

# 255 ISLAND BROOK AV

**Location** 255 ISLAND BROOK AV

**Mblu** 53/ 1536/ 3/A /

**Acct#** RD-0118254

**Owner** 255 ISLAND BROOK LLC

**Assessment** \$420,000

**Appraisal** \$600,000

**PID** 13660

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$312,000	\$288,000	\$600,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$218,400	\$201,600	\$420,000

## Owner of Record

**Owner** 255 ISLAND BROOK LLC  
**Co-Owner** C/O PETER DINARDO ENTERPRISES  
**Address** 323 NORTH AVENUE  
BRIDGEPORT, CT 06606

**Sale Price** \$0  
**Certificate**  
**Book & Page** 6404/ 340  
**Sale Date** 05/23/2005

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
255 ISLAND BROOK LLC	\$0		6404/ 340	05/23/2005
DINARDO S KENNETH TRUSTEE	\$600,000		2474/ 302	04/07/1988
MANEY MARGARET M .445% &	\$0		2300/ 91	05/27/1987
MANEY MARGARET ETALS	\$0		2300/ 90	05/27/1987
MANEY MARGARET ETALS	\$0		2300/ 89	05/27/1987

## Building Information

### Building 1 : Section 1

**Year Built:** 1950  
**Living Area:** 35,303  
**Replacement Cost:** \$1,965,702  
**Building Percent** 38

**Good:**

**Replacement Cost**

**Less Depreciation:** \$746,970

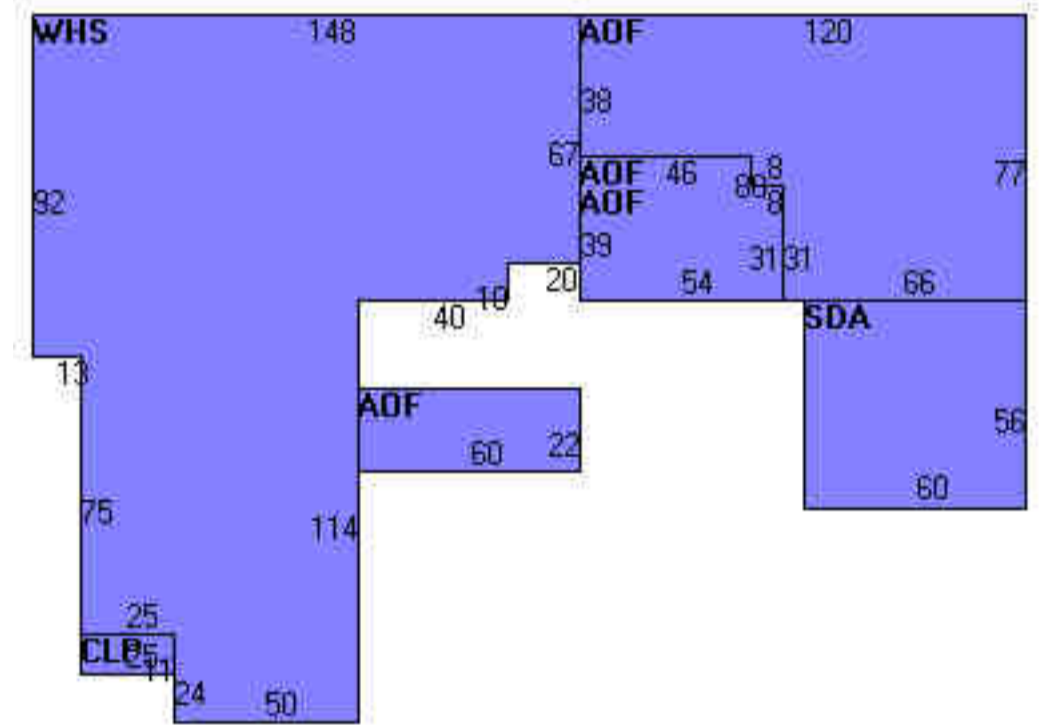
Building Attributes	
Field	Description
STYLE	Ofc/Whs/Ind
MODEL	Ind/Comm
Grade:	Average
Stories:	2
Occupancy:	5
Exterior Wall 1:	Brick
Exterior Wall 2:	Vinyl/Aluminum
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1:	Concr-Finished
Interior Floor 2:	Vinyl/Asphalt
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:	Heat/Ac Pkgs
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Sus-Ceil & WI
Rooms/Prtns:	Average
Wall Height:	12
% 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)		Legend	
Code	Description	Gross Area	Living Area
WHS	Warehouse Area	19,341	19,341
AOF	Office	12,602	12,602
SDA	Store Display Area	3,360	3,360
CLP	Loading Platform	275	0
		35,578	35,303

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	9238 SF	\$8,780	1

SPR1	Sprinklers-Wet	35303 SF	\$36,220	1
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**Land**

**Land Use**

**Use Code** 341  
**Description** R+D/Indo  
**Zone** ILI  
**Neighborhood** IND  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 1.44  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$201,600  
**Appraised Value** \$288,000

**Outbuildings**

Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			18000 SF	\$27,000	1
FN2	Fence, WD	4	4 ft	240 LF	\$1,800	1

**Valuation History**

Appraisal			
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2016	\$312,000	\$288,000	\$600,000
2015	\$312,000	\$288,000	\$600,000

Assessment			
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2016	\$218,400	\$201,600	\$420,000
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