

# 545 CONNECTICUT AVE

**Location** 545 CONNECTICUT AVE

**Mblu** 5/ 73A/ 58/ 0/

**Acct#** 23374

**Owner** L & D PARTNERSHIP LLC

**Assessment** \$789,920

**Appraisal** \$1,128,450

**PID** 23374

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$335,390	\$793,060	\$1,128,450

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$234,780	\$555,140	\$789,920

## Owner of Record

**Owner** L & D PARTNERSHIP LLC

**Sale Price** \$0

**Co-Owner**

**Certificate** 6463-310

**Address** 929 KINGS HWY E

**Book & Page** 6463/310

FAIRFIELD, CT 06825

**Sale Date** 03/02/2007

**Instrument** 4

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
L & D PARTNERSHIP LLC	\$0	6463-310	6463/310	4	03/02/2007
DINARDO PETER R EST-	\$0		2682/67		07/23/1992
L & D PARTNERSHIP	\$0		2682/67	03	07/23/1992
DINARDO PETER	\$0		1119/236		02/10/1978

## Building Information

### Building 1 : Section 1

**Year Built:** 1993  
**Living Area:** 1,508  
**Replacement Cost:** \$332,626  
**Building Percent** 97

**Good:**

**Replacement Cost**

**Less Depreciation:** \$322,650

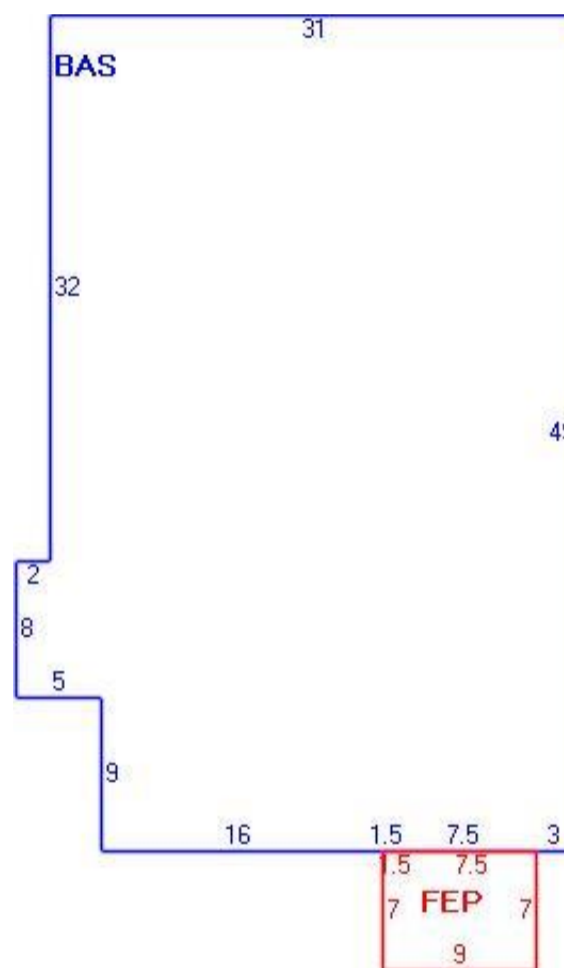
Building Attributes	
Field	Description
STYLE	Fast Food Rest
MODEL	Commercial
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Stucco
Exterior Wall 2	Glass/Thermo.
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	0
Bedrooms	0
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Steel
Plumbing	Average
Foundation	Slab
Partitions	Average
Wall Height	9.00
% Sprinkler	0.00

**Building Photo**



(<http://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg>)

**Building Layout**



(ParcelSketch.ashx?pid=23374&bid=23374)

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,508	1,508
FEP	Enclosed Porch	63	0
		1,571	1,508

**Extra Features**

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
KIT	Kitchen	1.00 UNITS	\$7,290	1

**Land**

**Land Use**

**Use Code** 201V  
**Description** Commercial Improved  
**Zone** B1  
**Neighborhood** C320

**Land Line Valuation**

**Size (Acres)** 0.39  
**Frontage**  
**Depth**  
**Assessed Value** \$555,140  
**Appraised Value** \$793,060

**Outbuildings**

<b>Outbuildings</b>					<b>Legend</b>	
<b>Code</b>	<b>Description</b>	<b>Sub Code</b>	<b>Sub Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
PAV1	Paving Asph.			3000.00 S.F.	\$3,150	1
FN10	Fence 10'	FR		80.00 L.F.	\$920	1
SHD1	Shed	MT	Metal	144.00 S.F.	\$1,380	1

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$335,390	\$793,060	\$1,128,450
2016	\$335,390	\$793,060	\$1,128,450
2015	\$282,170	\$793,060	\$1,075,230

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$234,780	\$555,140	\$789,920
2016	\$234,780	\$555,140	\$789,920
2015	\$197,520	\$555,140	\$752,660