

2291 FAIRFIELD AV

Location 2291 FAIRFIELD AV

Mblu 12/ 211/ 9/ /

Acct# R--0169500

Owner 2291 FAIRFIELD AVE ASSOCIATES

Assessment \$187,280

Appraisal \$267,530

PID 1478

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$73,880	\$193,650	\$267,530

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$51,720	\$135,560	\$187,280

Owner of Record

Owner 2291 FAIRFIELD AVE ASSOCIATES
Co-Owner C/O PETER DINARDO ENTERPRISES
Address 323 NORTH AVE
BRIDGEPORT, CT 06606

Sale Price \$65,000
Certificate
Book & Page 3951/ 234
Sale Date 07/21/1998

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
2291 FAIRFIELD AVE ASSOCIATES	\$65,000		3951/ 234	07/21/1998
WALTERS OF BRIDGEPORT INC	\$0		1345/ 46	09/30/1966

Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 5,000
Replacement Cost: \$321,229
Building Percent 23
Good:
Replacement Cost
Less Depreciation: \$73,880

Building Attributes

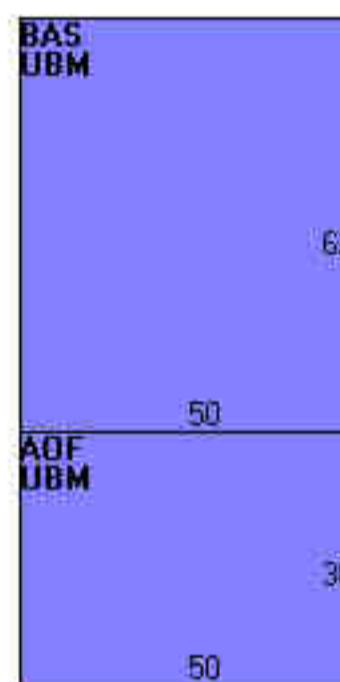
Field	Description
STYLE	Warehouse
MODEL	Ind/Comm
Grade:	Average
Stories:	1
Occupancy:	1
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	Brick
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	Plywood Panel
Interior Floor 1:	Concr-Finished
Interior Floor 2:	Carpet
Heating Fuel:	Oil
Heating Type:	Hot Air-No Duc
AC Type:	None
Bldg Use:	Industrial Mdl 96
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	2
Ttl Xtra Fix:	2
1st Floor Use:	
Heat/AC:	None
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Min WI
Rooms/Prtns:	Average
Wall Height:	16
% Comn Wall:	

Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\10\>)

Building Layout



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	3,100	3,100
AOF	Office	1,900	1,900
UBM	Unfin Basement	5,000	0
		10,000	5,000

Extra Features

Extra Features	LegendLegend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Land Use

Use Code 300
Description Industrial Mdl 96
Zone RB
Neighborhood FR2
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.75
Frontage 0
Depth 0
Assessed Value \$135,560
Appraised Value \$193,650

Outbuildings

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

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$73,880	\$193,650	\$267,530
2016	\$73,880	\$193,650	\$267,530
2015	\$73,880	\$143,650	\$217,530

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$51,720	\$135,560	\$187,280
2016	\$51,720	\$135,560	\$187,280
2015	\$51,720	\$100,560	\$152,280