

NOTICE OF LEVY AND SALE OF REAL ESTATE

Connecticut General Statutes § 12-155, et seq.

The tax collector of the following municipality has levied upon the real estate identified below and slated it for public auction to satisfy delinquent taxes and/or other charges owed by its record owner(s) for this and/or other property. If you received this notice by mail, it is because you are listed in the land records as being or representing an owner, lienholder, or other encumbrancer of the property to be auctioned, or may claim to be, or are a member of the public who requested it.

LEVYING MUNICIPALITY: Town of Southington

DELINQUENT TAXPAYER: John A. Adams

ADDRESS OF REAL ESTATE: 159 Fleetwood Road, Southington CT

PROPERTY BOUNDARIES: See Volume 258 Page 58 of the Southington land records

This is a citation to a publicly-available document identifying the boundaries of the property to be auctioned. The Levying Municipality does not guarantee its accuracy. In the event of a discrepancy between the boundaries identified in the cited document and the property actually owned by the Delinquent Taxpayer at the time of the original assessment, the latter will control for the purposes of this notice.

TIME AND PLACE OF SALE: 10:00 a.m. on September 7, 2022
Southington Town Hall
75 Main Street, Southington CT 06489

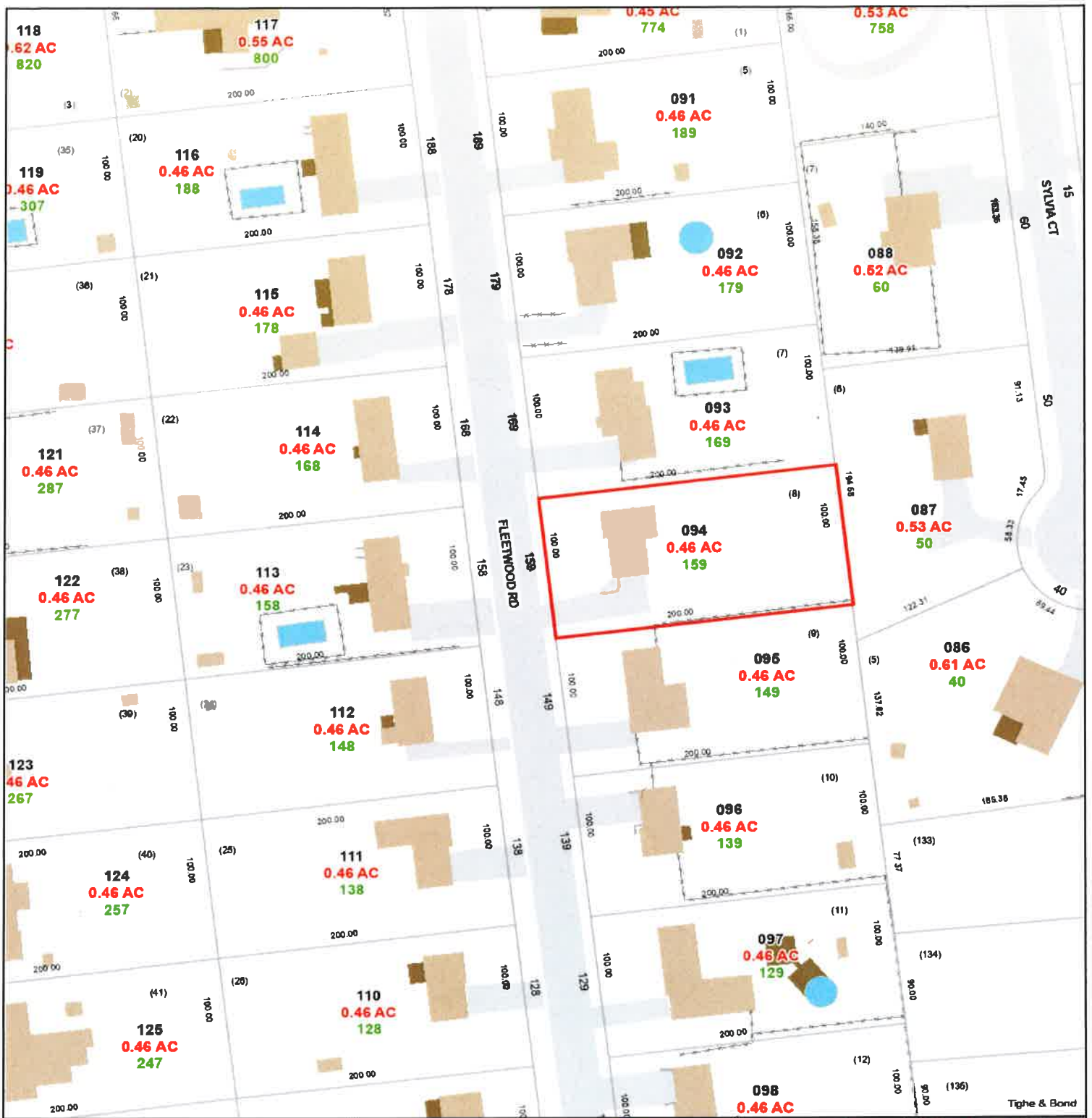
TOTAL AMOUNT DUE: \$35,857.68 through May 31, 2022

This is not a “payoff” figure, and paying this amount will not stop the sale. As required by law, this figure includes only interest and charges through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice, and a jeopardy acceleration of actual or estimated subsequent installments of the current and/or next grand list year may also have occurred. All of these amounts must be paid to satisfy the delinquency and stop the auction process. For current payoff information in order to stop the sale, call 203-330-2230 or e-mail ajc@pullcom.com.

SURVIVING ENCUMBRANCES: This property will be sold “free and clear” to the winning bidder subject only to: (1) taxes and water/sewer charges laid by the levying municipality which were not yet due and payable at the time of the levy, which is the date accompanying the signature on the first notice of this sale filed in the land records, except as are recovered from the sale; (2) the accrued taxes and water/sewer charges of any other governmental authority against this property; (3) any federal lien recorded until 30 days before the date which is six months after the auction date, except as extinguished pursuant to federal law; (4) easements, covenants and restrictions in favor of other parcels of land predating the time of the levy; (5) solely to the extent any of the delinquencies identified above was assessed on property other than the property to be sold, all encumbrances perfected before this notice was recorded; (6) interests exempt from levy and sale under the Constitution and laws of the United States; (7) the interest of any person or such person’s predecessors in title for whom notice of the sale was not sent as required by law, and who had a right to such notice, and who did not in fact know of it within six months thereafter, until expiration of the limitation deadline in C.G.S. § 12-159b; (8) any monetary encumbrance recorded between June 10, 2022 and the date the first notice of this sale was filed in the land records, unless its holder is notified of the tax sale as required by law or in fact knew of it within six months thereafter; (9) any other interest not foreclosed by this tax sale procedure under state law; and (10) the effect of any federal, state, or local law and the restrictions and conditions in the tax sale notices and announced at the auction.

PERSONS TO WHOM THIS NOTICE IS SENT: The following persons are, or may claim to be, or may represent, the known holders of choate interests which will be affected by the sale. Absent payment in full before the auction or valid redemption within six months thereafter, the respective titles, mortgages, liens, restraints on alienation, and other encumbrances in this property in favor of all persons with actual or constructive notice thereof shall be extinguished.

John A. Adams
159 Fleetwood Road
Plantsville, CT 06479



159 FLEETWOOD RD

6/16/2022 6:02:19

1"=94'

Property Information

Unique ID	undefined
Location	undefined
Sale Date	12/15/2008 12



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
ADAMS JOHN A		1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed	6131						
159 FLEETWOOD RD			3 Public Sewer			BLDG	100	145,440	101,810							
PLANTSVILLE CT 06479-1361		SUPPLEMENTAL DATA				LAND	100	93,030	65,120	SOUTHINGTON, CT						
Alt Prcl ID 38		Census 4303		Zoning R-20/25						VISION						
GIS ID 072094				Ref/Class R-100												
				Reval Issu												
				Assoc Pid#												
						Total		238,470	166,930							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ADAMS JOHN A		1145 0393	12-15-2008	U	I	100	10	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed
ADAMS FREDERICK J & JOAN I		0189 0178	01-02-1900	U		100	29	2021	100	101,810	2020	100	101,810	2020	100	101,810
		0 0	01-01-1900	U		100	25		100	65,120		100	65,120		100	65,120
								Total		166,930	Total		166,930	Total		166,930
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES																
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
										06-08-2020	WG	4		20	Field Review	
										06-25-2004	JA		1	10	Send Callback Letter	
LAND LINE VALUATION SECTION																
Bl	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment	Adj Unit Pric	Land Value
1	101	Single Family	R-20	Primary	0.460 AC	102,000	1.98273	5	1.00	100	1.000			0		93,030
Total Card Land Units					0.46 AC	Parcel Total Land Area: 0.46					Total Land Value					93,030

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch			
Model	01	Residential			
Grade:	08	C			
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt / Arch Shing			
Interior Wall 1	08	Average			
Interior Wall 2					
Interior Flr 1	08	Average			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	3				
Full Bthrms:	1				
Half Baths:	1				
Extra Fixtures	0				
Total Rooms:	8				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Total Kitchens	1				
Fireplaces	0				
Whirlpool Tubs					
Fin Bsmt Area	600				
Fin Bsmt Qualit	4	Good Quality			
Bsmt Garages	2				
Bsmt Type	6	Full			
Attic Type	1	None			
Cath Ceiling	1	Nn			

COMPLEX INFORMATION

Element	Description
Parcel Id	
Complex Descr	
Complex Num	
Prc Cmplx Adj	1.00

COST / MARKET VALUATION

RCN	207,773
Year Built	1963
Effective Year Built	1990
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	145,440
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

<p>FEP</p> <p style="text-align: right;">11</p> <p style="text-align: center;">23</p>	<p>WDK</p> <p style="text-align: right;">11</p> <p style="text-align: center;">13</p>
<p>BAS RBM</p> <p style="text-align: right;">50</p>	

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OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj	Appr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200		118.66	142,392
FEP	Finished Enclosed Porch	0	253		83.01	21,003
RBM	Raised Basement	0	1,200		35.60	42,717
WDK	Deck	0	143		11.62	1,661
Ttl Gross Liv / Lease Area		1,200	2,796		118.66	207,773



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