# **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	<b>Building Count</b>	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
<b>Building Percent</b>	84
Good:	

**Replacement Cost** 

Less Depreciation:

\$4,675,700

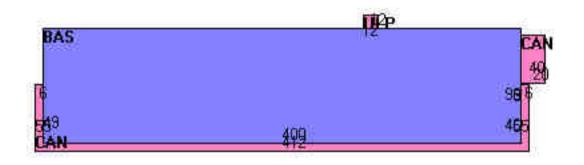
Building Attributes			
Field	Description		
STYLE	Strip Stores		
MODEL	Comm/Ind		
Stories:	1		
Occupancy	8		
Exterior Wall 1	Concr/Cinder		
Exterior Wall 2	Brick/Masonry		
Roof Structure	Flat		
Roof Cover	Rubber		
Interior Wall 1	Drywall		
Interior Wall 2			
Interior Floor 1	Carpet		
Interior Floor 2	Ceram Clay Til		
Heating Fuel	Gas		
Heating Type	Forced Air-Duc		
АС Туре	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	Сапору	3,860	0			
ULP	Loading Platform, Open	144	0			
		42,404	38,400			

#### **Extra Features**

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

#### Land

#### Land Use

### Land Line Valuation

Use Code	3235	Size (Acres)	3.58
Description	Neighborhood Center C	Depth	0
Zone	DCD	Assessed Value	\$2,240,280
Neighborhood	C4	Appraised Value	\$3,200,400
Alt Land Appr	No		
Category			

## Outbuildings

	Outbuildings					<u>endLegend</u>
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		

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