



Town of Waterford

Department of Planning and Development
www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Variance Application to the Zoning Board of Appeals

Property Address: 43 Myrock Avenue, Waterford, CT

1. Type of Variance Application(s) (Check all that apply)

- | | | |
|---|--|---|
| ☒ Residential | ☐ CAM Residential | ☐ Location of Approval DMV |
| ☐ Other Residential | ☐ CAM Non-Residential | ☐ Other: _____ |
| ☐ Non-Residential | | |

2. Owner(s) of Record (As listed on deed)

Name: Mitchell, Jeanne L Trustee Telephone#: _____
Address: [REDACTED] Cell Phone#: [REDACTED]
City/State: [REDACTED] Email: [REDACTED]

3. Applicant Information

Name: Mitchell, Jeanne L Telephone#: _____
Address: [REDACTED] Cell Phone#: [REDACTED]
City/State: [REDACTED] Email: [REDACTED]

4. Agent Information

Name: Jason Pitts, Designer Telephone#: _____
Address: [REDACTED] Cell Phone#: [REDACTED]
City/State: [REDACTED] Email: [REDACTED]

5. Application Request Type

I/We hereby apply for:

Variance from the Zoning Regulations ☒

Repairer's/Dealer's License ☐

6. Parcel Information

Map/Block/Lot: 140 / 499 / 140 / 499 Street No. & Name: 43 Myrock Avenue
Approximate Size SF/AC: 12,535 / 0.29 Date acquired: 04/26/2021 Zone(s): R-20
Deed recorded in Waterford Land Records Volume Number: 1709 Page(s): 0302
Located on the side West of Myrock Avenue, _____ feet
(N, S, E, W) (STREET)
South from the intersection of Willetts Avenue and Myrock Avenue
(N, S, E, W) (STREET) (STREET)
The variance relates to (please check one):
Use: ☐ Area: ☐ Frontage: ☐ Yards/Setbacks: ☒ Signs: ☐ Dealer/Repairer: ☐

7. Zone District

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 SF	12,535 SF	12,535 SF
MINIMUM FRONTAGE	85 LF	100 LF	100 LF
MINIMUM FRONT YARD	50 FT	34 FT	44.5 FT
MINIMUM SIDE	20 FT	11 FT	12 FT
MINIMUM REAR YARD	50 FT	60 FT	50 FT
MAXIMUM BUILDING COVERAGE	25 %	9.8 %	14.1 %
MAXIMUM BUILDING HEIGHT	35 FT	+/- 22 FT	+/- 22 FT
MINIMUM PARKING SPACES	2	2	2

8. Under what section(s) of the Zoning Regulations is the appeal based?

Attach additional sheet if necessary

SECTION 4 - MEDIUM DENSITY RESIDENTIAL DISTRICT (R-20) Section 4.4.1 Front Yard and Section 4.4.2 Side Yard

9. Specifically state amount of variance or action Board is requested to take:

Attach additional sheet if necessary

Front Yard of 44.5 FT (Existing is 34 FT) and Side Yard of 12 FT (Existing is 11 FT)

10. What is the hardship claimed? See Sections 27.4 and 27.5 of the Zoning Regulations

Existing Non-Conforming Lot and location of existing structure does not accommodate addition.

11. Has/Have any previous appeal(s) been filed in connection with these premises during the past ten calendar years?

Yes ☐

No ☒

If yes, _____ and _____
Date(s) Appeal Number(s)

12. Coastal Area Management Boundary

Is the property within the Coastal Area Management Boundary?

Yes ☐

No ☒

Is a CAM report required?

Yes ☐

No ☒

If yes, is the report attached?

Yes ☐

No ☒

If No, note the exempt section(s) of Zoning Regulations _____

13. Owner, Applicant and/or Agent Acknowledgement

By signing below, the Owner and Applicant hereby grant the Waterford Zoning Board of Appeals and its authorized agents, including the Zoning Enforcement Officer, and Town Public Works Staff, the right to enter the premises, subject of the application, to inspect and verify the information contained in the variance application.

I/We hereby depose and say that all the above statements and the statements contained in any papers submitted herewith are true to the best of my knowledge and belief.


Signature of Owner

01-28-26
Date


Signature of Applicant/Agent

01-29-26
Date



ZONING BOARD OF APPEALS APPLICATION CHECKLIST

Applications for the Zoning Board of Appeals must include the following:

- ☒ Fees
*Please note: Fees are determined by a standard process fee in addition per variances.
Cash or check is the accepted form of payment.*
- ☒ Submission of two sets of the following:
 - ☒ Application
 - ☒ Plot plans
 - ☒ Legal description (deed)
 - ☒ List of all property owners within 150 feet
 - ☒ Town of Waterford Assessor's map of property owners within 150 feet
 - ☒ Town of Waterford Assessor's street card

The Zoning Board of Appeals will require at least 10 additional copies after review of the application, depending on what variances are requested. The applicant will be notified by the Zoning Board of Appeals office on how many and when the additional copies are required.

TOWN OF WATERFORD ZONING BOARD OF APPEALS

LIST OF PROPERTIES WITHIN 150'
OF PROPERTY LOCATED AT:

43 Myrock Avenue

SUBMIT THIS FORM WITH APPLICATION

	OWNER	UNIQUE ID	PROPERTY ADDRESS	MAILING ADDRESS
Last Name	Lathom & Chelsea	455200	29 Myrock Avenue	29 Myrock Avenue
First Name	Thompson		Waterford, CT 06385	Waterford, CT 06385
	Homestead East LLC	455400	32 Myrock Avenue	32 Myrock Avenue
			Waterford, CT 06385	Waterford, CT 06385
	Carl Nicholas	455500	33 Myrock Avenue	33 Myrock Avenue
	Shaffer		Waterford, CT 06385	Waterford, CT 06385
	Faith A	455600	34 Myrock Avenue	34 Myrock Avenue
	Silva		Waterford, CT 06385	Waterford, CT 06385
	Michelle	455700	36 Myrock Avenue	36 Myrock Avenue
	Gallagher		Waterford, CT 06385	Waterford, CT 06385
	Terry E Trustee	455800	37 Myrock Avenue	37 Myrock Avenue
	Touw		Waterford, CT 06385	Waterford, CT 06385
	Robert & Christine	455900	40 Myrock Avenue	40 Myrock Avenue
	Lahaie		Waterford, CT 06385	Waterford, CT 06385
	Mathew Scott	456000	42 Myrock Avenue	42 Myrock Avenue
	McNeil		Waterford, CT 06385	Waterford, CT 06385
	Heather C	456200	46 Myrock Avenue	46 Myrock Avenue
	Richter		Waterford, CT 06385	Waterford, CT 06385
	Austin J	456300	47 Myrock Avenue	47 Myrock Avenue
	Dube		Waterford, CT 06385	Waterford, CT 06385

TOWN OF WATERFORD ZONING BOARD OF APPEALS

LIST OF PROPERTIES WITHIN 150'
OF PROPERTY LOCATED AT:

43 Myrock Avenue

SUBMIT THIS FORM WITH APPLICATION

[illegible]

Hardship Narrative:

The Property located at 43 Myrock Avenue, Waterford, CT 06385 is an existing non-conforming lot, located in the R-20 Residential Zone and presents three major components contributing to the hardship encountered for the proposed project: Additions and Alterations to the Mitchell Residence.

First, the existing lot area is 12,535.8 SF and the R-20 Residential Zone requires a minimum lot area of 20,000 SF. Second, the existing side yard on the South side of the Property is 11 linear feet and the minimum side yard for R-20 Residential Zone is 20 linear feet. Lastly, the existing front yard on the East side of the Property is 34 linear feet and R-20 Residential Zone requires a minimum front yard of 50 linear feet.

The proposed project does not make the existing non-conformity more egregious. The addition off the West of the existing residential structure is approximately 12 linear feet from the side yard on the South portion of the lot and meets the minimum rear yard setback of 50 linear. The addition on the North side of the existing residential structure does not encroach on the side yard on the North side of the property and is 44.5 linear feet from the front yard. This an additional 10.5 linear feet more relief than the existing residential structure's 34 linear feet encroachment.

It is the position of Straight Line Design, LLC. that if the lot met the minimum area requirements for the R-20 Residential Zone and the existing residential structure were located a minimum of 20 linear feet from the South side yard setback, the proposed project would be in compliance with the Zoning Regulations.

Respectfully submitted,

Straight Line Design, LLC.

NOTES:

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY IS CLASS T-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
2. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS BELOW OR THEREON.
3. REFERENCE IS MADE TO TOWN OF WATERFORD LAND EVIDENCE RECORDS VOLUME 1384 AT PAGE 160 FOR A SPECIAL WARRANTY DEED DATED FEBRUARY 4, 2015 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY. THE SURVEY MAP REFERENCED IN THE RECORD DEED DESCRIPTIONS WAS NOT FOUND ON FILE.
4. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-20 ZONE DISTRICT.
5. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF WATERFORD TAX ASSESSOR RECORDS AS PID: 152-0456100 AND HAS AN ASSIGNED STREET ADDRESS OF 43 MYROCK AVENUE.
6. THE BASIS FOR BEARINGS IS CONNECTICUT GRID NORTH. ELEVATIONS ARE BASED ON MEAN SEA LEVEL (MSL) BASED ON TOWN OF WATERFORD SURVEY STATIONS: 331-W & 332-W.
7. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON JUNE 13, 2018. RECORD TITLE AND ADJONER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON MAY 16, 2018.
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES:

PLAN OF BUILDING LOTS ON WILLETTS AVE. AND PROPOSED STREETS WATERFORD, CONN. BELONGING TO MONROE L. BECKWITH SCALE 1"=60' MAR. 1929 BY ERNEST L. DESHEFY ENGINEER & SURVEYOR.

ZONE: LOW DENSITY RESIDENTIAL (R-20)
ZONING COMPLIANCE CHART

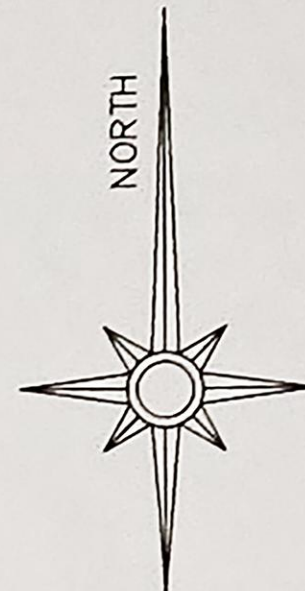
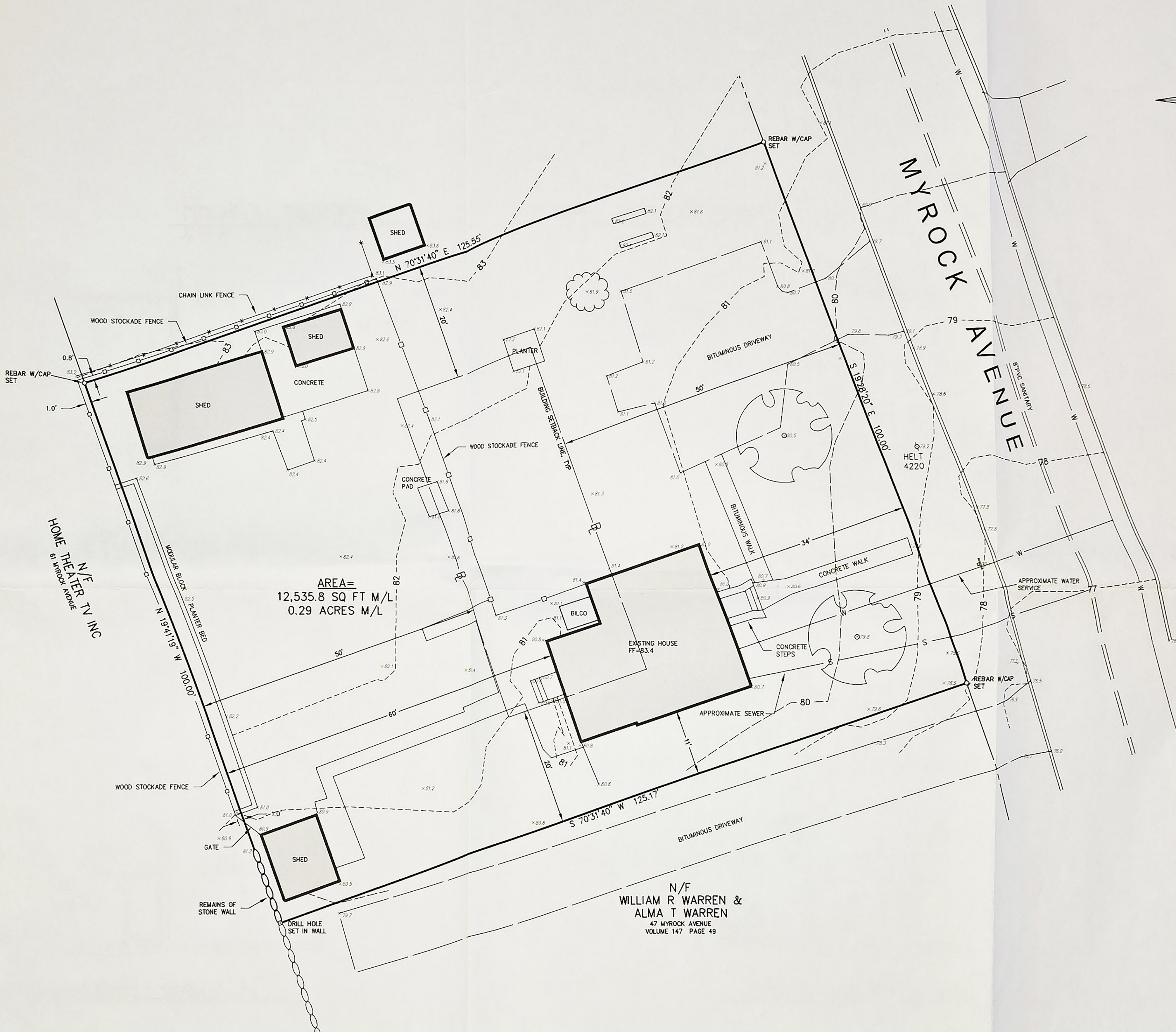
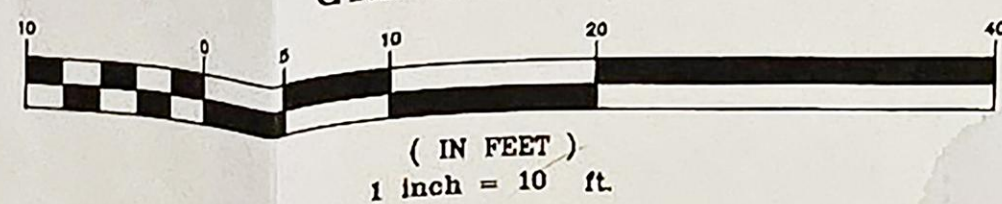
	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SQ. FT.	12,535.8 SQ. FT.
MINIMUM FRONTAGE	85'	100.00'
MINIMUM WIDTH	100'	100.00'
MAXIMUM COVERAGE	25%	9.7%
MINIMUM FRONT YARD	50'	34'
MINIMUM SIDE YARD	20'	11'
MINIMUM REAR YARD	50'	60'

LEGEND

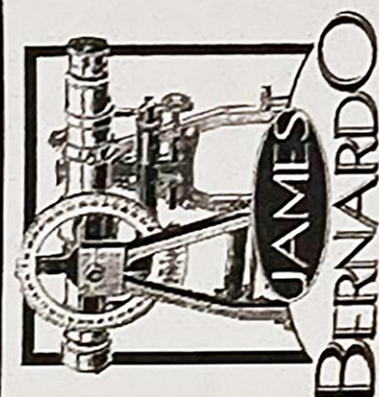
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	TBR	TO BE REMOVED
BF	BASEMENT FLOOR	TYP	TYPICAL
BIT	BITUMINOUS	SP-5	SOIL PERC TEST LOCATION
BCLC	BITUMINOUS CONCRETE LIP CURBING	TDH	SOIL DEEP TEST LOCATION
CONC	CONCRETE	W	WELL
DIA	DIAMETER	HYD	HYDRANT
DB	DISTRIBUTION BOX	T	TREE
EOP	EDGE OF PAVEMENT	BSL	BUILDING SETBACK LINE
ELEV	ELEVATION	CLL	CLEARING LIMIT LINE
FF	FINISHED FIRST FLOOR	ETL	EXISTING TREELINE
LF	LINEAR FOOT	EC	EXISTING CONTOUR
(MIN)	MINIMUM	NC	NEW CONTOUR
M/L	MORE OR LESS	SF	SEDIMENT FENCE
N/F	NOW OR FORMERLY	SDP	STORM DRAIN PIPE
PVC	POLY VINYL CHLORIDE	SW	STONE WALL
SCH40	SCHEDULE 40	S	SANITARY SEWER
S.E.	SPOT ELEVATION	W	WATER
SF	SQUARE FEET		
TR	TO REMAIN		

GRAPHIC SCALE



JAMES BERNARDO
LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEYING.COM



NOTICE: THESE DOCUMENTS ARE PROTECTED UNDER THE COPYRIGHT ACT OF 1976. ANY REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR, IS PROHIBITED.

A ZONING & UTILITY INFORMATION ADDED 8-17-2018

LTR DESCRIPTION DATE

REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY

PROPERTY OF
JEANNE MITCHELL

FOR PROPERTY LOCATED AT
43 MYROCK AVENUE

TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-01

SHEET 1 OF 1

Scale:

1"=10'

Date

JUNE 12, 2018

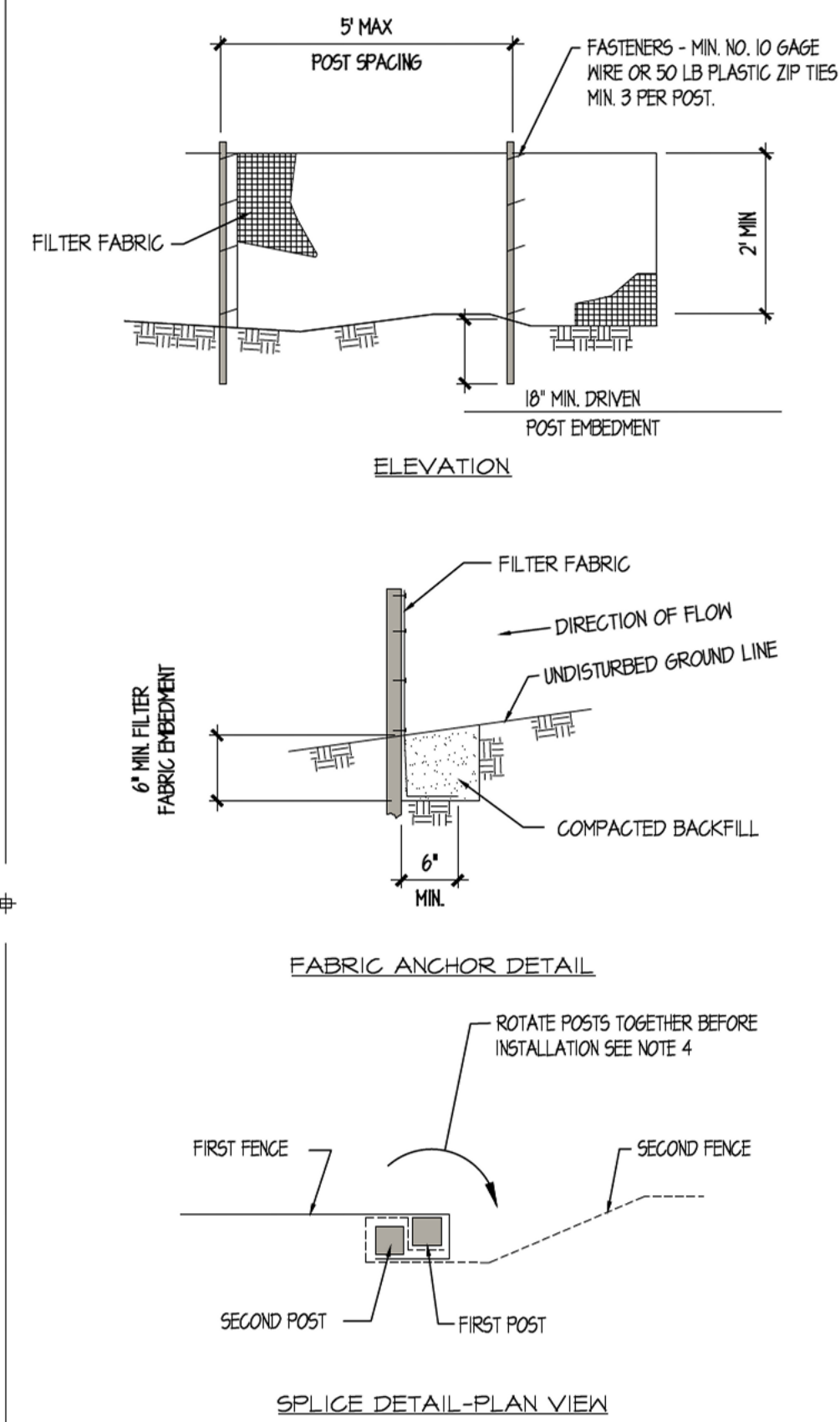
Project No.

18046-1

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James Bernardo
JAMES BERNARDO LICENSE #70121

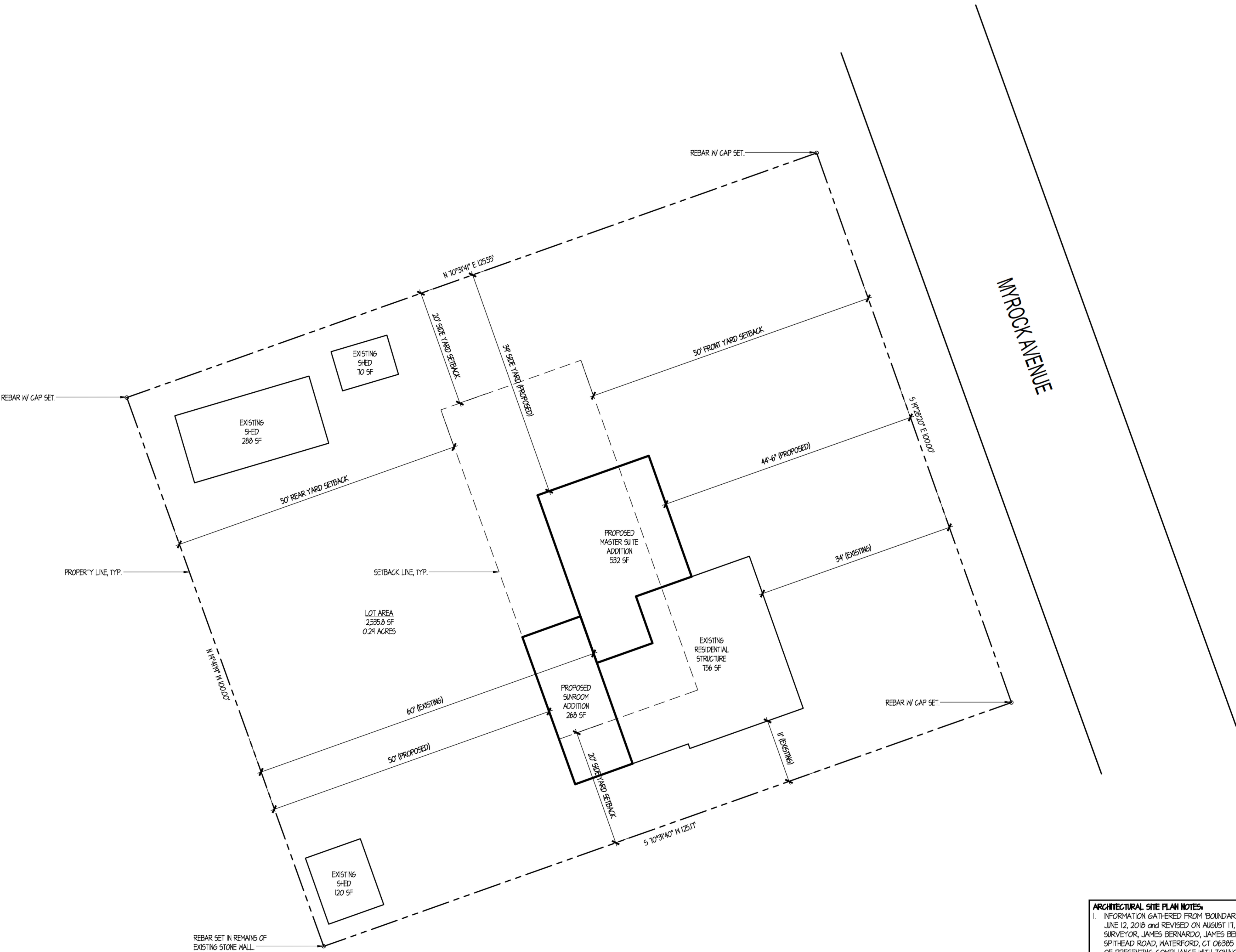
8-17-2018
DATE



- NOTES:**
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION #92 GEOTEXTILE TABLE 1 (OR 2, CLASS I) WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
 3. FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 15" X 15" OR A STANDARD STEEL POST.
 4. WHEN SPLICES ARE NECESSARY MAKE SPLICE AT POST ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. THEN DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.

Erosion and Sedimentation
Control Details and Notes

ZONING INFORMATION: RESIDENTIAL ZONE R-20 - SINGLE FAMILY RESIDENCE		
- MINIMUM LOT AREA	20,000 SF	EXISTING / PROPOSED
- MINIMUM LOT FRONTAGE	85 LF	12,535.8 SF (0.29 ACRES, EXISTING)
- MAXIMUM LOT COVERAGE	25 %	100 LF (EXISTING)
- MINIMUM FRONT YARD	50 LF	±4.1 % (PROPOSED)
- MINIMUM SIDE YARD	20 LF	±34 LF (EXISTING)
- MINIMUM REAR YARD	20 LF	±11 LF (EXISTING)
- MAXIMUM BUILDING HEIGHT	35 FEET	±94 LF (PROPOSED)
		±30 (PROPOSED)
		±22 FEET (PROPOSED)

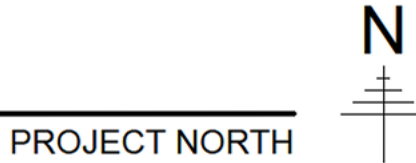


- ARCHITECTURAL SITE PLAN NOTES:**
1. INFORMATION GATHERED FROM BOUNDARY & TOPOGRAPHIC SURVEY, DATED JUNE 12, 2018 AND REVISED ON AUGUST 17, 2018 AS DOCUMENTED BY LICENSED SURVEYOR, JAMES BERNARDO, JAMES BERNARDO LAND SURVEYING, LLC., 102A SPITHEAD ROAD, WATERFORD, CT 06385 AND USED SOLELY FOR THE PURPOSE OF PRESENTING COMPLIANCE WITH ZONING REGULATIONS.
 2. PROVIDE SILT FENCE AND EROSION CONTROL MEASURE AS REQUIRED THROUGHOUT SITE.
 3. GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES. USE CALL-BEFORE-YOU-DIG PRIOR TO STARTING THE WORK. COORDINATE ANY MODIFICATIONS / INSTALLATION OF ALL UTILITIES.
 4. DUMPSTER & TEMP TOILET TO BE LOCATED ON PRIVATE PROPERTY & NOT IN THE PUBLIC RIGHT OF WAY.

10 Architectural Site Plan

SCALE: 1" = 10'-0"

0 5' 10' 20'



NUMBER	DESCRIPTION	DATE
01	OWNER REVISIONS	11.15.2025

ISSUED FOR: PERMIT +CONSTRUCTION

ARCHITECTURAL SITE PLAN		AS1.0
PROJECT No.	2025.001	
DATE	21 SEPT 2025	
DRAWN BY	ARC	
CHECKED BY	JRP	

Return to: Andrews & Young, PC
567 Vauxhall St. Ext. #118
Waterford, CT 06385

QUITCLAIM DEED
(Statutory Form)

JEANNE L. MITCHELL, a/k/a Jeanne Mitchell, of the Town of Waterford, County of New London and State of Connecticut, for the consideration of One Dollar (\$1.00) and other good and valuable consideration grants to **JEANNE L. MITCHELL, Trustee of the JEANNE L. MITCHELL LIVING TRUST dated April 13, 2021**, whose mailing address is 43 Myrock Avenue, Waterford, Connecticut 06385,

with QUITCLAIM COVENANTS

All that certain piece or parcel of land, together with the improvements thereon known as **43 Myrock Ave.**, situated in the Town of Waterford, County of New London, and State of Connecticut and more particularly bounded and described on **Schedule A**, attached hereto.

Signed this 13th day of April, 2021.

Witnessed by:

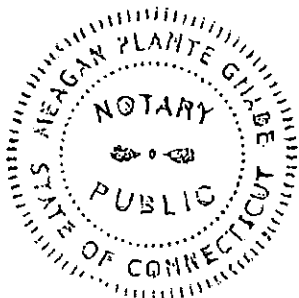

Lois G. Andrews


JEANNE L. MITCHELL


Meagan Plante Gnade

STATE OF CONNECTICUT)
COUNTY OF NEW LONDON) ss: Waterford,

On this 13th day of April, 2021, before me, the undersigned officer, personally appeared JEANNE L. MITCHELL, known to me (or satisfactorily proven) to be the person whose name is transcribed to the foregoing document and that he acknowledged same to be his free act and deed, before me.




Meagan Plante Gnade, Notary Public
My commission expires: 02/28/2025

NO CONVEYANCE TAX RECEIVED
DAVID L. CAMPO, CCTC
WATERFORD TOWN CLERK

Send Tax Bills to:
43 Myrock Ave
Waterford, CT 06385

SCHEDULE A

Known and designated as Lots Nos. 14 and 15 on a "Plan of Building Lots owned by J.C. and M.E. Beckwith, South of Willetts Avenue, in the Town of Waterford", said map being drawn and surveyed by Daboll & Crandall. Said two lots are more particularly bounded and described as follows:

Beginning at the Northeast corner of Lot No. 14 as shown on said plan at its intersection with Lot No. 13 and Myrock Avenue as shown on said plan; thence running Southerly one hundred (100) feet, more or less, to Lot No. 16 as shown on said plan; thence running Westerly by and along Lot No. 16 as shown on said plan one hundred and twenty-five (125) feet, more or less, to a stone wall separating the within described land from land formerly belonging to Maria Squires; thence running Northerly by and along said Squires' land one hundred (100) feet, more or less, to Lot No. 13 as shown on said plan; thence running Easterly by and along Lot

No. 13 as shown on said plan; thence running Easterly by and along Lot No. 13 as shown on said plan one hundred and twenty-five (125) feet, more or less, to Myrock Avenue and to the point of beginning.

Property Address is: 43 MYROCK AVE., WATERFORD, CT 06385

The premises are being conveyed subject to the following:

RECEIVED FOR RECORD
APR 26, 2021 03:21P
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT

1. Any and all provisions of any municipal regulation or ordinance, and any federal, state, local public or private laws, with special reference to the provisions of any zoning rules and regulations governing the subject premises.
2. Taxes due to the Town of Waterford, Connecticut on the List of October 1, 2020 hereinafter becoming due and payable and all subsequent taxes hereinafter becoming due and payable, which the Grantees by acceptance of this Deed, assume and agree to pay.
3. Easements, agreements and restrictions as of record may appear.

WATERFORD CENTRAL LLC

606 POST ROAD EAST #320
WESTPORT, CT 06880

WAUSAU PLACE LLC

1051 GUNGYWAMP ROAD
GROTON, CT 06340

THOMPSON LATHOM & CHELSEA

29 MYROCK AVENUE
WATERFORD, CT 06385

HOMESTEAD EAST LLC

32 MYROCK AVENUE
WATERFORD, CT 06385

SHAFFER CARL NICHOLAS

33 MYROCK AVENUE
WATERFORD, CT 06385

SILVA FAITH A

34 MYROCK AVENUE
WATERFORD, CT 06385

GALLAGHER MISHELLE

36 MYROCK AVENUE
WATERFORD, CT 06385

TOUW TERRY E TRUSTEE

37 MYROCK AVE
WATERFORD, CT 06385

LAHAIE ROBERT & CHRISTINE

40 MYROCK AVENUE
WATERFORD, CT 06385

MCNEIL MATTHEW SCOTT

42 MYROCK AVENUE
WATERFORD, CT 06385

RICHTER HEATHER C

46 MYROCK AVENUE
WATERFORD, CT 06385

DUBE AUSTIN J

47 MYROCK AVENUE
WATERFORD, CT 06385

CASCIO JOSEPH ANTHONY

48 MYROCK AVE
WATERFORD, CT 06385

Name, Address, Parcel ID

Search Results

Parcel Details

Return To Search Results

43 MYROCK AVENUE



MITCHELL JEANNE L TRUSTEE
43 MYROCK AVE
WATERFORD, CT 06385
Parcel ID: 456100
Lot Size (ac): 0.29 AC
Total Value: \$126,760.00

Links

Abutters

Parcel Details

Photo

Sketch

Google Map

Bing Bird's Eye

Property Map

CAMA ID 4992

Parcel ID 456100

Address 43 MYROCK AVENUE

Lot Size 0.29 AC

Owner MITCHELL JEANNE L TRUSTEE

Mailing Address 43 MYROCK AVE

Mailing City WATERFORD

Mailing State CT

Mailing Zip 06385

Assessed Total \$126,760.00

Assessed Land \$77,000.00

Assessed Building \$49,760.00



43 MYROCK AVENUE

Location 43 MYROCK AVENUE

Mblu 140/ / 4992/ /

Acct# 00456100

Owner MITCHELL JEANNE L TRUSTEE

Assessment \$126,760

Appraisal \$181,070

PID 4992

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$100,960	\$80,110	\$181,070
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$70,680	\$56,080	\$126,760

Parcel Addresses

Additional Addresses

No Additional Addresses available for this parcel

Owner of Record

Owner MITCHELL JEANNE L TRUSTEE
Co-Owner

Sale Price \$1
Certificate
Book & Page 1709/0302
Sale Date 04/26/2021
Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MITCHELL JEANNE L TRUSTEE	\$1		1709/0302	25	04/26/2021
MITCHELL JEANNE	\$89,000		1394/0160	14	02/23/2015
BANK OF AMERICA N A	\$0		1377/0088		09/29/2014
DENISON LAWRENCE EST	\$0		1348/0125		03/03/2014
DENISON LAWRENCE	\$0		1257/0327	25	07/30/2012

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,030
Replacement Cost: \$146,787
Building Percent Good: 64

Building Attributes	
Field	Description
Style	Cape
Model	Residential
Grade:	C
Stories	1.5
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch Shingles
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC %	0
Total Bedrooms:	2
Full Bthrms:	1
Half Baths:	0
Extra Fixtures	0
Total Rooms:	5
Bath Style:	Modern
Kitchen Style:	Average

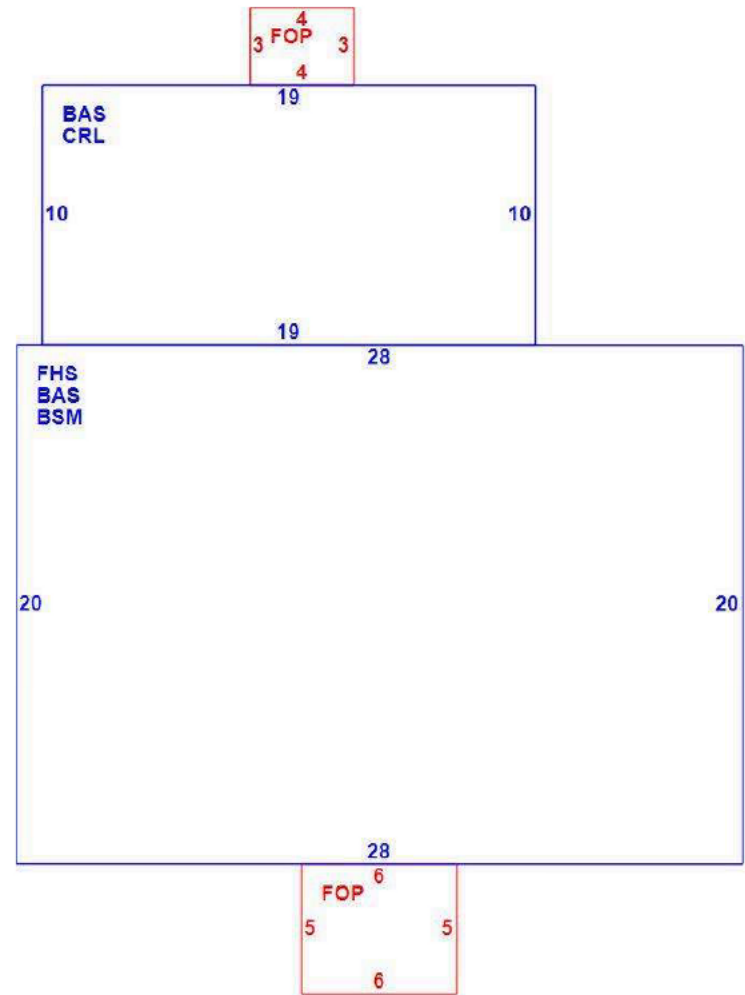
Building Photo



(https://images.vgsi.com/photos/WaterfordCTPhotos///0017/028_17885.JPG)

Num Kitchens	1
Fireplace(s)	0
Extra Opening(s)	0
Gas Fireplace(s)	0
% Attic Fin	100
LF Dormer	8
Foundation	Stone/Brick
Bsmt Gar(s)	0
Bsmt %	100
SF FBM	0.00
SF Rec Rm	0
Fin Bsmt Qual	
Bsmt Access	Hatchway

Building Layout



(ParcelSketch.ashx?pid=4992&bid=4992)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	750	750
FHS	Finished Half Story	560	280
BSM	Basement	560	0

CRL	Crawl Space	190	0
FOP	Open Porch	42	0
		2,102	1,030

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 101	Size (Acres) 0.29
Description Res Dwelling	Frontage 0
Zone R-20	Depth 0
Neighborhood 1200	Assessed Value \$56,080
Alt Land Appr No	Appraised Value \$80,110
Category	

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	120.00 S.F.	\$900	1
PTO	Patio	MS	Masonry	240.00 S.F.	\$1,080	1
FSP	Screen Porch			288.00 S.F.	\$5,040	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$100,960	\$80,110	\$181,070
2024	\$100,960	\$80,110	\$181,070

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$70,680	\$56,080	\$126,760
2024	\$70,680	\$56,080	\$126,760