

# 828 RAILROAD AV

**Location** 828 RAILROAD AV

**Mblu** 20/ 1158/ 15/ /

**Acct#** RD-0062947

**Owner** NORMAN STREET ASSOCIATES LLC

**Assessment** \$210,000

**Appraisal** \$300,000

**PID** 8959

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$259,250	\$40,750	\$300,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$181,470	\$28,530	\$210,000

## Owner of Record

**Owner** NORMAN STREET ASSOCIATES LLC

**Sale Price** \$500,000

**Co-Owner**

**Certificate**

**Address** 323 NORTH AVE  
BRIDGEPORT, CT 06604

**Book & Page** 5068/ 38

**Sale Date** 10/18/2002

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NORMAN STREET ASSOCIATES LLC	\$500,000		5068/ 38	10/18/2002
DINARDO NANCY J 1/2	\$0		3037/ 127	08/26/1992
DINARDO NANCY J TRUSTEE &	\$0		2778/ 207	03/23/1990
DINARDO NANCY J TRUSTEE	\$0		2778/ 205	03/23/1990

## Building Information

### Building 1 : Section 1

**Year Built:** 1978  
**Living Area:** 6,500  
**Replacement Cost:** \$328,228  
**Building Percent** 82

**Good:**

**Replacement Cost**

**Less Depreciation:** \$269,150

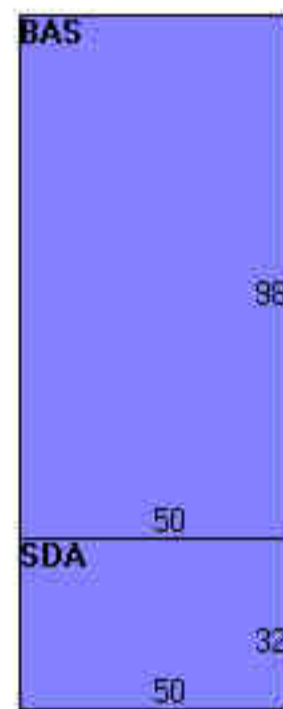
Building Attributes	
Field	Description
STYLE	Pre-Eng Warehs
MODEL	Ind/Comm
Grade:	Above Ave
Stories:	1
Occupancy:	1
Exterior Wall 1:	Vinyl/Aluminum
Exterior Wall 2:	
Roof Struct:	Gable
Roof Cover:	Metal/Tin
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1:	Concr-Finished
Interior Floor 2:	Carpet
Heating Fuel:	Oil
Heating Type:	Forced Air
AC Type:	None
Bldg Use:	Industrial Mdl 96
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Pre-Fab Metal
Baths/Plumbing:	Average
Ceiling/Wall:	None
Rooms/Prtns:	Average
Wall Height:	20
% Comn Wall:	

### Building Photo



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

### Building Layout



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	4,900	4,900
SDA	Store Display Area	1,600	1,600
		6,500	6,500

### Extra Features

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	1600 SF	\$3,280	1

## Land

### Land Use

**Use Code** 300  
**Description** Industrial Mdl 96  
**Zone** ILI  
**Neighborhood** IC  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 0.18  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$28,530  
**Appraised Value** \$40,750

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN1	Fence, Chain	6	6 ft	155 LF	\$1,090	1

## Valuation History

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2016	\$259,250	\$40,750	\$300,000
2015	\$259,250	\$40,750	\$300,000

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