

68 WATER ST

Location	68 WATER ST	Mblu	2/ 84/ 19/ 0/
Acct#	6300	Owner	FCNW LLC
Assessment	\$884,070	Appraisal	\$1,262,950
PID	6300	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$391,940	\$871,010	\$1,262,950
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$274,360	\$609,710	\$884,070

Owner of Record

Owner	FCNW LLC	Sale Price	\$0
Co-Owner		Certificate	
Address	323 NORTH AVE	Book & Page	5267/227
	BRIDGEPORT, CT 06606	Sale Date	01/14/2004
		Instrument	25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FCNW LLC	\$0		5267/227	25	01/14/2004
70 WATER STREET ASSOCIATES LLC	\$947,000		3333/153		04/14/1997

Building Information

Building 1 : Section 1

Year Built:	1910
Living Area:	8,660
Replacement Cost:	\$1,059,559
Building Percent Good:	36
Replacement Cost Less Depreciation:	\$381,440

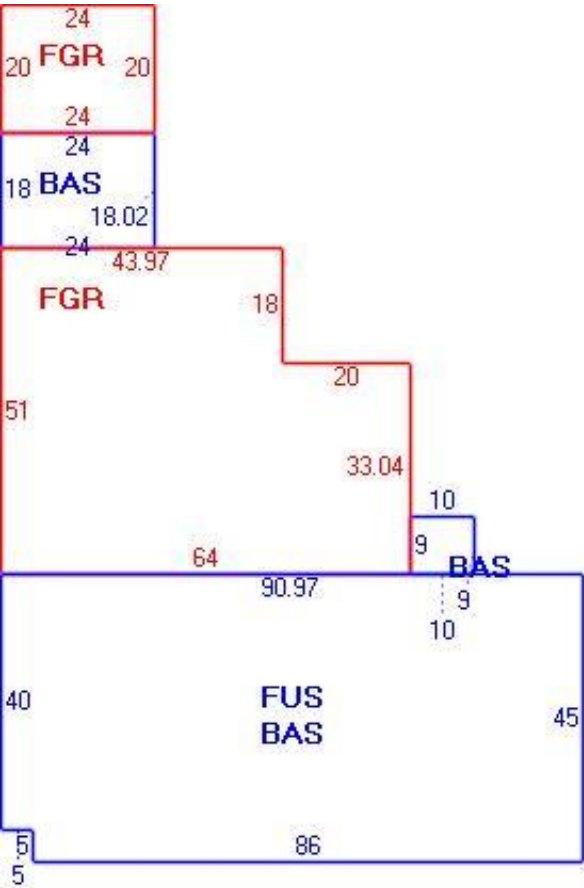
Building Attributes	
Field	Description
STYLE	Office Bldg
MODEL	Industrial
Stories:	2.00
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Plastered
Interior Wall 2	Minimum
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Concrete
Heating Fuel	Oil
Heating Type	Forced Air
AC Percent	70
Heat Percent	80
Bldg Use	Industrial
Total Rooms	0
Bedrooms	0
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Masonry
Plumbing	Average
Foundation	Slab
Partitions	Average
Wall Height	10.00
% Sprinkler	0.00

## Building Photo



(<http://images.vgsi.com/photos/NorwalkCTPhotos//00\00\17\2>)

## Building Layout



([ParcelSketch.ashx?pid=6300&bid=6300](#))

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	4,591	4,591
FUS	Finished Upper Story	4,069	4,069
FGR	Garage	3,384	0
		12,044	8,660

## Extra Features

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	6062.00 S.F.	\$5,460	1

Land

Land Use		Land Line Valuation	
Use Code	301	Size (Acres)	0.89
Description	Industrial	Frontage	
Zone	MC	Depth	
Neighborhood	C500	Assessed Value	\$609,710
		Appraised Value	\$871,010

Outbuildings

Outbuildings					LegendLegend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			4800.00 S.F.	\$5,040	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$391,940	\$871,010	\$1,262,950
2016	\$391,940	\$871,010	\$1,262,950
2015	\$391,940	\$871,010	\$1,262,950

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$274,360	\$609,710	\$884,070
2016	\$274,360	\$609,710	\$884,070
2015	\$274,360	\$609,710	\$884,070