

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: Richard J. Lulis

ADDRESS OF REAL ESTATE: 292 Meriden Avenue, Southington CT

PROPERTY BOUNDARIES: See Volume 548 Page 156 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

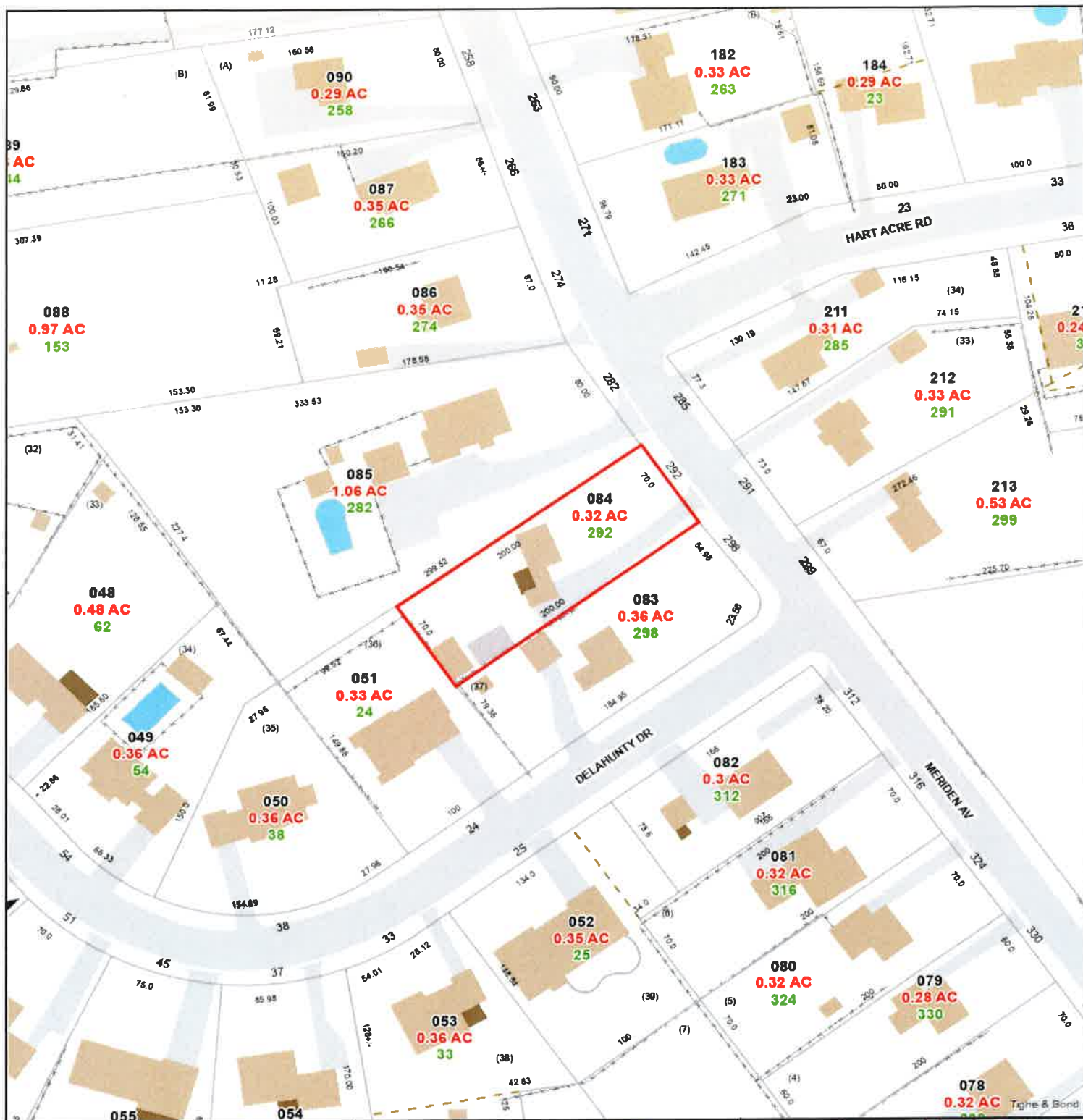
TOTAL AMOUNT DUE: \$41,885.14 through May 31, 2022

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.

Richard J. Lulis 12 Bliss Place Norwich, CT 06360	Richard J. Lulis or Occupant 292 Meriden Avenue Southington, CT 06489
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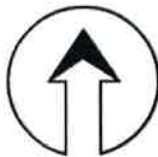
292 MERIDEN AV

6/16/2022 6:09:07

1"=94'

Property Information

Unique ID	undefined
Location	undefined
Sale Date	11/6/1992 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					
LULIS RICHARD J				1 Level	1 All Public	1 Paved		Description	Code	Appraised	Assessed	6131 SOUTHINGTON, CT	
12 BLISS PL								BLDG	100	102,030	71,420		
NORWICH CT 06360								LAND	100	71,060	49,740		
								OBY	100	2,980	2,080		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID 8712				Zoning R-20/25									
Census 4303				Ref/Class R-100									
GIS ID 076084				Reval Issu									
								Assoc Pid#					
								Total				176,070	123,240

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LULIS RICHARD J				0548 0156	11-06-1992	U	I	0	25	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed
LULIS RICHARD J & WOJCULEWICZ LEA				0460 0987	12-23-1988	Q	V	143,000	00	2021	100	71,420	2020	100	71,420	2020	100	71,420
											100	49,740		100	49,740		100	49,740
											100	2,080		100	2,080		100	2,080
										Total		123,240	Total		123,240	Total		123,240

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			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)	102,030
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,980
Appraised Land Value (Bldg)	71,060
Special Land Value	0
Total Appraised Parcel Value	176,070
Valuation Method	C
Exemption	0
Adjustments	
Total Appraised Parcel Value	176,070

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

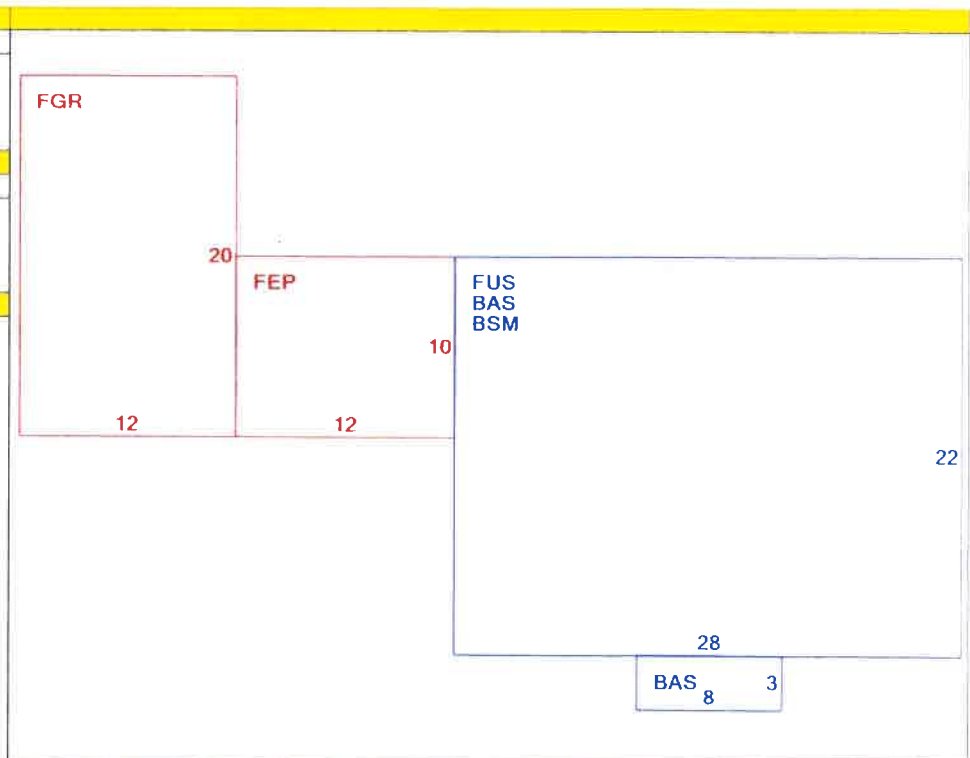
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-08-2020	WG	4		20	Field Review
09-23-2004	DB		1	10	Send Callback Letter

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	0.320 AC	102,000	2.72155	5	1.00	080	0.800			0	71,060
Total Card Land Units					0.32	AC	Parcel Total Land Area: 0.32					Total Land Value		71,060	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	08	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:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	3				
Full Bthrms:	1				
Half Baths:	1				
Extra Fixtures	0				
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Total Kitchens	1				
Fireplaces	1				
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
PTO	Patio	L	96	2.00	1960	A	60	3	1.00	120
PTO	Patio	L	224	2.25	1960	A	60	3	1.00	300
SHD1	Shed	L	336	12.70	1960	A	60	3	1.00	2,560

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	640	640		99.16	63,464
BSM	Basement	0	616		19.80	12,197
FEP	Finished Enclosed Porch	0	120		69.41	8,330
FGR	Garage	0	240		39.67	9,520
FUS	Finished Upper Story	616	616		99.16	61,084
Ttl Gross Liv / Lease Area		1,256	2,232		99.16	154,595



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