

535 RIVERSIDE AVE

Location 535 RIVERSIDE AVE

Mblu C06/ / 057/000 /

Acct# 53030188

Owner 535 RIVERSIDE LLC

Assessment \$1,726,130

Appraisal \$2,465,900

PID 1623

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$798,300	\$1,667,600	\$2,465,900

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$558,830	\$1,167,300	\$1,726,130

Owner of Record

Owner 535 RIVERSIDE LLC

Sale Price \$2,100,000

Co-Owner

Certificate

Address 115 CANOE BROOK RD
TRUMBULL, CT 06611

Book & Page 3515/ 152

Sale Date 04/08/2014

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
535 RIVERSIDE LLC	\$2,100,000		3515/ 152	00	04/08/2014
COSTA CHARLES J TRUSTEE EST OF	\$0		3515/ 151	29	04/08/2014
COSTA CHARLES J TRUSTEE	\$0		2988/ 1	29	05/21/2009
COSTA ANGELO P	\$0	1	1051/ 323	29	04/12/1990

Building Information

Building 1 : Section 1

Year Built: 1875
Living Area: 2,088
Replacement Cost: \$453,884
Building Percent 95

Good:
Replacement Cost
Less Depreciation: \$431,200

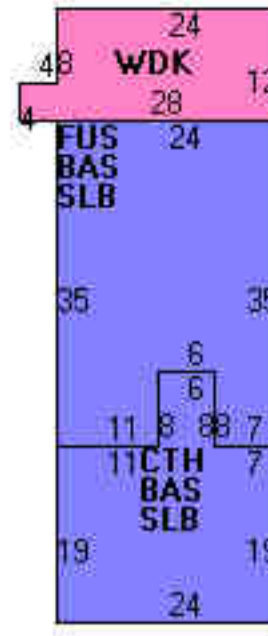
Building Attributes	
Field	Description
STYLE	Restaurant
MODEL	Commercial
Grade	Average
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Central
Bldg Use	Retail/Res
Income Adj	
1st Floor Use:	326
Heat/AC	Heat/AC Pkgs
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8
% Comn Wall	

Building 2 : Section 1

Year Built: 1900
Living Area: 867
Replacement Cost: \$157,175
Building Percent 76
Good:
Replacement Cost
Less Depreciation: \$119,500

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Restaurant

Building Layout

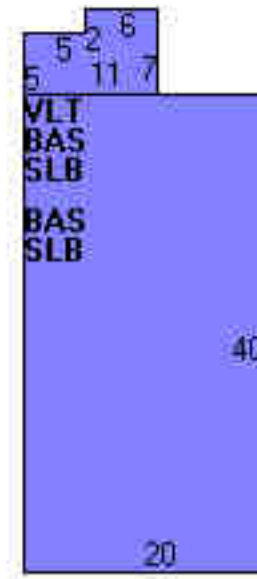


(<http://images.vgsi.com/photos2/WestportCTPhotos//Sketches>,

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,296	1,296
FUS	Upper Story, Finished	792	792
CTH	Cathedral Ceiling	504	0
SLB	Slab	1,296	0
WDK	Deck, Wood	304	0
		4,192	2,088

MODEL	Commercial
Grade	Below Average
Stories:	1
Occupancy	1
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt/F Glas
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Hot Air-No Duc
AC Type	Heat Pump
Bldg Use	Rest/Club
Income Adj	
1st Floor Use:	326
Heat/AC	Heat/AC Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8
% Comn Wall	

Building Layout



(<http://images.vgsi.com/photos2/WestportCTPhotos//Sketches>,

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	867	867
SLB	Slab	867	0
VLT	Vaulted Ceiling	800	0
		2,534	867

Extra Features

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
CLR1	Cooler	30 S.F.	\$0	2

Land

Land Use

Use Code	304
Description	Retail/Res
Zone	RORD2
Neighborhood	W
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.44
Frontage	0
Depth	0
Assessed Value	\$1,167,300
Appraised Value	\$1,667,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LNT	Lean-To			24 S.F.	\$100	2
PAT1	Patio	CR	Concrete	240 S.F.	\$1,000	1
WDK	Wood Deck			500 S.F.	\$6,600	1
PAV1	Paving Asph.			4000 S.F.	\$6,000	1
DCK	Dock/Pier	WD	Wood	810 S.F.	\$265,800	1
SLP	Boat Slip	MD	Medium	8 SLIPS	\$19,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$798,300	\$1,667,600	\$2,465,900
2016	\$513,300	\$1,667,600	\$2,180,900
2014	\$472,600	\$1,297,100	\$1,769,700

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$558,830	\$1,167,300	\$1,726,130
2016	\$359,300	\$1,167,300	\$1,526,600
2014	\$330,900	\$908,000	\$1,238,900

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