

500 KINGS HIGHWAY

Location 500 KINGS HIGHWAY

Mblu 79/ 111/ / /

Acct# 08600

Owner 500 KINGS ,LLC

Assessment \$5,743,290

Appraisal \$8,204,700

PID 7642

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$5,004,300	\$3,200,400	\$8,204,700

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$3,503,010	\$2,240,280	\$5,743,290

Owner of Record

Owner 500 KINGS ,LLC

Sale Price \$0

Co-Owner

Certificate

Address 323 NORTH AVENUE

Book & Page 2015/ 310

BRIDGEPORT, CT 06606-5125

Sale Date 07/19/1999

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
500 KINGS ,LLC	\$0		2015/ 310	07/19/1999
RIZIO RAYMOND TRUSTEE	\$0		1364/ 329	03/09/1994
WILLINGER CHARLES J JR (TR)	\$0		907/ 341	06/19/1989

Building Information

Building 1 : Section 1

Year Built: 1999

Living Area: 38,400

Replacement Cost: \$5,566,287

Building Percent 84

Good:

Replacement Cost

Less Depreciation: \$4,675,700

Building Attributes	
Field	Description
STYLE	Strip Stores
MODEL	Comm/Ind
Stories:	1
Occupancy	8
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Neighborhood Center C
Total Rooms	
Total Bedrms	00
Total Baths	0
Liv Area	
Effect Area	
1st Floor Use:	3235
Heat/AC	Heat/AC Pkgs
Frame Type	Masonry
Baths/Plumbing	Average

Building Photo



(<http://images.vgsi.com/photos2/FairfieldCTPhotos//\02\04\67>,

Building Layout



(<http://images.vgsi.com/photos2/FairfieldCTPhotos//Sketches/>;

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	38,400	38,400
CAN	Canopy	3,860	0
ULP	Loading Platform, Open	144	0
		42,404	38,400

Extra Features

Extra Features				
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	38400 S.F.	\$74,200	1

Land

Land Use

Land Line Valuation

Use Code 3235
Description Neighborhood Center C
Zone DCD
Neighborhood C4
Alt Land Appr Category No

Size (Acres) 3.58
Depth 0
Assessed Value \$2,240,280
Appraised Value \$3,200,400

Outbuildings

Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LT1	LIGHTS-IN W/PL			16 UNITS	\$11,500	1
LT10	W/DOUBLE LIGHT			2 UNITS	\$4,300	1
PAV1	PAVING-ASPHALT			75000 S.F.	\$236,300	1
FN4	FENCE-8' CHAIN			215 L.F.	\$2,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$5,004,300	\$3,200,400	\$8,204,700
2016	\$4,983,300	\$3,200,400	\$8,183,700
2015	\$4,983,300	\$3,200,400	\$8,183,700

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$3,503,010	\$2,240,280	\$5,743,290
2016	\$3,488,310	\$2,240,280	\$5,728,590
2015	\$3,488,310	\$2,240,280	\$5,728,590