

# 2439 FAIRFIELD AV

**Location** 2439 FAIRFIELD AV

**Mblu** 11/ 219/ 3/ /

**Acct#** RH-0086050

**Owner** FAIRFIELD MARTIN TERRACE  
LLC

**Assessment** \$77,000

**Appraisal** \$110,000

**PID** 1681

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$19,810	\$90,190	\$110,000

  

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$13,870	\$63,130	\$77,000

## Owner of Record

**Owner** FAIRFIELD MARTIN TERRACE LLC

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 323 NORTH AVENUE  
BRIDGEPORT, CT 06606

**Book & Page** 8410/ 168

**Sale Date** 05/02/2011

**Instrument** 29

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FAIRFIELD MARTIN TERRACE LLC	\$0		8410/ 168	29	05/02/2011
NORTH AVENUE DEVELOPMENT LLC	\$410,000		7750/ 19	11	02/15/2008
HORVATH ELIZABETH NAGY & JENNIE	\$0		1665/ 47		02/23/1982

## Building Information

### Building 1 : Section 1

**Year Built:** 1958  
**Living Area:** 900  
**Replacement Cost:** \$71,442  
**Building Percent** 55

**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$39,290

Building Attributes	
Field	Description
STYLE	Commercial
MODEL	Comm/Ind
Grade:	Average
Stories:	1
Occupancy:	1
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	T+G/Rubber
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Concr-Finished
Interior Floor 2:	
Heating Fuel:	Gas
Heating Type:	Forced Air
AC Type:	None
Bldg Use:	Com Mld 94
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Min Wl
Rooms/Prtns:	Average
Wall Height:	12
% Comn Wall:	

### Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\04\>)

### Building Layout



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//Sketches>)

Building Sub-Areas (sq ft)		<u>Legend</u>	
Code	Description	Gross Area	Living Area
BAS	First Floor	900	900
		900	900

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

## Land

### Land Use

<b>Use Code</b>	200
<b>Description</b>	Com Mld 94
<b>Zone</b>	ORS
<b>Neighborhood</b>	FR2
<b>Alt Land Appr Category</b>	No

### Land Line Valuation

<b>Size (Acres)</b>	0.28
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$63,130
<b>Appraised Value</b>	\$90,190

## Outbuildings

Outbuildings	<u>Legend</u> <u>Legend</u>
No Data for Outbuildings	

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$19,810	\$90,190	\$110,000
2016	\$19,810	\$90,190	\$110,000
2015	\$19,810	\$90,190	\$110,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$13,870	\$63,130	\$77,000
2016	\$13,870	\$63,130	\$77,000
2015	\$13,870	\$63,130	\$77,000