

472 WORDIN AV

Location 472 WORDIN AV

Mblu 13/ 319/ 3/ /

Acct# R--0112480

Owner MARTIN WORDIN LLC

Assessment \$217,000

Appraisal \$310,000

PID 2549

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$122,920	\$187,080	\$310,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$86,060	\$130,940	\$217,000

Owner of Record

Owner MARTIN WORDIN LLC
Co-Owner
Address 323 NORTH AVENUE
BRIDGEPORT, CT 06604

Sale Price \$0
Certificate
Book & Page 8675/ 132
Sale Date 09/18/2012
Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MARTIN WORDIN LLC	\$0		8675/ 132	29	09/18/2012
MARTIN WORDIN LLC	\$0		8410/ 164	29	05/02/2011
NORTH AVENUE DEVELOPMENT LLC	\$365,000		7672/ 156	00	11/02/2007
MARTIN MARIETTA MAGNESIA	\$0		7607/ 41	25	08/22/2007
MARTIN MARIETTA MAGNESIA	\$0		3185/ 175		11/04/1993

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 6,000
Replacement Cost: \$216,824

Building Percent 30

Good:

Replacement Cost

Less Depreciation: \$65,050

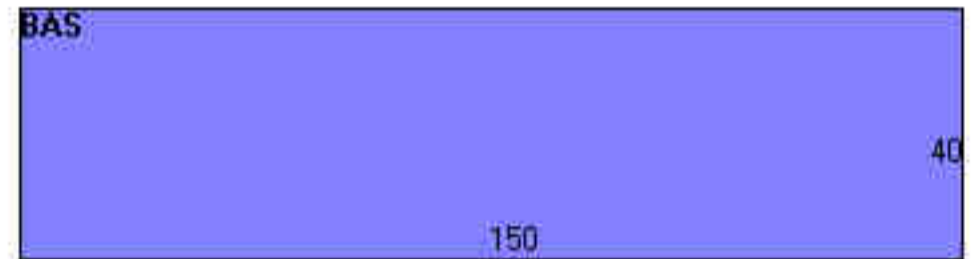
Building Attributes	
Field	Description
STYLE	Industrial
MODEL	Ind/Comm
Grade:	D
Stories:	2
Occupancy:	1
Exterior Wall 1:	Asbestos Shing
Exterior Wall 2:	
Roof Struct:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1:	Concr-Finished
Interior Floor 2:	
Heating Fuel:	None
Heating Type:	None
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:	Wood Frame
Baths/Plumbing:	Average
Ceiling/Wall:	None
Rooms/Prtns:	Average
Wall Height:	20
% Comn Wall:	

Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\04\>)

Building Layout



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	6,000	6,000
		6,000	6,000

Extra Features

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
SPR1	Sprinklers-Wet	6000 SF	\$4,860	1

MEZ1	Mezn Unfin	2080 SF	\$12,480	1
MEZ1	Mezn Unfin	2080 SF	\$12,480	1

Land

Land Use

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

Land Line Valuation

Size (Acres)	0.53
Frontage	0
Depth	0
Assessed Value	\$130,940
Appraised Value	\$187,080

Outbuildings

Outbuildings				LegendLegend		
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN1	Fence, Chain	8	8 ft	200 LF	\$1,800	1
DCK	Dock Comm			1050 SF	\$26,250	1

Valuation History

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2016	\$122,920	\$187,080	\$310,000
2015	\$122,920	\$187,080	\$310,000

Assessment			
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