrooms:	3 Bedrooms
Full Bthrms:	1
Half Baths:	0
Extra Fixtures	0
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	1

### Building Photo



(<https://images.vgsi.com/photos/WolcottCTPhotos/\00\00\64\69.jpg>)

### Building Layout



(ParcelSketch.ashx?pid=2878&bid=2878)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,280	1,280
BSM	Basement	1,280	0
FEP	Finished Enclosed Porch	128	0
FOP	Open Porch	80	0
		2,768	1,280

Fireplace(s)	
% Attic Fin	0
LF Dormer	0
Foundation	Poured Conc
Bsmt Gar(s)	0
Bsmt %	100
SF FBM	0.00
SF Rec Rm	609
Fin Bsmt Qual	AQ
Bsmt Access	Int & Ext
Fndtn Cndtn	
Basement	

### Extra Features

Extra Features					<u>Legend</u>
Code	Description	Size	Value	Bldg #	
SOL	Solar Array	53.00 UNITS	\$0	1	

### Land

#### Land Use

**Use Code** 101  
**Description** Res Dwelling  
**Zone** R-30  
**Neighborhood** 2C  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 0.68  
**Frontage**  
**Depth**  
**Assessed Value** \$46,020  
**Appraised Value** \$65,740

### Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	560.00 S.F.	\$4,200	1
SHD1	Shed	FR	Frame	288.00 S.F.	\$2,160	1
SPL4	Above Ground Pool			1.00 UNITS	\$0	1

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2023	\$163,380	\$65,740	\$229,120
2022	\$163,380	\$65,740	\$229,120
2021	\$163,380	\$65,740	\$229,120

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2023	\$114,360	\$46,020	\$160,380
2022	\$114,360	\$46,020	\$160,380
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