

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: Edward Szpak
ADDRESS OF REAL ESTATE: 1631 Mount Vernon Road, Southington CT
PROPERTY BOUNDARIES: See Southington Assessor Map 129 Lot 23

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

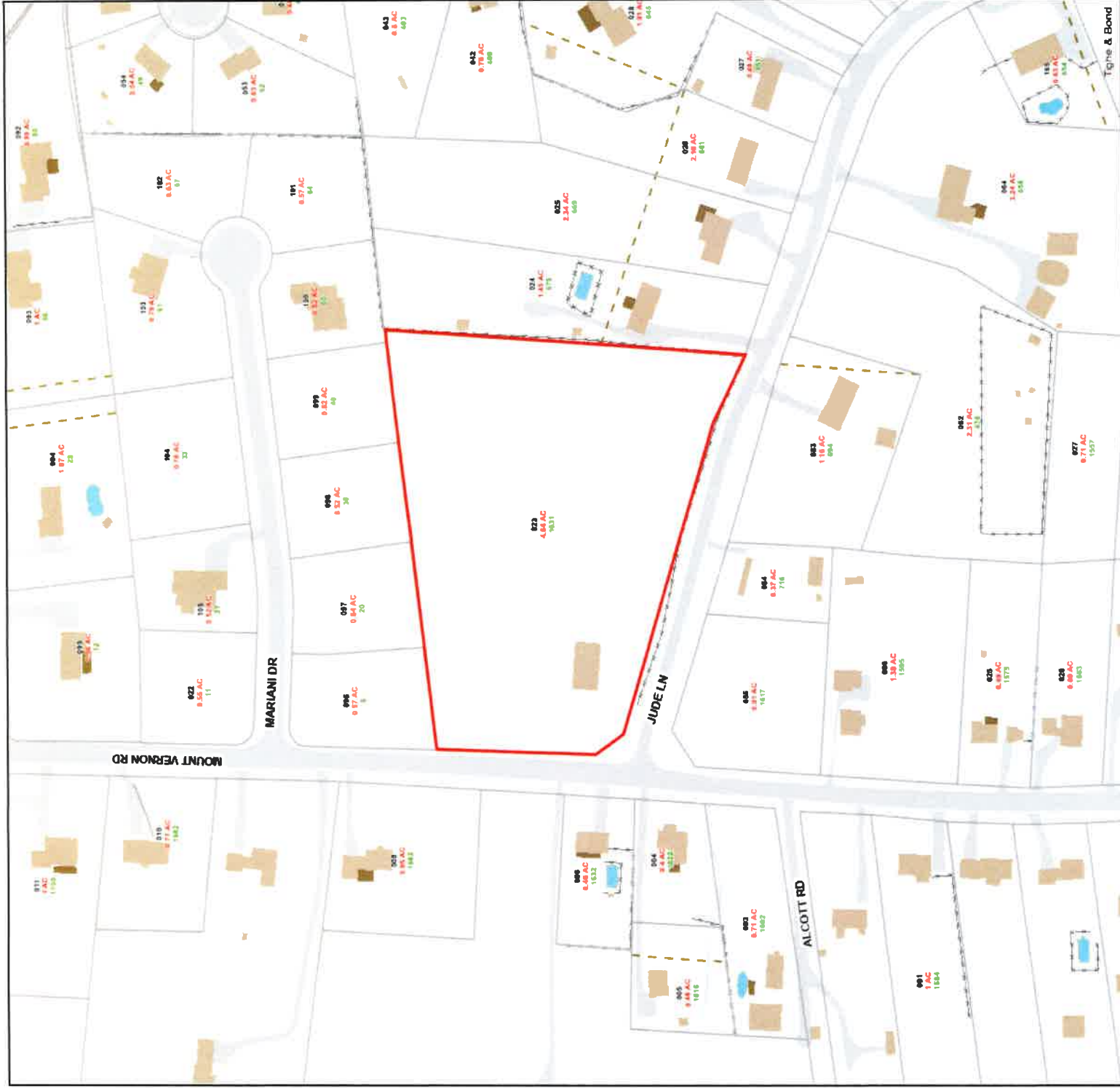
TOTAL AMOUNT DUE: \$20,067.57 through May 31, 2022

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.

Edward Szpak 1631 Mount Vernon Road Southington, CT 06489	Edward Szpak 1681 Mount Vernon Road Southington, CT 06489
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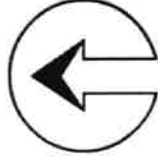


1631 MOUNT VERNON RD

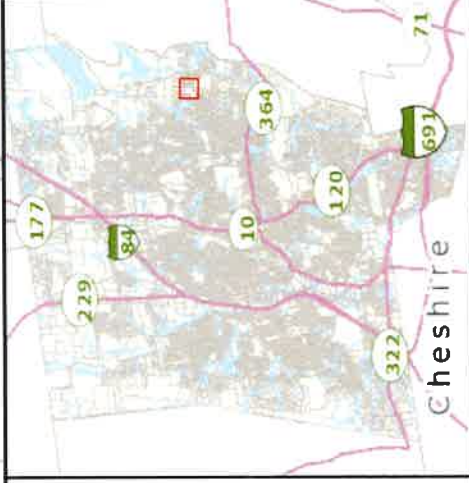
6/16/2022 6:11:35
1"=188'

Property Information

Unique ID	undefined
Location	undefined
Sale Date	2/5/1963 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
SZPAK EDWARD C		1 Level	5 Well 6 Septic	1 Paved	
1631 MOUNT VERNON RD		SUPPLEMENTAL DATA			
SOUTHINGTON CT 06489-2123		Alt Prcl ID 12389	Census 4303	Zoning R-20/25 Ref/Class C-600 Reval Issu	
		GIS ID 129023	Assoc Pid#		

CURRENT ASSESSMENT			
Description	Code	Appraised	Assessed
BLDG	200	66,040	46,230
LAND	200	122,870	86,010
Total		188,910	132,240

6131
 SOUTHINGTON, CT
VISION

RECORD OF OWNERSHIP						
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	
0179 0545	02-05-1963	Q		100	00	
SZPAK EDWARD C						

PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed
2021	200	46,230	2020	200	46,230	2020	200	46,230
	200	86,010		200	86,010		200	86,010
Total		132,240	Total		132,240	Total		132,240

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	Tracing	Batch
0001	B		TX1

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	65,610
Appraised Xf (B) Value (Bldg)	430
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	122,870
Special Land Value	0
Total Appraised Parcel Value	188,910
Valuation Method	C
Total Appraised Parcel Value	188,910

NOTES	
EDDIES GROCERY 15GL REMOVE KAREN F KING AS OWNER	

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

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-08-2020	WG	4		20	Field Review
11-22-2004	DB		0	01	Measure - No Entry

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	325	Sm Retail And S	R-20		0.920	AC	90,000	1.07188	C	1.00	085	0.850			75,440
1	325	Sm Retail And S	R-20		3.720	AC	15,000	1.00000	0	1.00	085	0.850			47,430
Total Card Land Units					4.64	AC	Parcel Total Land Area: 4.64				Total Land Value		122,870		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	34	Retail			
Model	96	Ind/Comm			
Grade	05	D			
Stories:	1				
Occupancy					
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt / Arch Shingle			
Interior Wall 1	08	Average			
Interior Wall 2					
Interior Floor 1	08	Average	RCN		136,696
Interior Floor 2					
Heating Fuel	10	Typical			
Heating Type	04	Forced Hot Air	Year Built		1962
AC Type	01	None	Effective Year Built		1968
Bldg Use	325	Sm Retail And Service Store	Depreciation Code		P
Total Bedrooms			Remodel Rating		
Total Baths			Year Remodeled		
Wet Sprinkler	0		Depreciation %		52
Dry Sprinkler	0		Functional Obsol		
Heat/AC	3	Heat Only	External Obsol		
Frame Type	02	Wood Frame	Trend Factor		1
Baths/Plumbing	02	Average	Condition		
Ceiling/Wall	08	Typical	Condition %		
Rooms/Prtns	02	Average	Percent Good		48
Wall Height	10.00		Cns Sect Rcnld		65,610
1st Floor Use:			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
CAN1	Canopy	B	108	8.20	1966		48		0.00	430

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,160	2,160		46.53	100,498	
BSM	Basement	0	2,160		16.28	35,174	
CAN	Canopy	0	108		9.48	1,024	
Ttl Gross Liv / Lease Area		2,160	4,428			136,696	

BAS	36	
BSM		60
CAN	36	3



129 023 05/22/2015