



Property Information		Request Information		Update Information
File#:	BS-Y01908-3350664853	Requested Date:	05/15/2025	Update Requested:
Owner:	BACKHAUS ROBERT W	Branch:		Requested By:
Address 1:	8 MILFORD PLAZA DR	Date Completed:	05/21/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	MILFORD, CT	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	<p>Per City of Milford Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: City of Milford Payable: 70 West River Street Milford, CT 06460 Business# 203-783-3234</p>
PERMITS	<p>Per City of Milford Building Department there are no Open/Pending/ Expired Permit on this property.</p> <p>Collector: City of Milford Payable: 70 West River Street Milford, CT 06460 Business# 203-783-3234</p>
SPECIAL ASSESSMENTS	<p>Per City of Milford Tax Collector there are no Special Assessments/liens on the property.</p> <p>Collector: City of Milford Payable: 70 W River St, Milford, CT 06460 Business# 203-783-3217</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
DEMOLITION	NO



## UTILITIES

### WATER

Account #: NA

Payment Status: NA

Status: Pvt & Liable

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#: 010288

Status: Paid

Liable: Pvt & Liable

Amount: \$0.00

Good Thru:06/01/2025

Account Act: Yes

Collector: City of Milford Sewer Department

Payable Address:70 W River St, Milford, CT 06460

Business:(203) 783-3249

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

### GARBAGE

Garbage bills are included in the real estate property taxes

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

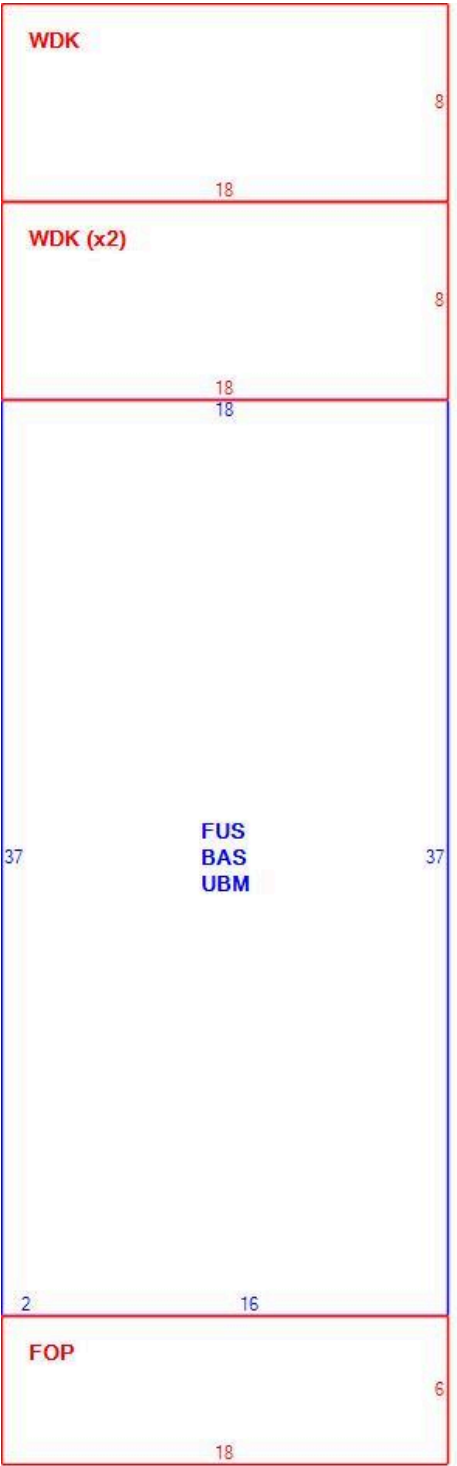
Style:	Conventional
Model	Residential
Grade:	Average +10
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	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



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## 8 MILFORD PT RD - Code/Permit/Special Assessments Request - 8 MILFORD PT RD

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From Dora Kubek <DKubek@milfordct.gov>

Date

To

You don't often get email from dkubek@milfordct.gov. [Learn why this is important](#)

Good morning,

We have no open or pending building permits, code violations, or fines due for 8 Milford Point Rd., going back to 1972.

Regards,

Dora Kubek  
Building Inspection, Clerk

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**From:**

**Sent:**

**To:** Shawn Reed <[SReed@milfordct.gov](mailto:SReed@milfordct.gov)>

**Subject:** Code/Permit/Special Assessments Request - 8 MILFORD PT RD

**CAUTION:** This message originated outside of the organization. Use caution when opening attachments, clicking links or responding to requests for information.

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: 8 MILFORD PT RD MILFORD CT 06460

Parcel: 010288

Owner: BACKHAUS ROBERT W

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.

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