

# 34 NORMAN ST

**Location** 34 NORMAN ST

**Mblu** 20/ 1158/ 14/ /

**Acct#** RD-0062946

**Owner** NORMAN STREET ASSOCIATES LLC

**Assessment** \$308,000

**Appraisal** \$440,000

**PID** 8958

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$278,710	\$161,290	\$440,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$195,100	\$112,900	\$308,000

## Owner of Record

**Owner** NORMAN STREET ASSOCIATES LLC

**Sale Price** \$500,000

**Co-Owner**

**Certificate**

**Address** 323 NORTH AVE  
BRIDGEPORT, CT 06604

**Book & Page** 5068/ 38

**Sale Date** 10/18/2002

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NORMAN STREET ASSOCIATES LLC	\$500,000		5068/ 38	10/18/2002
DINARDO NANCY J 1/2	\$0		3037/ 127	08/26/1992
DINARDO NANCY J TRUSTEE &	\$0		2778/ 207	03/23/1990
DINARDO NANCY J TRUSTEE	\$0		2778/ 205	03/23/1990

## Building Information

### Building 1 : Section 1

**Year Built:** 1900  
**Living Area:** 33,796  
**Replacement Cost:** \$1,286,430  
**Building Percent** 35

**Good:**

**Replacement Cost**

**Less Depreciation:** \$450,250

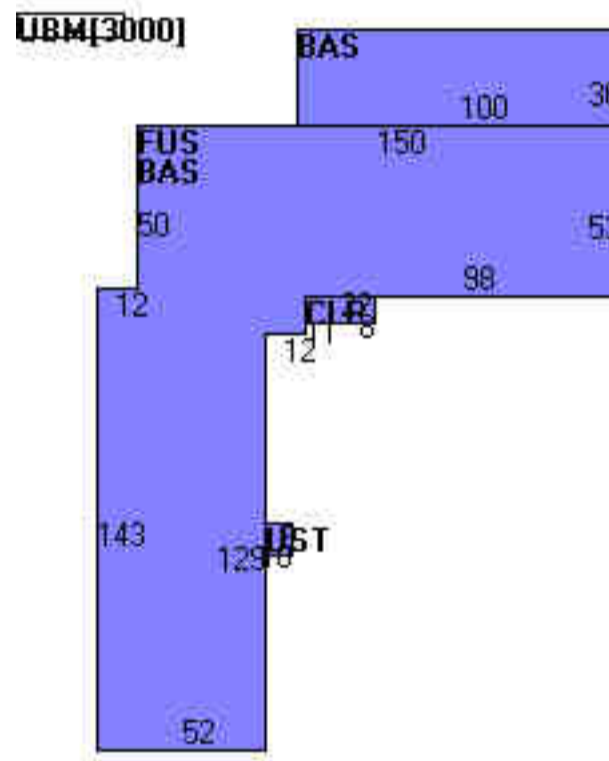
Building Attributes	
Field	Description
STYLE	Industrial
MODEL	Ind/Comm
Grade:	Average
Stories:	2
Occupancy:	2
Exterior Wall 1:	Brick
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1:	Concr-Finished
Interior Floor 2:	
Heating Fuel:	Oil
Heating Type:	Forced Air
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:	None
Rooms/Prtns:	Average
Wall Height:	12
% 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)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	18,398	18,398
FUS	Finished Upper Story	15,398	15,398
CLP	Loading Platform	176	0
UBM	Unfin Basement	3,000	0
UST	Unfinished Utility Storage	80	0
		37,052	33,796

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELV1	Freight	3 STOPS	\$17,330	1

## Land

### Land Use

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

### Land Line Valuation

**Size (Acres)** 0.73  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$112,900  
**Appraised Value** \$161,290

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			8620 SF	\$12,930	1
FN1	Fence, Chain	6	6 ft	200 LF	\$1,400	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
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2016	\$278,710	\$161,290	\$440,000
2015	\$278,710	\$161,290	\$440,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$195,100	\$112,900	\$308,000
2016	\$195,100	\$112,900	\$308,000
2015	\$195,100	\$112,900	\$308,000