



## Property Information

## Request Information

## Update Information

File#: BS-W01469-2148573902  
Owner: RIZZO FRANK C  
Address 1: 4 Jessie St  
Address 2:  
City, State Zip: New Fairfield, CT

Requested Date: 10/25/2023  
Branch:  
Date Completed:  
# of Jurisdiction(s):  
# of Parcel(s): 1

Update Requested:  
Requested By:  
Update Completed:

## Notes

### CODE VIOLATIONS

Per Town of New Fairfield Zoning Department there are no Code Violation cases on this property.

Collector: Town of New Fairfield Zoning Department.  
Payable: New Fairfield Building Department 4 Brush Hill Road New Fairfield, CT 06812  
Business# (203) 312-5646

### PERMITS

Per Town of New Fairfield Building Department. there are no Open/Pending/Expired Permits on this Property.

Collector: Town of New Fairfield Building Department  
Payable: Sullivan Independence Hall, Second Floor 725 Old Post Road Fairfield, CT 06824  
Business# 203-256-3036

### SPECIAL ASSESSMENTS

Per Town of New Fairfield Treasurer/Finance Department there are no Special Assessments/liens on the property.

Collector: Town of New Fairfield Treasurer Department.  
Payable: 3 Brush Hill Rd, New Fairfield, CT 06812, United States  
Business# 203-312-5650

Comments : **UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED**

### DEMOLITION

NO



UTILITIES

WATER

Account #: NA

Payment Status: NA

Status: Pvt & Liable

Amount: NA

Good Thru: NA

Account Active: NA

Collector: Aquarion Water Company

Payable Address: Aquarion water company 200 Monroe Turnpike Monroe, CT 06468

Business # 800?732?9678

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

Sewer

The house is on a community sewer. All houses go to a shared septic system.

Garbage : GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

## 4 JESSIE ST

**Location** 4 JESSIE ST

**Mblu** 30/ 1/ 6/ 1

**Acct#** 00287700

**Owner** RIZZO FRANK C

**Assessment** \$142,800

**Appraisal** \$204,000

**PID** 2877

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$95,000	\$109,000	\$204,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$66,500	\$76,300	\$142,800

### Owner of Record

**Owner** RIZZO FRANK C  
**Co-Owner**  
**Address** 4 JESSIE ST  
 NEW FAIRFIELD, CT 06812

**Sale Price** \$105,900  
**Certificate**  
**Book & Page** 0282/0198  
**Sale Date** 05/19/1998  
**Instrument** UNKQ

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RIZZO FRANK C	\$105,900		0282/0198	UNKQ	05/19/1998

### Building Information

#### Building 1 : Section 1

**Year Built:** 1959  
**Living Area:** 1,314  
**Replacement Cost:** \$135,692  
**Building Percent Good:** 70  
**Replacement Cost**  
**Less Depreciation:** \$95,000

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

**ZONING COMMISSION**  
**TOWN OF NEW FAIRFIELD**  
**4 BRUSH HILL ROAD**  
**NEW FAIRFIELD, CT 06812**  
**203-746-8140                      FAX 203-746-1250**

***CERTIFICATE OF ZONING COMPLIANCE***

Issued to:                      Frank C. Rizzo

Zoning Permit No.        98265

Address:                      4 Jessie Street  
                                    New Fairfield, CT 06812

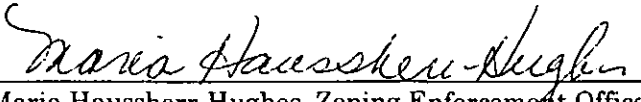
Zone: R-88                    Map: 30                    Block: 1                    Lot: 6

Subdivision:

For (scope of project): Converted one car garage into 12' 1" x 20' family room with 8' x 15' 10" hall to house.

To verify that a class A-2 survey/plot plan certified by: N/R, referenced lot and structures thereon has been presented to the Zoning Enforcement Officer, and such plan indicates that the construction or use is in conformance with all the applicable Zoning Regulations. Such lot, structures and/or use are hereby authorized for occupancy. This certificate is based on the certified plot plan submitted. Falsification by misrepresentation or omission shall constitute a violation of the New Fairfield Zoning Regulations and shall invalidate this Certificate.

Date: 5/28/99

  
\_\_\_\_\_  
Maria Haussherr-Hughes, Zoning Enforcement Officer  
Town of New Fairfield, Zoning Commission

Zcompliance



**ZONING PERMIT**  
**ZONING COMMISSION**  
**TOWN OF NEW FAIRFIELD**  
**4 BRUSH HILL ROAD**  
**NEW FAIRFIELD, CT 06812**  
**203-746-8140**

PROPERTY OWNER: Frank C. Rizzo  
OWNER'S ADDRESS: 4 Jessie Street  
New Fairfield, CT 06812  
PROPERTY ADDRESS: 4 Jessie Street

ZONE: R MAP: 30 BLOCK: 1 LOT: 6  
LOT SIZE: .25 FRONTAGE:

PROJECT DESCRIPTION: DEMOLISH BREEZEWAY, ADD 8' X 15' 10" HALLWAY AND  
CONVERT EXISTING 1 CAR GARAGE INTO FAMILY ROOM - 12'1" X 20'

**CONSTRUCTION MAY NOT PROCEED UNTIL  
A BUILDING PERMIT HAS BEEN OBTAINED**

**THIS PERMIT MUST BE POSTED ON THE PREMISES**

PERMIT VOID IF CONSTRUCTION AUTHORIZED IN NOT COMPLETED WITHIN ONE (1) YEAR OF  
ISSUANCE.

THIS PERMIT IF ISSUED, IS BASED UPON THE PLOT PLAN SUBMITTED. FALSIFICATION, BY  
MISREPRESENTATION OR OMISSION, OR FAILURE TO COMPLY WITH THE CONDITIONS OF  
APPROVAL OF THIS PERMIT SHALL CONSTITUTE A VIOLATION OF THE NEW FAIRFIELD ZONING  
REGULATIONS.

**CONDITIONS OF APPROVAL:**

Per CGS sec. 8-26. Strict compliance with subdivision setbacks (see T.C. Map 238). Any  
change to project must be approved prior to commencement.

PERMIT NO. 20-98265

DATE ISSUED 12/29/98

FEE 60.00 Paid 2/24/98 #492  
(INCLUDES \$10. STATE SURCHARGE)

*Maria Haussherr-Hughes*  
Maria Haussherr-Hughes, Zoning Enforcement Officer