

155 HUBBARD RD

Location	155 HUBBARD RD	Mblu	2230/ 223/ / /
Acct#		Owner	KANZLER AIMEE J
Total Assessed Val...	\$240,800	Appraisal	\$344,000
PID	4682	Building Count	1

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$206,300	\$3,700	\$28,600	\$105,400	\$344,000
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$144,410	\$2,590	\$20,020	\$73,780	\$240,800

Owner of Record

Owner	KANZLER AIMEE J	Sale Price	\$150,000
Co-Owner		Certificate	
Address	155 HUBBARD RD	Book & Page	1731/0255
	HAMDEN, CT 06517	Sale Date	04/30/1998
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KANZLER AIMEE J	\$150,000		1731/0255	00	04/30/1998
RUSSO ANTHONY G+R BESSETTE+ E	\$0		0773/0340		12/19/1986

Building Information

Building 1 : Section 1

Year Built:	1940
Living Area:	1,613
Building Percent Good:	72

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	C

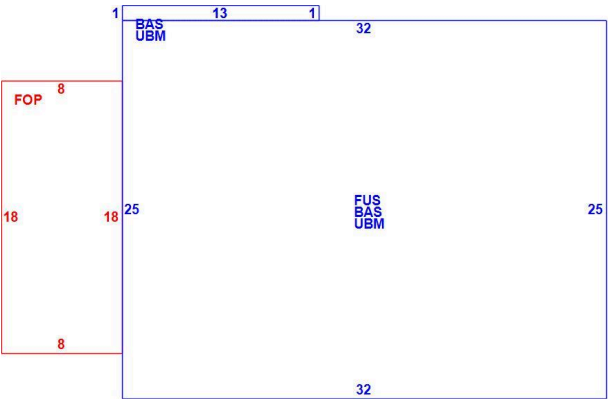
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Whirlpool	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/HamdenCTPhotos//0049\DSCF0628_499

Building Layout



([ParcelSketch.ashx?pid=4682&bid=4682](#)).

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	813	813
FUS	Upper Story, Finished	800	800
FOP	Porch, Open	144	0
UBM	Basement, Unfinished	813	0
		2,570	1,613

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE AVG	1.00 UNITS	\$3,700	1

Land

Land Use	
Use Code	1010
Description	Single Fam M01
Zone	R4
Neighborhood	20
Alt Land Appr Category	No

Land Line Valuation	
Size (Acres)	0.44
Frontage	0
Depth	0
Total Market Land	\$73,780
Appraised Value	\$105,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			1428.00 S.F.	\$28,600	1

Valuation History

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$142,400	\$2,600	\$21,400	\$61,700	\$228,100

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$99,680	\$1,820	\$14,980	\$43,190	\$159,670