

96 SPAK RD

Location 96 SPAK RD

Mblu 52 / 029-0A /

Acct# 00186600

Owner SPAK ROAD LLC

Assessment \$482,000

Appraisal \$1,060,310

PID 4250

TC Map No

PA 490 exp date EXP 12/19/2031 ; 234/838

Conc Fdtn

Lot Type

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$462,550	\$0	\$119,410	\$478,350	\$1,060,310

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$323,790	\$0	\$83,580	\$74,630	\$482,000

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner SPAK ROAD LLC
Co-Owner C/O VACCARO DONALD
Care Of
Address 96 SPAK ROAD
WILLINGTON, CT 06279

Sale Price \$725,000
Certificate
Book & Page 229/337
Sale Date 12/20/2021
Instrument 24
Qualified U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SPAK ROAD LLC	\$725,000		229/337	24	12/20/2021

POOLE JAMES H III & ANNEMARIE	\$0	1	145/607	08/03/2001
PENNY STEPHEN T	\$0	2	145/605	08/03/2001
POOLE JAMES H III & ANNEMARIE	\$315,000	3	132/757	05/15/1998
RUGANIS MICHAEL J	\$0	4	90/33	04/23/1986

Building Information

Building 1 : Section 1

Year Built: 1990
Living Area: 2,968
Replacement Cost: \$608,621
Building Percent Good: 76
Replacement Cost Less Depreciation: \$462,550

Building Attributes

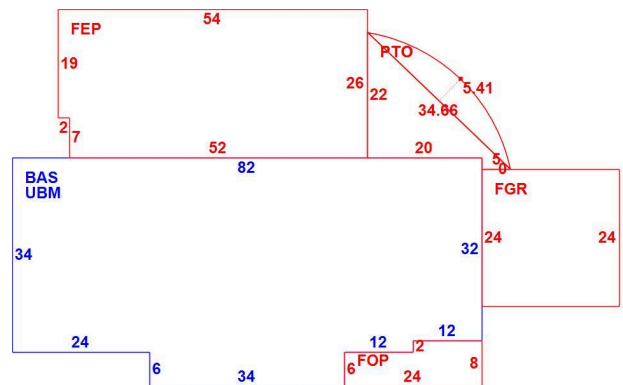
Field	Description
Style:	Modern/Contemp
Model:	Residential
Grade:	Good
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable or Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Average
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	2
Total Xtra Fixtrs:	1
Total Rooms:	6
Bath Style:	
Kitchen Style:	
Fireplaces	1
Bsmt Garage	None

Building Photo



(<https://images.vgsi.com/photos/WillingtonCTPhotos//00\00\00\94.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4250&bid=4250)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,968	2,968	
FEP	Enclosed Porch/Sunroom	1,390	0	
FGR	Garage	576	0	
FOP	Open Porch	168	0	
PTO	Patio	387	0	
UBM	Unfinished Basement	2,968	0	
		8,457	2,968	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Parcel Information

Use Code 1010
Description Single Fam MDL-01
Deeded Acres 85

Land**Land Use**

Use Code 1010
Description Single Fam MDL-01
Zone R80
Neighborhood 110
Category

Land Line Valuation

Size (Acres) 85
Assessed Value \$74,630
Appraised Value \$478,350

Special Land			
Land Use Code	Land Use Description	Units	Unit Type
6100	FOREST	83.16	AC

Outbuildings

Outbuildings								<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
FCP	CARPORT			360.00 S.F.	\$9,620	\$6,730	1	
FGR4	W/LOFT-AVG			1008.00 S.F.	\$65,320	\$45,720	1	
SHD1	SHED FRAME			135.00 S.F.	\$1,270	\$890	1	
SPL2	VINYL/PLASTIC			600.00 S.F.	\$37,800	\$26,460	1	
CNP1	CANOPY ONLY			240.00 S.F.	\$5,400	\$3,780	1	

Valuation History

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$462,550	\$0	\$119,410	\$478,350	\$1,060,310
2023	\$300,120	\$0	\$60,330	\$187,800	\$548,250

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$323,790	\$0	\$83,580	\$74,630	\$482,000
2023	\$210,080	\$0	\$42,230	\$47,660	\$299,970

