

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: Shirleyanne Jakiela a/k/a Shirley Ann Jakiela or her Estate

ADDRESS OF REAL ESTATE: 42 Manor Road, Southington CT

PROPERTY BOUNDARIES: See Volume 290 Page 216 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

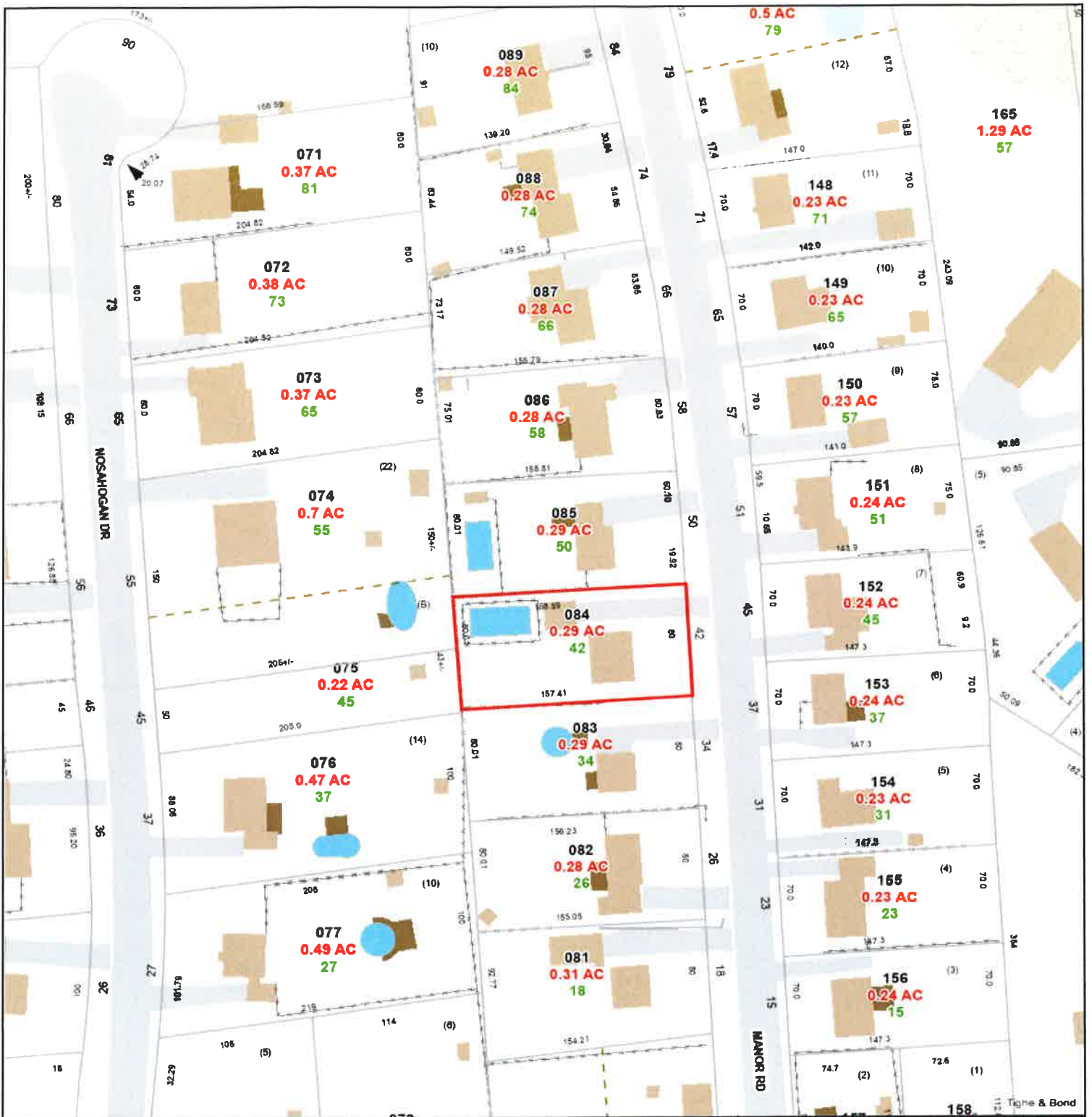
TOTAL AMOUNT DUE: \$20,729.86 through May 31, 2022

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.

Shirleyanne Jakiela a/k/a Shirley Ann Jakiela or her Estate 42 Manor Road Plantsville, CT 06479	Shirleyanne Jakiela a/k/a Shirley Ann Jakiela or her Estate c/o Barry Beletsky, Fid. 500 East Main St, Suite 324 Branford, CT 06405	
Tony Maloney 350 Cook Avenue Meriden, CT 06451	Juanita Jakiela 191 Main Street Meriden, CT 06451	Robin Frost 255 Pembroke Hill Road Pembroke, NH 03275
Unifund Corporation c/o Corporation Service Co., Reg. Agent 225 Asylum Street, 20 th Fl. Hartford, CT 06103	Cityscape Corporation c/o CT Corporation System, Reg. Agent 28 Liberty Street New York, NY 10005	Roger B. Calistro, Esq. Calistro & Airone, LLC 396 Orange Street New Haven, CT 06511
Internal Revenue Service Advisory Consolidated Receipts 7940 Kentucky Dr., Stop 2850F Florence, KY 41042 <i>(solely for any inchoate estate taxes)</i>	State of Connecticut Dept. of Revenue Services 450 Columbus Blvd, Suite 1 Hartford, CT 06103 <i>(solely for any inchoate succession taxes)</i>	



42 MANOR RD

6/16/2022 6:05:04

1"=94'

Property Information

Unique ID undefined
Location undefined
Sale Date 4/18/2022 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			
JAKIELA SHIRLEY ANN ESTATE		1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed
			6 Septic			BLDG	100	154,750	108,330
						LAND	100	87,940	61,560
42 MANOR RD		SUPPLEMENTAL DATA				OBY	100	39,000	27,300
PLANTSVILLE CT 06479		Alt Prcl ID 5948	Zoning R-20/25						
		Census 4303	Ref/Class R-100						
		GIS ID 061084	Reval Issu						
			Assoc Pid#						
						Total		281,690	197,190

6131

SOUTHINGTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
JAKIELA SHIRLEY ANN ESTATE	1558 808	04-18-2022	U	I		10	2021	100	108,330	2020	100	108,330	2020	100	108,330
JAKIELA SHIRLEY ANN	0353 0793	08-29-1984	U	V	0	25		100	61,560		100	61,560		100	61,560
JAKIELA ROBERT J & SHIRLEY ANN	0290 0216	03-17-1978	U	I	0	25		100	27,300		100	27,300		100	27,300
						Total		197,190	Total		197,190	Total		197,190	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	154,750
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	39,000
Appraised Land Value (Bldg)	87,940
Special Land Value	0
Total Appraised Parcel Value	281,690
Valuation Method	C
Exemption	0
Adjustments	
Total Appraised Parcel Value	281,690

NOTES							

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-08-2020	WG	4		20	Field Review
06-21-2004	AD		0	01	Measure - No Entry
06-21-2004	AD		0	01	Measure - No Entry

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	0.290 AC	102,000	2.97275	5	1.00	100	1.000			0	87,940
Total Card Land Units					0.29 AC	Parcel Total Land Area: 0.29					Total Land Value 87,940				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	09	C+			
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt / Arch Shingle			
Interior Wall 1	08	Average			
Interior Wall 2					
Interior Flr 1	08	Average			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Hot Air			
AC Type:	03	Central			
Total Bedrooms	4				
Full Bthrms:	2				
Half Baths:	0				
Extra Fixtures	0				
Total Rooms:	7				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Total Kitchens	1				
Fireplaces	0				
Whirlpool Tubs					
Fin Bsmt Area					
Fin Bsmt Qualit					
Bsmt Garages	0				
Bsmt Type	6	Full			
Attic Type	1	None			
Cath Ceiling	1	No			

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
FGR1	Garage	L	594	30.00	1976	A	60	3	1.00	10,690
SPL2	Inground Pool -	L	968	48.75	1980	A	60	3	1.00	28,310

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	948	948		99.85	94,661
BSM	Basement	0	948		20.01	18,972
FOP	Open Porch	0	60		19.97	1,198
FUS	Finished Upper Story	1,064	1,064		99.85	106,244
Ttl Gross Liv / Lease Area		2,012	3,020		99.85	221,075

FUS	38	1
	38	
COMPLEX INFORMATION		
Element	Description	
Parcel Id		
Complex Descr		
Complex Num		
Prc Cmplx Adj	1.00	
COST / MARKET VALUATION		
RCN	221,076	
Year Built	1956	
Effective Year Built	1990	
Depreciation Code	A	
Remodel Rating		
Year Remodeled		
Depreciation %	30	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition	20	
Condition %		
Percent Good	70	
Cns Sect Rcnld	154,750	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		
FUS	20	26
FOP	20	18
		18
FUS		1



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