

Dominick Ceravolo
1348 Baldwin Hill Rd
Gales Ferry, CT 06339

Return To:

FD#3
INSTR # 2017001125
VOL 555 PG 78
RECORDED 05/08/2017 10:33:10 AM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX \$625.00
STATE CONVEYANCE TAX \$3,125.00
RECEIVED

STATUTORY FORM WARRANTY DEED

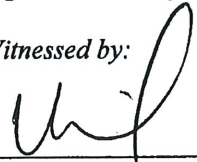
JUL 22 2025

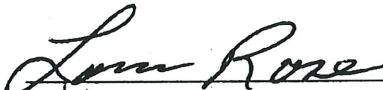
LOUIS ROSE of 16 Center Drive, Ledyard, CT 06339 ("Grantor") for TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) DOLLARS, consideration paid, grant to **DOMINICK CERAVOLO** of 1348 Baldwin Hill Road, Ledyard, CT 06339 ("Grantee"), with **WARRANTY COVENANTS**, all that certain piece or parcel of land with the buildings and improvements located thereon, located in the Town of Ledyard, County of New London, and State of Connecticut, known as **750 Colonel Ledyard Highway, Ledyard, Connecticut**, and being more particularly described in Schedule A, attached hereto and made a part hereof.

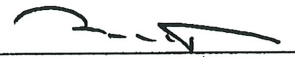
Said premises are conveyed subject to and together with easements, rights of way, restrictions, and agreements as of record may appear, building and building line restrictions and any and all provisions of any municipal ordinance including planning, zoning and inland wetland regulations, public or private law, taxes or municipal assessments and charges hereinafter becoming due and such state of facts as an accurate, closed ground survey or personal inspection may disclose, provided the same does not render title to the premises unmarketable.

Signed this 5th day of May, 2017.

Witnessed by:


Michael W. Sheehan

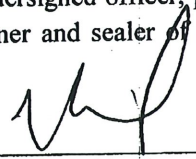

Louis Rose


Peter W. Hooper

STATE OF CONNECTICUT)
)
COUNTY OF NEW LONDON)

ss: Groton

On this the 5th day of May, 2017, before me, the undersigned officer, personally appeared, Louis Rose, known to me (or satisfactorily proven) to be the signer and sealer of the within instrument and acknowledged the same to be his free act and deed.


Michael W. Sheehan
Commissioner of Superior Court

SCHEDULE A

A certain tract of land with the buildings thereon in the Town of Ledyard, at Ledyard Center, County of New London and State of Connecticut described and bounded as follows: Commencing at the Southwesterly corner, on the Easterly line of the Colonel Ledyard highway, at a corner in the wall, adjoining land now or formerly of Estella M. Martin; thence in an Easterly direction along a stone wall and land now or formerly of Estella M. Martin one hundred thirty-nine (139) feet more or less, to a wall corner; thence in a Northerly direction along a wall and land now or formerly of Frank Cruz, two-hundred eighty-one (281) feet, more or less, to a corner in the wall; thence in a westerly direction along a wall and land now or formerly of Frank Cruz, one hundred fifty-four (154) feet, more or less, to the wall on the Easterly line of Colonel Ledyard Highway; thence Southerly along the wall on the Easterly line of Colonel Ledyard Highway two hundred eighty-two (282) feet, more or less, back to the point of beginning.

This property is known as 750 Colonel Ledyard Highway, Ledyard, Connecticut. Reference is made to the property described in Volume 309 Page 793 of the Ledyard Land Records.

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: Model Grade Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Heating Fuel Heating Type AC Type Bldg Use Total Rooms Total Bedrms Total Baths Heat/AC Frame Type Baths/Plumbing Ceiling/Wall Rooms/Prtns Wall Height % Conn Wall 1st Floor Use:	25 95 03 1 1.00 15 01 04 01 01 03 02 03 01 0334 00 0 00 03 02 04 02 12.00 0.00 0334	Service Shop Serv Station Average Concr/Cinder Flat Tar & Gravel Minim/Masonry Concr-Finished Oil Hot Air-no Duc None GAS ST SRV NONE MASONRY AVERAGE CEIL & MIN WL AVERAGE Building Value New Adjusted Base Rate Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good RCNLD Dep % Ovr Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment					
			MIXED USE				
			Code	Description	Percentage		
			0334	GAS ST SRV	100 0 0		
			COST / MARKET VALUATION				
			29				
			78				
			25				
			6				
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Property Location
Vision ID 2257

750 COLONEL LEDYARD HWY

Account # 134680

Map ID 67/530/750/1

Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 0334

Print Date 12/19/2024 3:25:40 P

CURRENT OWNER

CERAVOLO DOMINICK

1348 BALDWIN HILL RD

LEDYARD CT

TOPO

1 Level

UTILITIES

5 Private Well

6 Private Septic

STRT / ROAD

1 Paved

LOCATION

4 Bus. District

Supplemental Data

Alt Prcd ID 67-530-750

Sub-div

Dev.Lot

Elderly

Census 07011

GIS ID 2257

Assoc Pld#

Current Assessment

Description

RES LAND

DWELLING

COM LAND

COM BLDG

COM OUTBL

Code

1-1

1-3

2-1

2-2

2-5

Appraised

66,500

107,400

67,400

61,400

4,900

Assessed

46,550

75,180

47,180

42,980

3,430

6072

LEDYARD, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

0555 0078

0309 0793

0309 0551

0309 0549

00015 0552

SALE DATE

05-08-2017

03-19-2001

03-08-2001

03-08-2001

04-06-1957

Q/U

U

U

U

U

U

V/I

I

I

V

I

I

SALE PRICE

250,000

0

0

0

0

VC

25

0

0

0

0

OTHER ASSESSMENTS

Year

Code

Description

Amount

Number

Amount

Comm Int

Total

0.00

ASSESSING NEIGHBORHOOD

Nbhd

2750

Nbhd Name

B

Tracing

Batch

NOTES

RED FDN=CONC IA

I + E -A

LOOKS LIKE MULTI-TENANCY GL2005

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised Xf (B) Value (Bldg)

Appraised Ob (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method

167,300

1,500

4,900

133,900

0

307,600

C

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

10-02-2020

GM

15

Reval Review

VISIT / CHANGE HISTORY

Date

Id

Type

Is

Cd

Purpost/Result

10-02-2020

GM

15

Reval Review

LAND LINE VALUATION SECTION

B Use Code

Description

Zone

Land Type

Land Units

Unit Price

Size Adj

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

Location Adjustment

Adj Unit P

Land Value

2

0101

Single Fam

LCD

0.460

AC

95,380.00

1.01000

0

1.00

2750

1.500

RES SITE

1.0000

144,500.7

66,500

Total Card Land Units

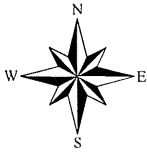
0

AC

Parcel Total Land Area 1

Total Land Value

66,500



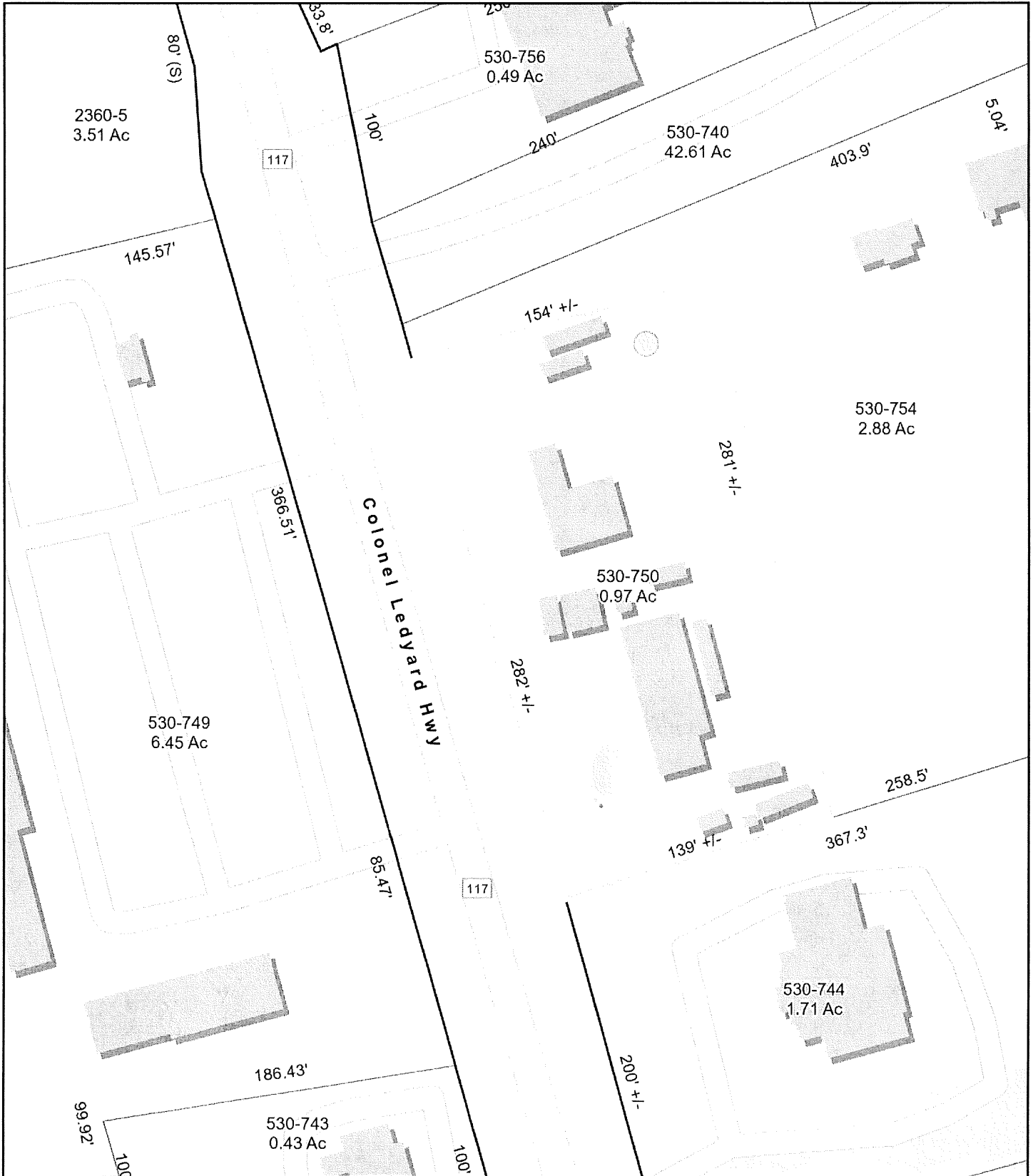
Ledyard, CT

1 inch = 71 Feet



www.cai-tech.com

July 22, 2025



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