

# 304 BISHOP AV

**Location** 304 BISHOP AV

**Mblu** 44/ 1837/ 2/X /

**Acct#** R--0003150

**Owner** 304 BISHOP LLC

**Assessment** \$1,092,000

**Appraisal** \$1,560,000

**PID** 16686

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$1,204,000	\$356,000	\$1,560,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$842,800	\$249,200	\$1,092,000

## Owner of Record

**Owner** 304 BISHOP LLC  
**Co-Owner**  
**Address** 323 NORTH AVENUE  
BRIDGEPORT, CT 06606

**Sale Price** \$0  
**Certificate**  
**Book & Page** 9396/ 342  
**Sale Date** 03/28/2016  
**Instrument** 04

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
304 BISHOP LLC	\$0		9396/ 342	04	03/28/2016
BISHOP ALLIED ASSOCIATES LLC	\$0		4727/ 324		10/25/2001

## Building Information

### Building 1 : Section 1

**Year Built:** 1910  
**Living Area:** 51,573  
**Replacement Cost:** \$2,599,900  
**Building Percent Good:** 48  
**Replacement Cost Less Depreciation:** \$1,247,950

### Building Attributes

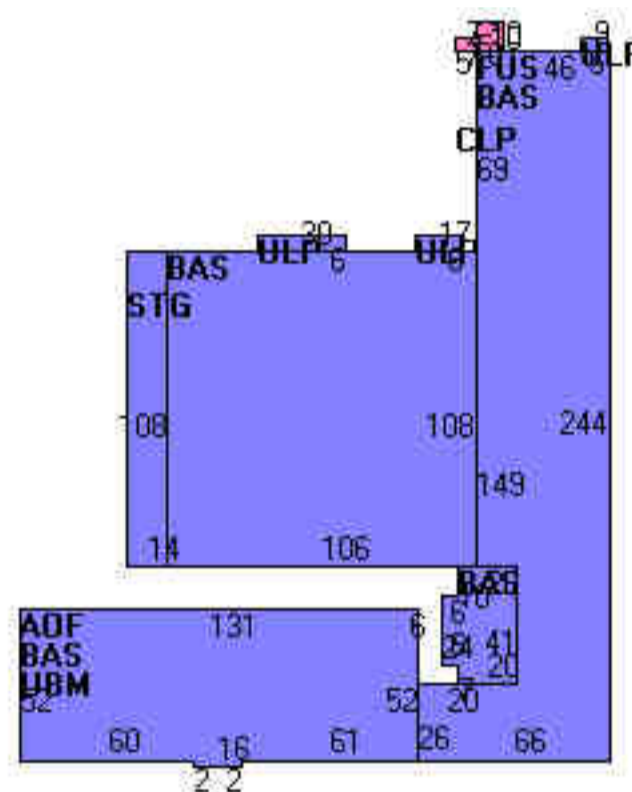
Field	Description
STYLE	Industrial
MODEL	Ind/Comm
Grade:	Above Ave
Stories:	2
Occupancy:	2
Exterior Wall 1:	Stucco
Exterior Wall 2:	Pre-Finsh Metl
Roof Struct:	Gable
Roof Cover:	T+G/Rubber
Interior Wall 1:	Drywall
Interior Wall 2:	Minim/Masonry
Interior Floor 1:	Hardwood
Interior Floor 2:	Concr-Finished
Heating Fuel:	Oil
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:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Sus-Ceil/Mn WI
Rooms/Prtns:	Average
Wall Height:	16
% Comn Wall:	

### Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\09\>)

### Building Layout



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	31,312	31,312
FUS	Finished Upper Story	11,744	11,744
AOF	Office	7,156	7,156
STG	Storage Area	1,512	1,361
CLP	Loading Platform	135	0
UBM	Unfin Basement	7,156	0
ULP	Uncovered Loading Platform	327	0
		59,342	51,573

### Extra Features

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
LDL2	Load Lvlr Manual	1 UNITS	\$720	1

ELV1	Freight	2 STOPS	\$15,840	1
A/C	Air Conditioning	7772 SF	\$9,330	1
SPR1	Sprinklers-Wet	50212 SF	\$65,070	1

## Land

### Land Use

<b>Use Code</b>	340
<b>Description</b>	Ind/Whs Mdl 96
<b>Zone</b>	ILI
<b>Neighborhood</b>	IC
<b>Alt Land Appr Category</b>	No

### Land Line Valuation

<b>Size (Acres)</b>	1.78
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$249,200
<b>Appraised Value</b>	\$356,000

## Outbuildings

Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			44000 SF	\$66,000	1
FN1	Fence, Chain	6	6 ft	200 LF	\$1,400	1

## Valuation History

Appraisal			
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2016	\$1,204,000	\$356,000	\$1,560,000
2015	\$1,204,000	\$356,000	\$1,560,000

Assessment			
Valuation Year	Improvements	Land	Total
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2016	\$842,800	\$249,200	\$1,092,000
2015	\$842,800	\$249,200	\$1,092,000