

2253 FAIRFIELD AV

Location 2253 FAIRFIELD AV

Mblu 12/ 211/ 8/ /

Acct# R--0176701

Owner WORDIN ASSOC L L C

Assessment \$784,000

Appraisal \$1,120,000

PID 1477

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$919,086	\$200,914	\$1,120,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$643,356	\$140,644	\$784,000

Owner of Record

Owner WORDIN ASSOC L L C

Sale Price \$0

Co-Owner

Certificate

Address 350 BOSTWICK AVE
BRIDGEPORT, CT 06605

Book & Page 3368/ 277

Sale Date 02/17/1995

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
WORDIN ASSOC L L C	\$0		3368/ 277	02/17/1995
	\$75,000		3321/ 200	10/19/1994
	\$75,000		3190/ 168	11/16/1993
WORDIN ASSOC L L C	\$0		3368/ 279	01/17/1905

Building Information

Building 1 : Section 1

Year Built: 1995
Living Area: 10,322
Replacement Cost: \$947,057
Building Percent Good: 87

Replacement Cost

Less Depreciation: \$823,940

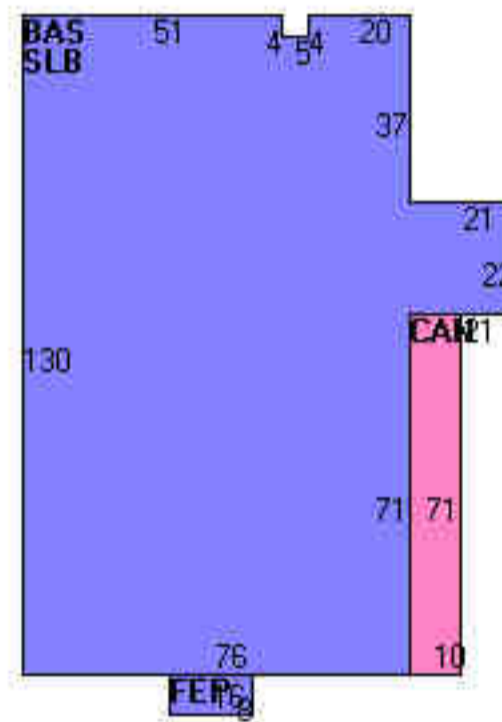
Building Attributes	
Field	Description
STYLE	Post Office
MODEL	Comm/Ind
Grade:	Good/Vg
Stories:	1
Occupancy:	1
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	Drywall
Interior Floor 1:	Concr-Finished
Interior Floor 2:	Ceram Clay Til
Heating Fuel:	Oil
Heating Type:	Forced Air
AC Type:	Central
Bldg Use:	Com Mld 94
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	2
Ttl Xtra Fix:	2
1st Floor Use:	
Heat/AC:	Heat/Ac Pkgs
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Sus-Ceil & WI
Rooms/Prtns:	Average
Wall Height:	18
% Comn Wall:	

Building Photo



(http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\08\

Building Layout



(http://images.vgsi.com/photos2/BridgeportCTPhotos//Sketche

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	10,322	10,322
CAN	Canopy	710	0
FEP	Enclosed Porch	128	0
SLB	Slab	10,322	0
		21,482	10,322

Extra Features

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
SPR1	Sprinklers-Wet	312 SF	\$730	1

Land

Land Use

Use Code 200
Description Com Mld 94
Zone RB
Neighborhood FR2
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1.93
Frontage 0
Depth 0
Assessed Value \$140,644
Appraised Value \$200,914

Outbuildings

Outbuildings					<u>Legend</u> <u>Legend</u>	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			101461 SF	\$121,750	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$919,086	\$200,914	\$1,120,000
2016	\$919,086	\$200,914	\$1,120,000
2015	\$919,090	\$200,910	\$1,120,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$643,356	\$140,644	\$784,000
2016	\$643,356	\$140,644	\$784,000
2015	\$643,360	\$140,640	\$784,000