

# 15 DEWEY ST

**Location** 15 DEWEY ST

**Mblu** 19/ 1240/ 5/C /

**Acct#** R--0062745

**Owner** 15 DEWEY LLC

**Assessment** \$1,386,000

**Appraisal** \$1,980,000

**PID** 10093

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$1,736,050	\$243,950	\$1,980,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,215,230	\$170,770	\$1,386,000

## Owner of Record

**Owner** 15 DEWEY LLC  
**Co-Owner**  
**Address** 323 NORTH AVE  
BRIDGEPORT, CT 06606

**Sale Price** \$0  
**Certificate**  
**Book & Page** 9396/ 344  
**Sale Date** 03/28/2016  
**Instrument** 04

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
15 DEWEY LLC	\$0		9396/ 344	04	03/28/2016
DINARDO SEASIDE-TOWER	\$0		2503/ 54		06/01/1988
WILLINGER CHARLES J TRUSTEE	\$0		2364/ 174		09/03/1987
WILLINGER CHARLES J JR TR 22	\$0		2218/ 330		12/30/1986

## Building Information

### Building 1 : Section 1

**Year Built:** 1970  
**Living Area:** 47,676  
**Replacement Cost:** \$3,232,269  
**Building Percent** 58

**Good:**

**Replacement Cost**

**Less Depreciation:** \$1,874,720

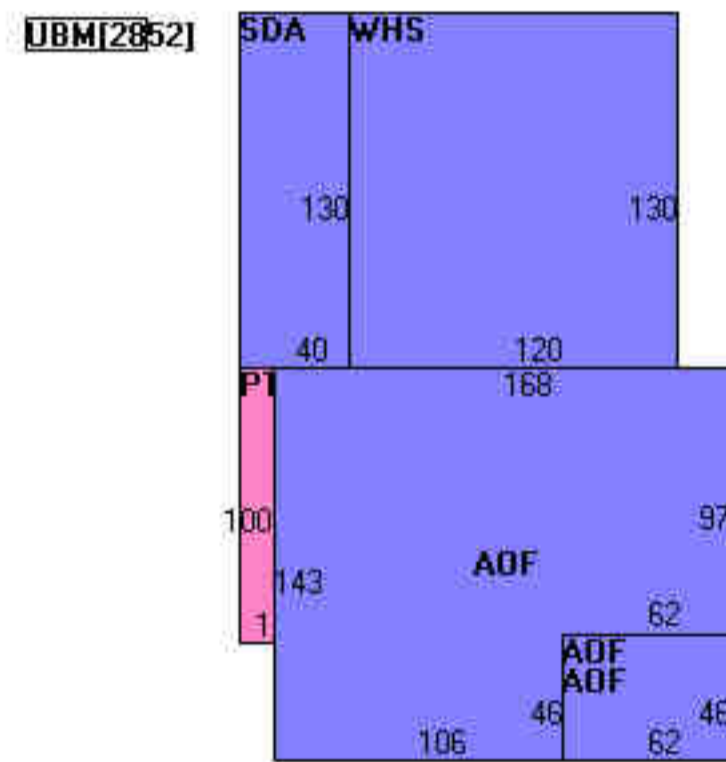
Building Attributes	
Field	Description
STYLE	Ofc/Whs/Ind
MODEL	Ind/Comm
Grade:	Average
Stories:	1
Occupancy:	5
Exterior Wall 1:	Pre-Finsh Metl
Exterior Wall 2:	Brick
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Drywall
Interior Wall 2:	Minim/Masonry
Interior Floor 1:	Concr-Finished
Interior Floor 2:	Carpet
Heating Fuel:	Oil
Heating Type:	Forced Air
AC Type:	None
Bldg Use:	R+D/Indo
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:	Sus-Ceil & WI
Rooms/Prtns:	Average
Wall Height:	14
% Comn Wall:	

**Building Photo**



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\07\>)

**Building Layout**



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
AOF	Office	26,876	26,876
WHS	Warehouse Area	15,600	15,600
SDA	Store Display Area	5,200	5,200
PTO	Patio	1,200	0
UBM	Unfin Basement	2,852	0
		51,728	47,676

**Extra Features**

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	26876 SF	\$38,970	1

LDL1	Load Levler	3 UNITS	\$6,090	1
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## Land

### Land Use

<b>Use Code</b>	341
<b>Description</b>	R+D/Indo
<b>Zone</b>	ILI
<b>Neighborhood</b>	NI
<b>Alt Land Appr Category</b>	No

### Land Line Valuation

<b>Size (Acres)</b>	1.95
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$170,770
<b>Appraised Value</b>	\$243,950

## Outbuildings

Outbuildings					<u>Legend</u> <u>Legend</u>	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			1800 SF	\$2,700	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
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2016	\$1,736,050	\$243,950	\$1,980,000
2015	\$1,736,050	\$243,950	\$1,980,000

Assessment			
Valuation Year	Improvements	Land	Total
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2016	\$1,215,230	\$170,770	\$1,386,000
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