



Property Information		Request Information		Update Information
File#:	BS-Y01908-3810983672	Requested Date:	05/15/2025	Update Requested:
Owner:	ZAFIROPOULOS JOANNA & PANAGIOTIS	Branch:		Requested By:
Address 1:	6 ARTHUR RD	Date Completed:	05/22/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NORTH BRANFORD, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Town of North Branford Department of Zoning there are No Open Code Violation cases on this property.</p> <p>Collector: Town of North Branford Payable Address: 909 Foxon Rd, North Branford, CT 06471 Business# 203-484-6000</p>
PERMITS	<p>Per Town of North Branford Building Department There are No Open/Pending/Expired Permits on this property</p> <p>Collector: Town of North Branford Payable Address: 909 Foxon Rd, North Branford, CT 06471 Business# 203-484-6000</p>
SPECIAL ASSESSMENTS	<p>Per Town of North Branford Tax Collector there are no Special assessment due on the property.</p> <p>Collector: Town of North Branford Payable Address: 909 Foxon Rd, North Branford, CT 06471 Business# 203-484-6011</p>
DEMOLITION	NO



UTILITIES

WATER

Account #: NA

Payment Status: NA

Status: Pvt & Lienable

Amount: NA

Good Thru: NA

Account Active: NA

Collector: South Central Connecticut Regional Water Authority

Payable Address: 90 Sargent Dr, New Haven, CT 06511

Business # 203-562-4020

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

SEWER

Account #: 3881

Payment Status: Delinquent

Status: Pvt & Lienable

Amount: \$2747.97

Good Thru: 05/31/2025

Account Active: Yes

Collector: Town of North Branford Tax Collector

Payable Address: 909 Foxon Rd, North Branford, CT 06471

Business # 203-484-6011

Comment: Town of North Branford Tax Collector there is an Sewer lien on the property. Please refer to the attached document for more information.

GARBAGE

Garbage bills are included in the real estate property taxes

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	

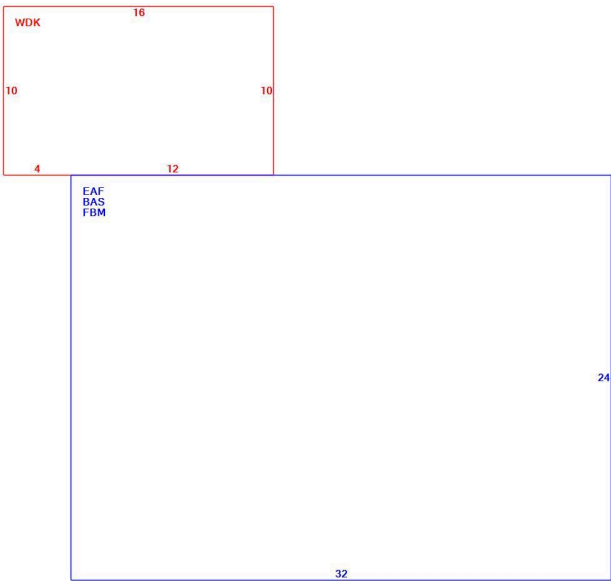
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 1/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat 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

RE: Code/Permit/Special Assessments Request -

From Lynn Walczak <lwalczak@northbranfordct.gov>

Date

To

Cc Steve Buccitti <sbuccitti@northbranfordct.gov>

Hello,

I do not see any permits issued to this property from 2013 to current.

Also, I do not see any notices of building/zoning/blight violations on this property.

You should check with the Town Clerk's office for any recorded liens etc.

Lynn Walczak
Town of North Branford
Building/Engineering/Planning
Office: (203) 484-6008
Fax: (203) 484-6018
lwalczak@northbranfordct.gov

From:

Sent:

To: Steve Buccitti <sbuccitti@northbranfordct.gov>; Lynn Walczak <lwalczak@northbranfordct.gov>

Subject: Code/Permit/Special Assessments Request -

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: 6 ARTHUR RD NORTH BRANFORD CT 06471
Parcel: 003881
Owner: ZAFIROPOULOS JOANNA & PANAGIOTIS

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.

Inquiry Report		Interest Date : 05/22/2025		Page :1			
Bill#	Name	Prop Loc/Veh.Info./Plan-Sew	TOT Inst	Tax Due	Balance		
Unique_id	Address	MBL/LINK #	TOT Adj	Int Due	Due Now		
Dist	City/State/Zip	Flags	TOT Paid	L/F/Bint Due	Discount		
2021-06-0003881-00	ZAFIROPOULOS JOANNA & PANAGIOTIS	6 ARTHUR RD	475.00	2.31	26.34		
003881	6 ARTHUR RD	23 2	0.00	0.03	26.34		
67	NORTH BRANFORD CT 06471-1112	Lien/Bank - 67/ Flag: P	472.69	24.00	0.00		
	SURV						
	0						
2022-06-0003881-00	ZAFIROPOULOS JOANNA & PANAGIOTIS	6 ARTHUR RD	475.00	475.00	791.13		
003881	6 ARTHUR RD	23 2	0.00	292.13	791.13		
67	NORTH BRANFORD CT 06471-1112	Back Taxes/Lien/Bank - 67/ Flag: P	0.00	24.00	0.00		
	SURV						
	0						
2023-06-0003881-00	ZAFIROPOULOS JOANNA &	6 ARTHUR RD	500.00	500.00	741.50		
003881	6 ARTHUR RD	23 2	0.00	217.50	741.50		
67	NORTH BRANFORD CT 06471-1112	Back Taxes/Lien/Bank - 67/ Flag: P	0.00	24.00	0.00		
	ZAFIROPOULOS JOANNA & PANAGIOTI N/O						
	0						
2024-06-0003881-00	ZAFIROPOULOS JOANNA & PANAGIOTIS	6 ARTHUR RD	500.00	500.00	651.50		
003881	6 ARTHUR RD	23 2	0.00	127.50	651.50		
67	NORTH BRANFORD CT 06471-1112	Back Taxes/Lien/Bank - 67/ Flag: P	0.00	24.00	0.00		
	SURV						
	0						
2025-06-0003881-00	ZAFIROPOULOS JOANNA & PANAGIOTIS	6 ARTHUR RD	500.00	500.00	537.50		
003881	6 ARTHUR RD	23 2	0.00	37.50	537.50		
67	NORTH BRANFORD CT 06471-1112	Back Taxes/Bank - 67/ Flag: P	0.00	0.00	0.00		
	SURV						
	0						
# Of Acct (s) : 5			2,450.00	1,977.31	2,747.97		
			0.00	674.66	2,747.97		
			472.69	96.00	0.00		