

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: South End Road Trust

ADDRESS OF REAL ESTATE: 367 South End Road, Southington CT

PROPERTY BOUNDARIES: See Volume 1410 Page 77 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

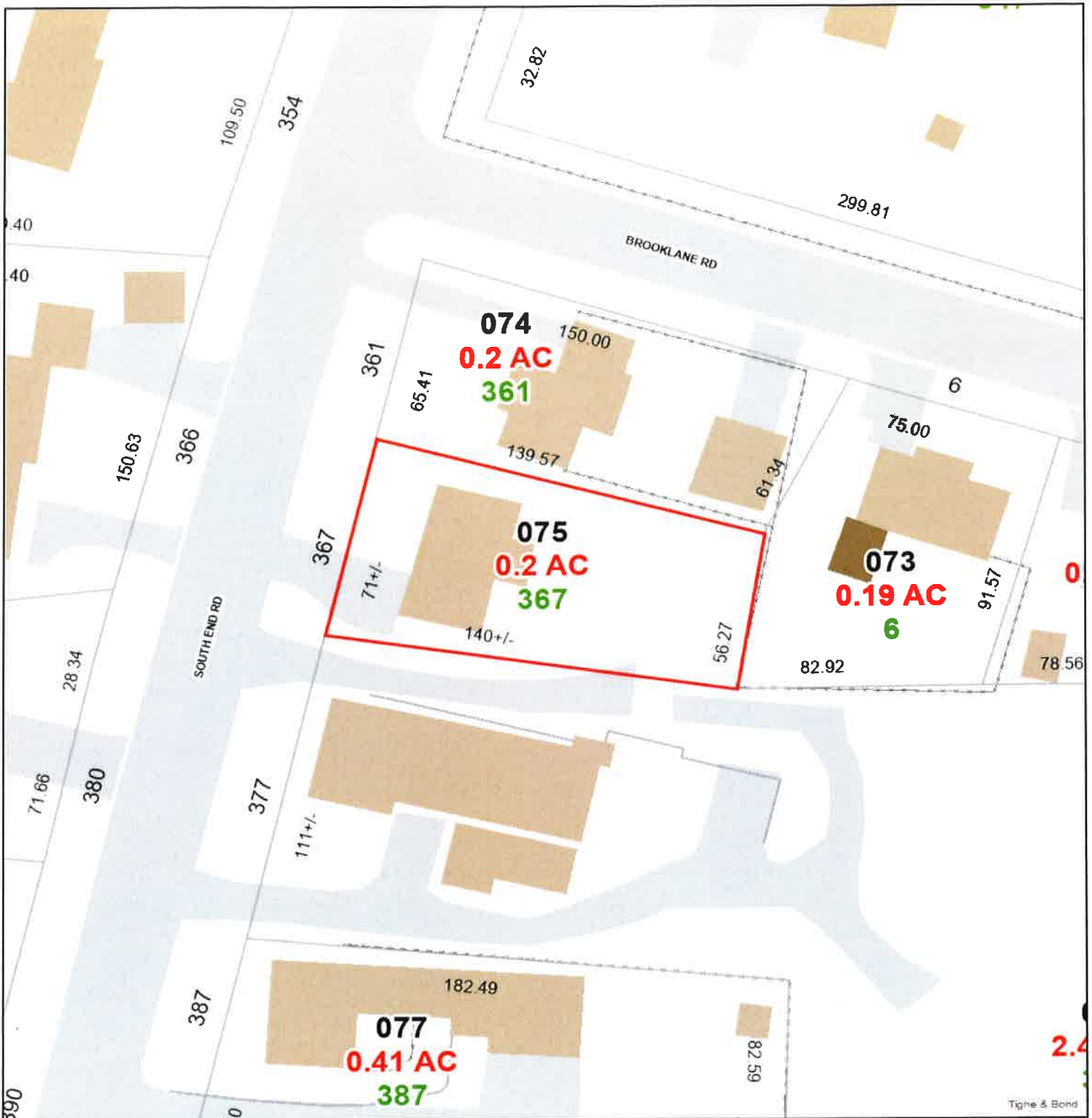
TOTAL AMOUNT DUE: \$26,668.37 through May 31, 2022

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.

South End Road Trust P.O. Box 912 Groton, CT 06430	T & T Capital Partners, LLC c/o Steven A. Tavares, Reg. Agent 6 Williams Street Mystic, CT 06355
John Torneo 750 Hill Street Bristol, CT 06010	Martha Croog, LLC 15 North Main Street, Suite 10 West Hartford, CT 06017
Mahaney, Gegen & Sullivan 21 West Main Street Waterbury, CT 06702	



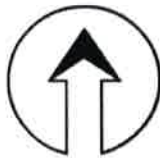
367 SOUTH END RD

6/16/2022 6:15:40

1"=47'

Property Information

Unique ID	undefined
Location	undefined
Sale Date	11/30/2017 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.



Tighe & Bond

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SOUTH END ROAD TRUST PO BOX 912 GROTON CT 06430		2 Above Street	2 Public Water	1 Paved		Description	Code	Appraised	Assessed
			3 Public Sewer			BLDG	100	176,820	123,770
		SUPPLEMENTAL DATA				LAND	100	63,930	44,750
Alt Prcl ID 2403		Zoning R-20/25			OBY	100	550	390	6131 SOUTHINGTON, CT
Census 4303		Ref/Class R-100							
GIS ID 043075		Assoc Pid#			Total 241,300 168,910				VISION

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)								
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed	
SOUTH END ROAD TRUST	1415 0916	11-30-2017	U	I	0	36									
SOUTH END ROAD TRUST	1410 0077	09-29-2017	U	I	72,000	37	2021	100	123,770	2020	100	123,770	2020	100	123,770
PONDEROSA HOLDINGS LLC	1305 0708	12-31-2013	U	I	0	29		100	44,750		100	44,750		100	44,750
DAWSON-MYR HOLDINGS LLC	1240 0213	03-23-2012	U	I	0	29		100	390		100	390		100	390
MIGLIETTA GIGLIO JOHN JR	0846 0411	07-09-2002	Q	V	110,000	00	Total		168,910	Total		168,910	Total		168,910

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			TX2

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	176,820
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	550
Appraised Land Value (Bldg)	63,930
Special Land Value	0
Total Appraised Parcel Value	241,300
Valuation Method	C
Exemption	0
Adjustments	
Total Appraised Parcel Value	241,300

NOTES
 10/05 NEW HOUSE 40% COMPLETE (MKT = 40)
 08GL ADD PORCH; 09GL ADD DECK & FIREPLAC
 ADDED SHED 2017 GL

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
06-54832	03-08-2006	RS		4,000		55		ADDITIONAL 200 SQ FT TO N SINGLE FAM DWLG RAZE HOUSE	06-08-2020	WG	4		20	Field Review
50997	11-07-2003	OT		87,000		55			04-01-2009	BL		0	04	Measure - Vacant
50750	09-26-2003	OT		2,000		100			10-03-2008	BL		0	04	Measure - Vacant
									09-05-2006	RC		0	04	Measure - Vacant
									11-08-2005	RC		1	00	Measure & Listed
									07-27-2004	MS		0	04	Measure - Vacant

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	0.200 AC	102,000	4.17843	5	1.00	075	0.750			0	63,930
Total Card Land Units					0.20 AC	Parcel Total Land Area: 0.20					Total Land Value 63,930				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	10	B-			
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:	2				
Half Baths:	1				
Extra Fixtures	0				
Total Rooms:	10				
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	Nn			

COMPLEX INFORMATION

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

COST / MARKET VALUATION

RCN	321,487
Year Built	2004
Effective Year Built	2009
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	UC
Condition %	55
Percent Good	55
Cns Sect Rcnd	176,820
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	% Gd	Grade	Grade Adj	Appr Value
SHD1	Shed	L	144	12.70	1990	F	30	3	1.00	550

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,240	1,240		95.71	118,679
BSM	Basement	0	1,240		19.14	23,736
FGR	Garage	0	418		38.24	15,983
FOP	Open Porch	0	180		19.14	3,446
FUS	Finished Upper Story	1,658	1,658		95.71	158,686
WDK	Deck	0	100		9.57	957
Ttl Gross Liv / Lease Area		2,898	4,836		95.71	321,487

