

552 HOUSATONIC AV

Location 552 HOUSATONIC AV

Mblu 47/ 1534/ 1/ /

Acct# R--0001501

Owner GRAND BRASS LLC

Assessment \$3,645,390

Appraisal \$5,207,710

PID 13631

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$4,187,710	\$1,020,000	\$5,207,710

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$2,931,390	\$714,000	\$3,645,390

Owner of Record

Owner GRAND BRASS LLC
Co-Owner ATTN: FISHER & COMPANY URI
Address 13727 NOEL ROAD SUITE 900
DALLAS, TX 75240

Sale Price \$0
Certificate
Book & Page 7508/ 151
Sale Date 06/01/2007
Instrument 03

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRAND BRASS LLC	\$0		7508/ 151	03	06/01/2007
HOUSATONIC & GRAND LLC	\$0		7508/ 149	03	06/01/2007
GRAND BRASS LLC	\$450,000		3985/ 297		09/11/1998
XBBC LLC	\$0		3517/ 140		02/07/1996
D'ADDARIO F FRANCIS ESTATE	\$0		2226/ 45		01/07/1987

Building Information

Building 1 : Section 1

Year Built: 2009
Living Area: 37,070
Replacement Cost: \$4,183,568

Building Percent 89
Good:
Replacement Cost
Less Depreciation: \$3,723,380

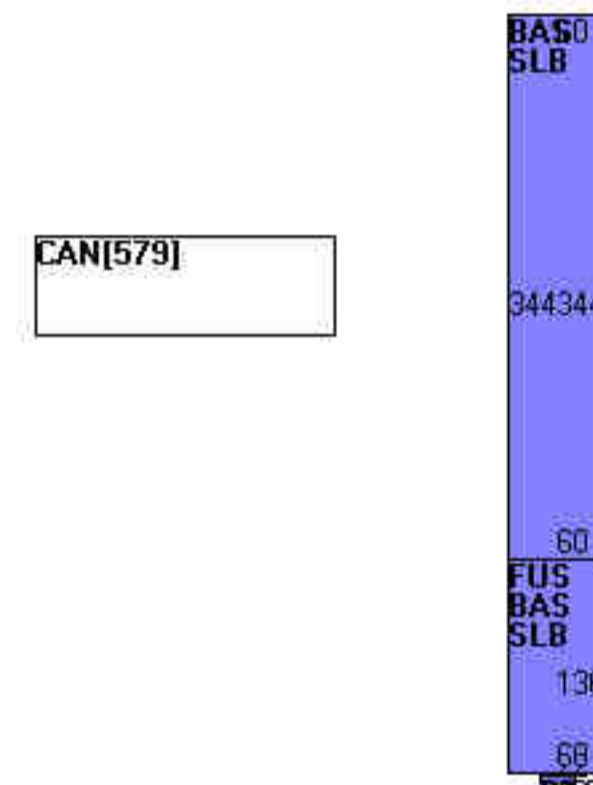
Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\09\>)

Building Attributes	
Field	Description
STYLE	Commercial
MODEL	Ind/Comm
Grade:	Class C Exclnt
Stories:	2
Occupancy:	1
Exterior Wall 1:	Acrylic Stucco
Exterior Wall 2:	Pre-Finsh Metl
Roof Struct:	Flat
Roof Cover:	T+G/Rubber
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Carpet
Interior Floor 2:	
Heating Fuel:	Gas
Heating Type:	Forced Air
AC Type:	Central
Bldg Use:	Com MDL 96
Ttl Rooms:	
Ttl Bedrms:	
Ttl Baths:	
Ttl Half Baths:	
Ttl Xtra Fix:	
1st Floor Use:	
Heat/AC:	Heat/Ac Pkgs
Frame Type:	Steel
Baths/Plumbing:	Light
Ceiling/Wall:	Sus-Ceil & WI
Rooms/Prtns:	Average
Wall Height:	15
% Comn Wall:	

Building Layout



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	28,910	28,910
FUS	Finished Upper Story	8,160	8,160
CAN	Canopy	579	0
SLB	Slab	28,800	0
		66,449	37,070

Extra Features

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
ELV2	Pass	0 STOPS	\$0	1

Land

Land Use

Use Code 296
Description Com MDL 96
Zone ILI
Neighborhood IND
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 6
Frontage 0
Depth 0
Assessed Value \$714,000
Appraised Value \$1,020,000

Outbuildings

Outbuildings					LegendLegend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			135400 SF	\$284,340	1
LT	Light	1	Single	23 UNITS	\$44,920	1
FN1	Fence, Chain	8	8 ft	1420 LF	\$17,890	1
WIRN	Wrought Iron 6			648 LF	\$27,220	1
FN4	Fence 8'		ELECTRIC	2068 LF	\$26,060	1
SHD1	Shed	MT	Metal	8875 SF	\$63,900	1

Valuation History

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