1095 SOUTH AV

Location 1095 SOUTH AV **Mblu** 13/ 427/ 21/ /

Acct# RT-0051210 Owner SOUTH TRIO LLC

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 Sale Price \$0

Co-Owner Certificate

 Address
 323 NORTH AVENUE
 Book & Page
 8919/ 116

 BRIDGEPORT, CT 06606
 Sale Date
 09/19/2013

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

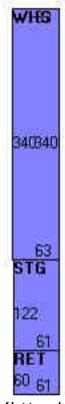
Less Depreciation: \$573,950 Building Attributes					
Field Description					
STYLE	Industrial				
MODEL	Ind/Comm				
Grade:	Average				
Stories:	1				
	1				
Occupancy:					
Exterior Wall 1:	Brick				
Exterior Wall 2:	Concr/CinderBl				
Roof Struct:	Gable				
Roof Cover:	Tar + Gravel				
Interior Wall 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//Sketche

Building Sub-Areas (sq ft)) <u>Lege</u> i	<u>LegendLegend</u>	
Code	Code Description		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	<u>LegendLegend</u>
No Data for Extra Features	

Land

Land Use Land Line Valuation

Use Code 340

Description Ind/Whs Mdl 96

Zone IHI
Neighborhood IND
Alt Land Appr No

Category

Size (Acres)1.83Frontage0Depth0

Assessed Value \$256,200 **Appraised Value** \$366,000

Outbuildings

Outbuildings <u>LegendLe</u>					gendLegend	
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

Appraisal					
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