Property Location 147 WOOD RIDGE DRIVE SOUTH | Map ID 001/ 5518/ / / | Bldg Name | State Use 101
Vision ID 30956 | Account # 001-5518 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | 2/11/2026 3:16:31 P

CURRENT OWNER

MIGUNOV OLEKSII ET AL
MIGUNOVA NATALIIA SUR CL
147 WOOD RIDGE DRIVE SOUTH

STAMFORD CT 06902-8322

TOPO	UTILITIES	STRT / ROAD	LOCATION
	3 Public Sewer	3 Unpaved	
	1 All Public	1 Paved	
	4 Gas		

SUPPLEMENTAL DATA

Alt Prcl ID	90 359 36	DSSD	
Survey1	7860	Agent Nam	
Survey2		Roll	1
Census Tr	206	Common	
Census Bl	3004	Neighborh	NEWFLD:
Sewer Acct			
GIS ID	S 021 9872	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1-1	336,000	235,200
RES EXCES	1-2	11,110	7,780
RES DWELL	1-3	189,240	132,470
RES OUTBL	1-4	1,940	1,360
	Total	538,290	376,810

6135

STAMFORD, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MIGUNOV OLEKSII ET AL	13398	141	09-23-2024	Q	I	850,000	00
RUAIS GREGG D ET AL	10208	0155	08-26-2011	Q	I	441,000	00
SENTEMENTES ANDREW ET AL	1365	0165	08-23-1973	U	I	0	25

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	235,200	2024	1-1	235,200	2024	1-1	235,200
	1-2	7,780		1-2	7,780		1-2	7,780
	1-3	132,470		1-3	132,470		1-3	132,470
	1-4	1,360		1-4	1,360		1-4	1,360
	Total	376,810		Total	376,810		Total	376,810

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2450				

NOTES

6-22-12
WOB

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	189,240
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,940
Appraised Land Value (Bldg)	347,110
Special Land Value	0
Total Appraised Parcel Value	538,290
Valuation Method	C
Total Appraised Parcel Value	538,290

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
09-21-2022	MVS			34	DM-Change
05-12-2022	MVS			01	Measur+1Visit
06-22-2012	SM			80	Walk Around, No one hom
11-14-2011	SEG			53	Veterans (removal)
12-01-2008	SEG			29	Data Mailer

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Distri	District Desc.	Land	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustme	Adj Uni	Land Value
1	101	Single Family	R10	4	District CS		10,000	SF	27.54	1.00000	5	1.00	2450	1.220		1.0000	33.6	336,000
1	101	Single Family	R10	4	District CS		802	SF	113.50	1.00000	5	0.10	2450	1.220		1.0000	13.85	11,110

Total Card Land Units 0.25 | SF | Parcel Total Land Area 0.25 | Total Land Value 347,110

Property Location	147 WOOD RIDGE DRIVE SOUTH		Map ID	001/ 5518/ / /		Bldg Name	State Use 101
Vision ID	30956	Account # 001-5518		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	2/11/2026 3:16:32 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	08	Raised Ranch
Model	01	Residential
Grade:	04	C
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	14	Wd Shin/Clapb
Exterior Wall 2	08	Board Battern
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	02	Gas/LP
Heat Type:	05	Hot Wtr Bbd
AC Type:	07	Partial A/C
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	8	
Bath Style:	02	Average
Kitchen Style:	02	Typical
Fireplace Msnry		
Fpl. Gas/Prefab		
Fpl. Outdoor		
Fpl. Addnl. Ope		
Bsmt. Garage	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

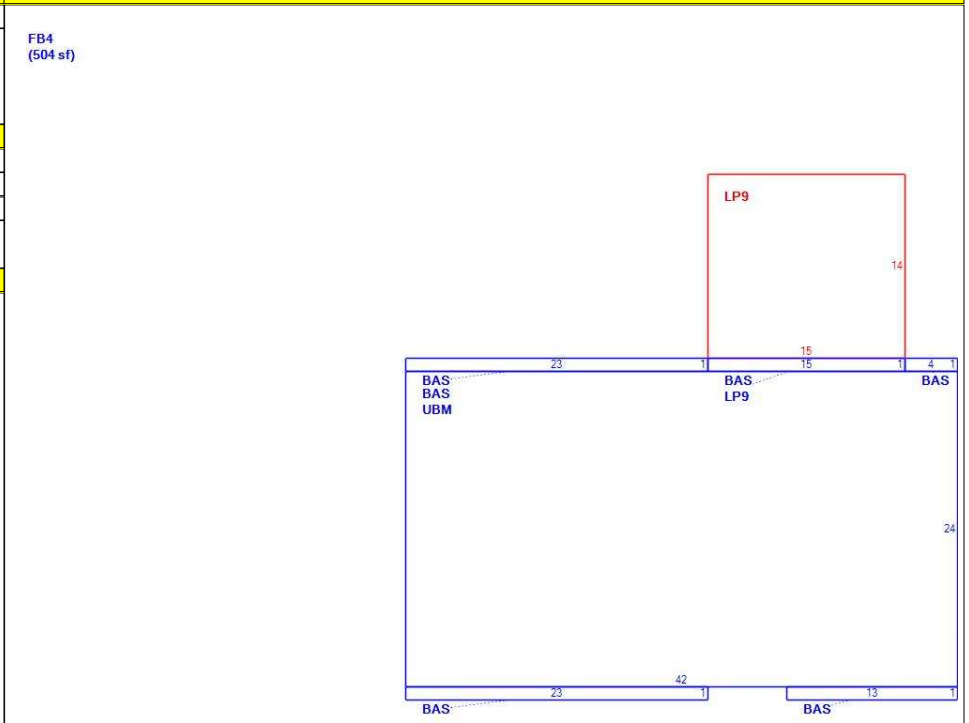
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	262,835
Year Built	1964
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	189,240
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
LP9	Patio Brick	L	225	11.50	1983	A	75	C	1.00	1,940

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,086	1,086		162.52	176,497
FB4	Fin Raised Bsmt	504	504		65.14	32,829
LP9	Brick Patio	0	225		0.00	0
UBM	Basement, Unfinished	0	1,008		32.57	32,829
	Ttl Gross Liv / Lease Area	1,590	2,823			242,155

