

8 MILFORD POINT RD

Location	8 MILFORD POINT RD	Mblu	6/ 88/ 4/ /
Acct#	010288	Owner	BACKHAUS ROBERT W
PBN		Assessment	\$350,040
Appraisal	\$500,050	PID	168
Building Count	1		

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$159,620	\$340,430	\$500,050
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$111,740	\$238,300	\$350,040

Owner of Record

Owner	BACKHAUS ROBERT W	Sale Price	\$165,000
Co-Owner		Certificate	
Address	8 MILFORD POINT RD	Book & Page	01976/0202
	MILFORD, CT 06460	Sale Date	06/16/1993
		Instrument	UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BACKHAUS ROBERT W	\$165,000		01976/0202	UNKQ	06/16/1993
KING HOWARD R TRUSTEE	\$0		01809/1320		01/14/1991

Building Information

Building 1 : Section 1

Year Built:	1935
Living Area:	1,332
Replacement Cost:	\$210,209
Building Percent Good:	74
Replacement Cost	
Less Depreciation:	\$155,550
Building Attributes	
Field	Description

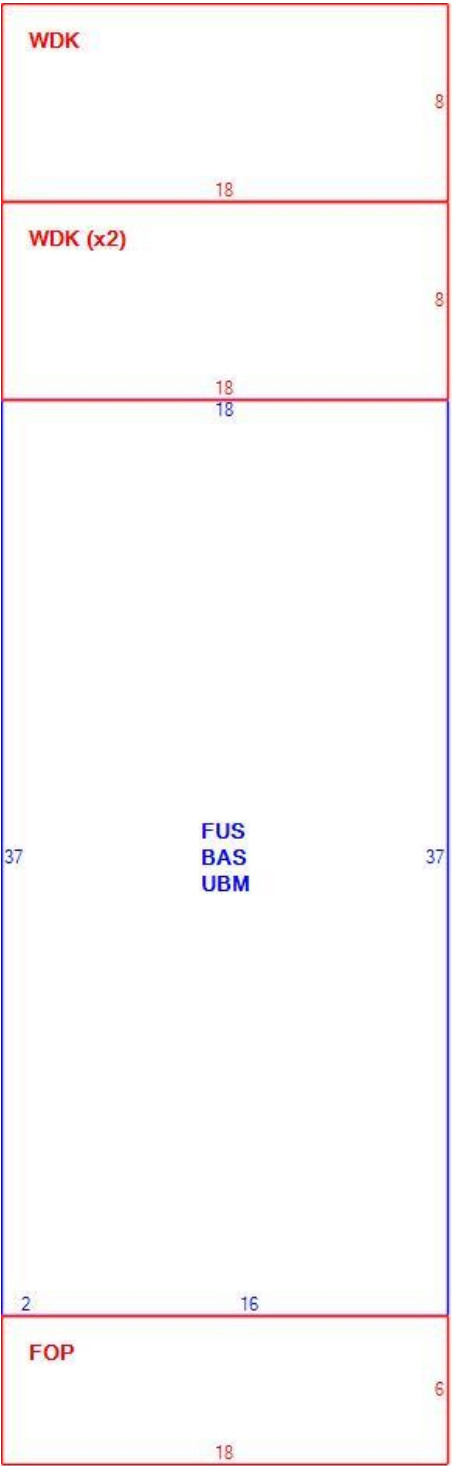
Style:	Conventional
Model	Residential
Grade:	Average +10
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Description:	Updated
Kitchen Descrip:	Updated
Num Kitchens	01
Cndtn	
Usrflid 103	
Int Condition:	
Solar Panels	
House Generator	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	2-Full
Usrflid 300	
Usrflid 301	
Usrflid 302	
Usrflid 304	
Fndtn Cndtn	
Basement	
Usrflid 701	
Usrflid 305	
Usrflid 900	No

Building Photo



(https://images.vgsi.com/photos/MilfordCTPhotos/\00\01\85\26.jpg)

Building Layout



Usrflid 901	No
Usrflid 303	
Usrflid 706	

(ParcelSketch.ashx?pid=168&bid=172)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	666	666
FUS	Upper Story, Finished	666	666
FOP	Porch, Open, Finished	108	0
UBM	Basement, Unfinished	666	0
WDK	Deck, Wood	432	0
		2,538	1,332

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL3	2 STORY CHIM	1.00 UNITS	\$4,070		1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Sqr Feet)	12632
Description	SINGLE FAM MDL-01	Frontage	49
Zone	R7.5	Depth	255
Neighborhood	170	Assessed Value	\$238,300
Alt Land Appr Category	No	Appraised Value	\$340,430

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$159,620	\$340,430	\$500,050
2022	\$159,620	\$340,430	\$500,050
2021	\$159,620	\$340,430	\$500,050

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$111,740	\$238,300	\$350,040
2022	\$111,740	\$238,300	\$350,040
2021	\$111,740	\$238,300	\$350,040

