



Property Information Request Information Update Information

File#:	BS-X01798-9161143271	Requested Date:	11/22/2024	Update Requested:
Owner:	ESTATE OF WALTER B HOBBS	Branch:		Requested By:
Address 1:	85 CANCELLARO DR	Date Completed:	12/04/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WOLCOTT, CT	# of Parcel(s):	1	

Notes

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

Collector: Town of Wolcott
Payable Address: 10 Kenea Ave, Wolcott, CT 06716
Business# 203-879-8100

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

Collector: Town of Wolcott
Payable Address: 10 Kenea Ave, Wolcott, CT 06716
Business# 203-879-8100

SPECIAL ASSESSMENTS Per Town of Wolcott Tax collector there are No Special Assessments/liens on the property.

Collector: Town of Wolcott
Payable Address: 10 Kenea Ave, Wolcott, CT 06716
Business# 203-879-8100

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER AND SEWER
THE HOUSE IS ON A COMMUNITY WATER & SEWER. ALL HOUSES GO TO A SHARED WELL & SEPTIC SYSTEM.

GARBAGE
Garbage bills are included in the real estate property taxes

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

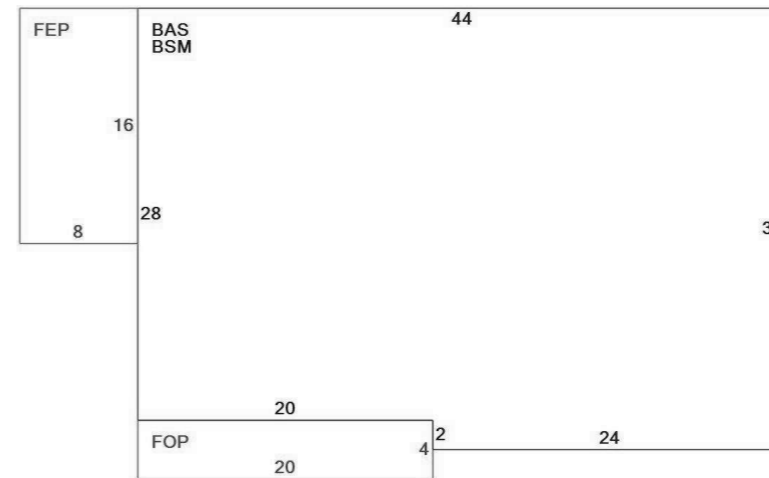
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	C
Stories	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shngls
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	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

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

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$114,360	\$46,020	\$160,380
2022	\$114,360	\$46,020	\$160,380
2021	\$114,360	\$46,020	\$160,380

BUILDING PERMIT

AMOUNT PAID

VALIDATION

APPLICANT Walter Hobbs Sr. DATE June 5, 19 92 PERMIT NO. 7085
ADDRESS 85 Cancellaro Dr. Wolcott, Ct 06716
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO build a deck 12'x12' (TYPE OF IMPROVEMENT) (NO.) STORY (PROPOSED USE) NUMBER OF DWELLING UNITS

AT (LOCATION) 85 Cancellaro Dr. ZONING DISTRICT
(NO.) (STREET)
BETWEEN (CROSS STREET) AND (CROSS STREET)

SUBDIVISION LOT BLOCK LOT SIZE

BUILDING IS TO BE 12 FT. WIDE BY 12 FT. LONG BY FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE 2-8 USE GROUP 12-17 BASEMENT WALLS OR FOUNDATION (TYPE)

REMARKS: 12'x12' pressure treated deck

AREA OR VOLUME ESTIMATED COST \$ 1152.00 PERMIT FEE \$ 25.00
(CUBIC/SQUARE FEET)

OWNER Walter B. Hobbs, Sr. BUILDING DEPT BY [Signature]
ADDRESS 83 Cancellaro Dr. Wolcott, CT 06716

(Affidavit on reverse side of application to be completed by authorized agent of owner)

Public (Federal, State, or local government)

C. COST

- 10. Cost of improvement..... \$
- To be installed but not included in the above cost*
- a. Electrical.....
- b. Plumbing.....
- c. Heating, air conditioning.....
- d. Other (elevator, etc.).....

(Omit cents)

Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

20.00
5.00
25.00

11. TOTAL COST OF IMPROVEMENT \$

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

E. PRINCIPAL TYPE OF FRAME

- 30 Masonry (wall bearing)
- 31 Wood frame
- 32 Structural steel
- 33 Reinforced concrete
- 34 Other - Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 40 Public or private company
- 41 Private (septic tank, etc.)

J. DIMENSIONS

- 48. Number of stories.....
- 49. Total square feet of floor area, all floors, based on exterior dimensions.....
- 50. Total land area, sq. ft.

F. PRINCIPAL TYPE OF HEATING FUEL

- 35 Gas
- 36 Oil
- 37 Electricity
- 38 Coal
- 39 Other - Specify _____

H. TYPE OF WATER SUPPLY

- 42 Public or private company
- 43 Private (well, cistern)

K. NUMBER OF OFF-STREET PARKING SPACES

- 51. Enclosed.....
- 52. Outdoors.....

I. TYPE OF MECHANICAL

- Will there be central air conditioning?
- 44 Yes 45 No
- Will there be an elevator?
- 46 Yes 47 No

L. RESIDENTIAL BUILDINGS ONLY

- 53. Number of bedrooms.....
- 54. Number of bathrooms } Full.....
- } Partial.....

FORM NO. BOCA-BP 1969

ND

NO. 85 STREET

[Signature]

7085

10-21-2016

BUILDING PERMIT CERTIFICATE OF OCCUPANCY

DATE: 03/16/2016 PERMIT #: 15742
APPLICANT: same
PERMIT TO: Installation of (53) roof mounted solar panels, structural upgrades required

AT: 85 Cancellaro Dr

BUILDING IS TO BE: ___ FT. WIDE BY ___ FT. LONG BY ___ FT. IN HEIGHT
REMARKS: Installation of (53) roof mounted solar panels, structural upgrades required

OWNER: Patricia Swan
ADDRESS: 85 Cancellaro Dr

BUILDINGS Permit No. 15742

Approved By: [Signature] Date: 10-21-2016

Remarks: _____

PLUMBING Permit No. _____ ELECTRICAL Permit No. 15699

Approved By: [Signature] Date: 10-21-2016

Remarks: _____

OTHER Permit No. _____

Approved By: _____ Date: _____

Remarks: _____

OTHER Permit No. _____

Approved By: _____ Date: _____

Remarks: _____