

292 NORTH AV #300

Location 292 NORTH AV #300

Mblu 53/ 2131/ 8/Y /

Acct# R--0118025

Owner 300 NORTH LLC

Assessment \$1,354,890

Appraisal \$1,935,560

PID 20610

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$1,512,370	\$423,190	\$1,935,560

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,058,660	\$296,230	\$1,354,890

Owner of Record

Owner 300 NORTH LLC
Co-Owner
Address 323 NORTH AVE
BRIDGEPORT, CT 06606

Sale Price \$0
Certificate
Book & Page 5434/ 64
Sale Date 08/19/2003

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
300 NORTH LLC	\$0		5434/ 64	08/19/2003
NCI LLC	\$0		4896/ 38	04/30/2002
NCI LIMITED PARTNERSHIP	\$0		3170/ 50	09/21/1993
DINARDO LEONARD	\$0		3107/ 261	03/22/1993
DINARDO JOSEPHINE C & NANCY J	\$0		2936/ 44	09/18/1991

Building Information

Building 1 : Section 1

Year Built: 1993
Living Area: 18,308
Replacement Cost: \$1,549,341
Building Percent 87

Good:

Replacement Cost

Less Depreciation: \$1,347,930

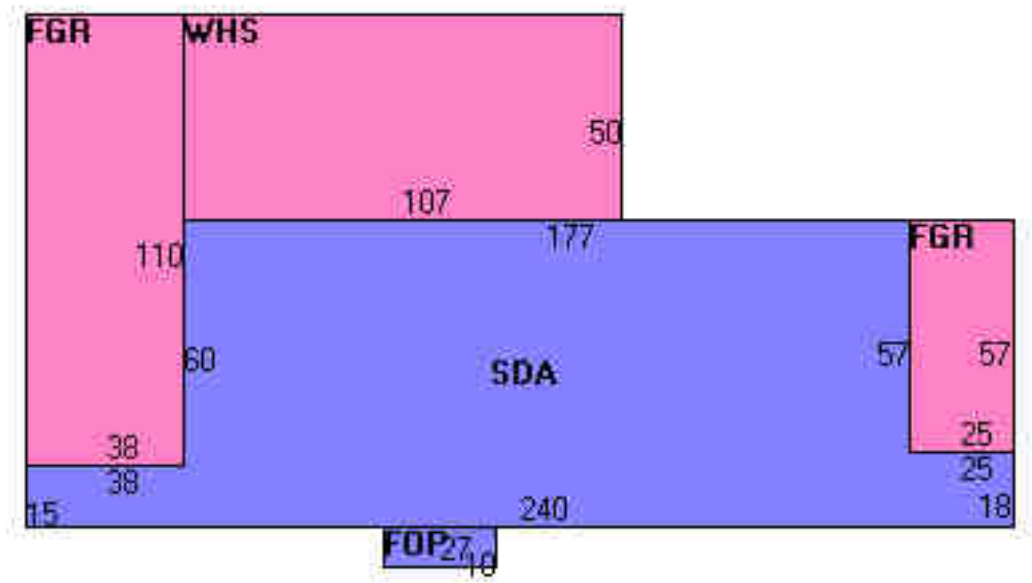
Building Attributes	
Field	Description
STYLE	Retail Strip
MODEL	Comm/Ind
Grade:	Average
Stories:	1
Occupancy:	5
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	Pre-Finsh Metl
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Vinyl/Asphalt
Interior Floor 2:	Concr-Finished
Heating Fuel:	Oil
Heating Type:	Forced Air
AC Type:	None
Bldg Use:	Retail Strip/Plaza
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Sus-Ceil/Mn Wl
Rooms/Prtns:	Light
Wall Height:	20
% Comn Wall:	

Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\08\>)

Building Layout



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

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
SDA	Store Display Area	14,295	14,295
WHS	Warehouse Area	5,350	4,013
FGR	Garage	5,605	0
FOP	Open Porch	270	0
		25,520	18,308

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	19645 SF	\$42,730	1

SPR1	Sprinklers-Wet	25250 SF	\$59,310	1
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Land

Land Use

Use Code	215
Description	Retail Strip/Plaza
Zone	ILI
Neighborhood	N4
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	1.77
Frontage	0
Depth	0
Assessed Value	\$296,230
Appraised Value	\$423,190

Outbuildings

Outbuildings					<u>Legend</u>	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			41600 SF	\$62,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
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2015	\$1,512,370	\$423,190	\$1,935,560

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