

1095 SOUTH AV

Location 1095 SOUTH AV

Mblu 13/ 427/ 21/ /

Acct# RT-0051210

Owner SOUTH TRIO LLC

Assessment \$662,490

Appraisal \$946,410

PID 2863

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$580,410	\$366,000	\$946,410

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$406,290	\$256,200	\$662,490

Owner of Record

Owner SOUTH TRIO LLC
Co-Owner
Address 323 NORTH AVENUE
BRIDGEPORT, CT 06606

Sale Price \$0
Certificate
Book & Page 8919/ 116
Sale Date 09/19/2013
Instrument 04

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SOUTH TRIO LLC	\$0		8919/ 116	04	09/19/2013
SOUTH TRIO LLC	\$0		8461/ 43	03	08/08/2011
9 STATE ST LLC	\$40,000		3849/ 134		01/23/1998
TORNATORE GENE	\$1,575,000		2214/ 5		12/23/1986

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 31,778
Replacement Cost: \$1,366,546
Building Percent 42

Good:

Replacement Cost

Less Depreciation: \$573,950

Building Attributes

Field	Description
STYLE	Industrial
MODEL	Ind/Comm
Grade:	Average
Stories:	1
Occupancy:	1
Exterior Wall 1:	Brick
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Gable
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1:	Average
Interior Floor 2:	
Heating Fuel:	Gas
Heating Type:	Hot Air-No Duc
AC Type:	None
Bldg Use:	Ind/Whs Mdl 96
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Steel
Baths/Plumbing:	Average
Ceiling/Wall:	None
Rooms/Prtns:	Average
Wall Height:	30
% Comn Wall:	

Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\09\>)

Building Layout



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
WHS	Warehouse Area	21,420	21,420
STG	Storage Area	7,442	6,698
RET	Retail	3,660	3,660
		32,522	31,778

Extra Features

Extra Features	LegendLegend
No Data for Extra Features	

Land

Land Use

Use Code 340
Description Ind/Whs Mdl 96
Zone IHI
Neighborhood IND
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1.83
Frontage 0
Depth 0
Assessed Value \$256,200
Appraised Value \$366,000

Outbuildings

Outbuildings					LegendLegend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			21000 SF	\$6,300	1
FN1	Fence, Chain	7	7 ft	101 LF	\$160	1

Valuation History

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