

6 ARTHUR RD

Location	6 ARTHUR RD	Mblu	23/ 2/ /
Acct#	003881	Owner	ZAFIROPOULOS JOANNA & PANAGIOTIS
Assessment	\$212,900	Appraisal	\$304,100
PID	1719	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$156,600	\$147,500	\$304,100
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$109,600	\$103,300	\$212,900

Owner of Record

Owner	ZAFIROPOULOS JOANNA & PANAGIOTIS	Sale Price	\$172,500
Co-Owner	SURV	Certificate	
Address	6 ARTHUR RD	Book & Page	0299/0522
	NORTH BRANFORD, CT 06471-1112	Sale Date	05/07/2001
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ZAFIROPOULOS JOANNA & PANAGIOTIS	\$172,500		0299/0522	00	05/07/2001
WOODS EDDIE	\$150,000		0267/0359	00	02/27/1998
MODICA PAUL	\$0		0245/1055		07/10/1995
MODICA PAUL + NANCY	\$159,500		0186/0393	00	07/05/1988

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	1,075
Replacement Cost:	\$194,640
Building Percent Good:	68
Replacement Cost	
Less Depreciation:	\$132,400
Building Attributes	

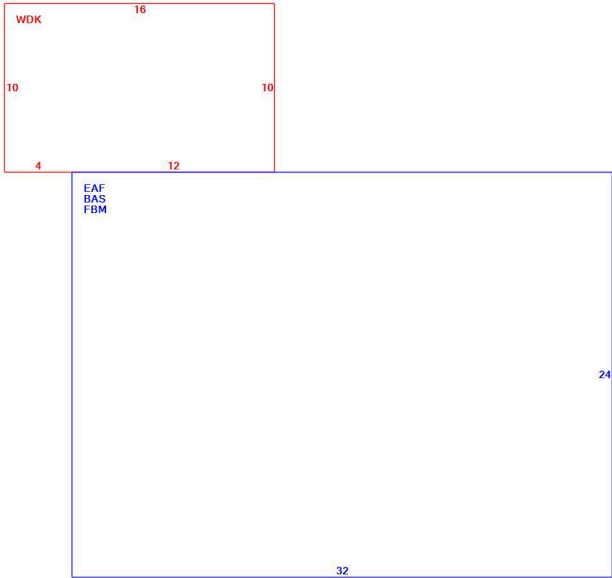
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 1/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NorthBranfordCTPhotos/\00\00\08\14.jpg)

Building Layout



(ParcelSketch.ashx?pid=1719&bid=1756)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	768	768
EAF	Attic, Expansion, Finished	768	307
FBM	Basement, Finished	768	0
WDK	Deck, Wood	160	0
		2,464	1,075

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code1010	Size (Acres)0.3

Description	SINGLE FAM MDL-01	Frontage	0
Zone	R40	Depth	0
Neighborhood		Assessed Value	\$103,300
Alt Land Appr	No	Appraised Value	\$147,500
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			440.00 S.F.	\$9,900	1
SPL2	POOL VINYL/PLASTIC			512.00 S.F.	\$14,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$156,600	\$147,500	\$304,100
2021	\$92,500	\$122,900	\$215,400
2019	\$92,000	\$114,900	\$206,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$109,600	\$103,300	\$212,900
2021	\$64,800	\$86,000	\$150,800
2019	\$64,500	\$80,400	\$144,900