



Property Information		Request Information		Update Information
File#:	BS-Y01908-7774754940	Requested Date:	05/15/2025	Update Requested:
Owner:	LEGGE GERALD	Branch:		Requested By:
Address 1:	27 HOTCHKISS ST	Date Completed:	05/27/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	MIDDLETOWN, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per City of Middletown Department of Zoning there are No Open Code Violation cases on this property.</p> <p>Collector: City of Middletown Payable Address: 245 deKoven Dr 2nd Floor Middletown, CT 06457 Business#: 860-638-4870</p>
PERMITS	<p>Per City of Middletown Building Department There is an Open permit on this permit</p> <p>Permit#: 2012469 Permit Type: HVAC Permit</p> <p>Collector: City of Middletown Payable Address: 245 deKoven Dr 2nd Floor Middletown, CT 06457 Business#: 860-638-4870</p>
SPECIAL ASSESSMENTS	<p>Per City of Middletown Tax Collector there are No Special Assessments/liens on the property.</p> <p>Collector: City of Middletown Payable Address: 245 deKoven Drive, Middletown, CT 06457 Business#: 860-638-4900</p> <p>UNABLE TO PROVI</p>
DEMOLITION	NO
UTILITIES	<p>WATER AND SEWER Account #: 1501 Payment Status: Due Status: Pvt & Lienable Amount: \$719.17 Good Thru: 06/02/2025 Account Active: Yes Collector : City of Middletown Billing Division Payable Address : 82 Berlin Street Middletown, CT 06457 Business#: 860-638-3501</p> <p>GARBAGE GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN</p>

27 HOTCHKISS ST

Location	27 HOTCHKISS ST	Map-Lot	24/ / 0215/ /
Acct#	R06200	Owner	LEGGE GERALD (1/2 INT) &
Municipality		Assessment	\$253,800
Appraisal	\$362,570	PID	7163
Building Count	1	Assessing District	

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$274,360	\$88,210	\$362,570
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$192,050	\$61,750	\$253,800

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	LEGGE GERALD (1/2 INT) &	Sale Price	\$0
Co-Owner	LEGGE JOSEPH (1/2 INT)	Certificate	
Address	101 SOUTH MAIN ST	Book & Page	1654/0678
	MIDDLETOWN, CT 06457	Sale Date	12/31/2008
		Instrument	29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEGGE GERALD (1/2 INT) &	\$0		1654/0678	29	12/31/2008
LEGGE GERALD F	\$297,500		1553/0650	00	06/01/2006
KROMGUAR REALTY LLC	\$0		1223/0294	29	01/06/2000
KROMISH PAUL P	\$0		0665/0030	29	10/28/1983

Building Information

Building 1 : Section 1

Year Built:	1880
Living Area:	3,182
Replacement Cost:	\$447,023
Building Percent Good:	55
Replacement Cost Less Depreciation:	\$245,860

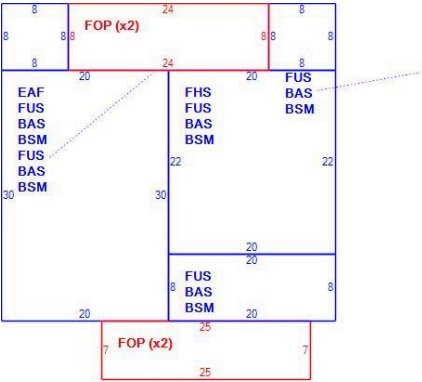
Building Attributes	
Field	Description
Style	Four Family
Model	Multi-Family
Grade	C
Stories	2.5
Occupancy	4
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plastered
Interior Wall 2	Drywall
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Hardwood
Heat Fuel	Oil
Heat Type	Forced Air
Bedrooms	9
Full Baths	4
Half Baths	0
Extra Fixtures	0
Total Rooms	16
Bath Remodel	Not Updated
Kitchen Remodel	Not Updated
Extra Kitchens	0
Fireplaces	0
Extra Openings	
Gas Fireplace	0
Int vs Ext	Unknown
A/C Type	None
A/C %	0
Fin Bsmt Area	0.00
FBM grade	0
Bsmt Garage	0
In Law	0

Building Photo



(https://images.vgsi.com/photos/MiddletownCTPhotos/A0035/IMG_0120_3)

Building Layout



(ParcelSketch.ashx?pid=7163&bid=7163)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,328	1,328
FUS	Finished Upper Story	1,328	1,328
FHS	Finished Half Story	440	286
EAF	Expansion Attic Finished	600	240
BSM	Basement	1,328	0
FOP	Framed Open Porch	734	0
		5,758	3,182

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	104
Description	4 Family
Deeded Acres	0.31

Land

Land Use	Land Line Valuation
Use Code	104
Description	4 Family
Zone	DVD
Neighborhood	07
Alt Land Appr	No
Category	
	Size (Acres) 0.31
	Assessed Value \$61,750
	Appraised Value \$88,210

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage			760.00 UNITS	\$28,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$274,360	\$88,210	\$362,570
2022	\$274,360	\$88,210	\$362,570
2020	\$207,500	\$58,240	\$265,740

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$192,050	\$61,750	\$253,800
2022	\$192,050	\$61,750	\$253,800
2020	\$145,250	\$40,770	\$186,020

Building Permit / Certificate of Occupancy
Middletown Building Department
Phone: (860) 638-4870 Fax: (860) 638-1970

Permit & CO Number
2012469

Building Permit	Electric Permit	Plumbing Permit	HVAC Permit	Demolition Permit	City Project?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Proposed Work			Application Date	Building Official Approval	
27 Hotchkiss Street			02/22/2012	John Parker	
Permit Description					
Gas line pressure test.					
Permit Expiration	Contractor's License Number		Number of Dwelling Units		Sanitation Taxes OK?
	Owner		4		<input type="checkbox"/>
Water Taxes OK?	Motor Vehicle Taxes OK?		Personal Property Taxes OK?		Real Estate Taxes OK?
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other Taxes OK?	Sewer Taxes OK?		Estimated Costs		Check Number
<input type="checkbox"/>	<input type="checkbox"/>		\$100.00		1530
Chargeable Amount	Permit Fee	Total Fee	State Fee	City Fee	Payment Date
\$0.10	\$15.26	\$0.03	\$0.03	\$0.00	02/23/2012
Applicant Name		Applicant's Address		Applicant's City	State Zip
Joseph Legge		101 South Main Street		Middletown	CT 06457-
Applicant's Phone	Applicant's Fax	Applicant's Email			
860-301-2488		joeleg@comcast.net			
Owner Name		Owner's Address		City	State Zip
Joseph Legge		101 South Main Street		Middletown	CT 06457-
Comments					

Permit Application Approval Date: 02/23/2012

Final Inspection Approval Date:

Reviewed by: _____

Department Approval for Certificate of Occupancy:

Chief Building Official: _____

CO Date: _____

Water & Sewer: _____

Health Department: _____

Assistant Building Official: _____

Fire Marshal: _____

Assistant Building Official: _____

Planning & Zoning: _____

Chief Building Official: _____



City of Middletown
Water and Sewer Department
82 Berlin Street
Middletown, CT 06457

City Office Hours: CITY HALL 8:30 am- 4:30 pm, M-F:

ONLINE PAYMENTS ENCOURAGED WITH NO FEE

Billing Questions: Call (860) 638-3501

New option with no service fee to pay online

For online account registration please use the information listed below:

First Name: **GERALD** Last Name: **LEGGE**

Account Number: **1501** <https://middletownct.gov>

Invoice Date: 05/01/2025

Account Information

Location Number: 1501
Name: GERALD LEGGE
Service Address: 27 HOTCHKISS ST
R- Number: R06200
Meter Size: 5/8"

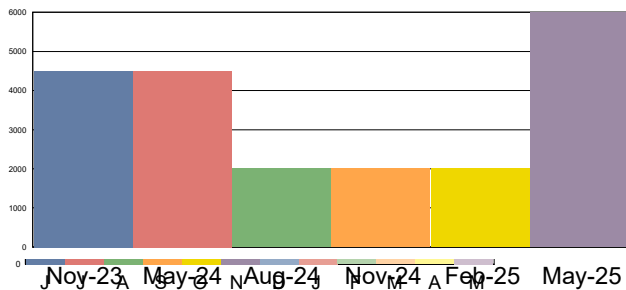
Summary of Previous Charges

Balance Forward:	\$247.57
Payments:	\$-247.57
Adjustments:	\$0.00
Interest:	\$0.00
Service Order:	\$0.00
Miscellaneous:	\$0.00
Liens:	\$0.00
Balance Remaining:	\$0.00

Summary of New Charges

Water Charges:	\$237.97
Sewer Charges:	\$481.20
Total New Charges:	\$719.17

Total Amount Due: \$719.17



Billing Date : **05/01/2025**

Meter Reading History

Service Period: 01/17/2025 - 04/15/2025

Current Meter Reading: **ESTIMATE** 242500

Previous Meter Reading: 236500

Current Consumption: 6000 cu ft

Water Charges

Quarterly Water Consumption	\$226.20
Quarterly Meter Charge	\$11.77

Total Water Charges: \$237.97

Sewer Charges

Sewer Disposal Quarterly	\$481.20
Current FOG Charges	

Total Current Charges: \$719.17

Please detach and return bottom portion with your payment. Please include the account number on your check.
Address changes and other correspondence should be sent to the water and sewer department.

Location Number: 1501

R- Number: R06200

Billing Date: **05/01/2025**

ESTIMATE

Total Amount Due: **\$719.17**

Amount Enclosed
Thank you!

Make checks payable to: City of Middletown

Payment Due by : 06/02/2025

Remit Payments in envelope or to:

Tax Collector
City of Middletown
245 deKoven Dr.
Middletown, CT 06457

Full payment due upon receipt. Interest charges (1 1/2% per month, 18% per annum) will be applied to late payments or unpaid balances per State Statute.



GERALD F LEGGE
101 SOUTH MAIN ST
MIDDLETOWN CT 06457