

1010 ATLANTIC ST #1080

Location 1010 ATLANTIC ST #1080

Mblu 13/ 427/ 20/A /

Acct# R--0062805

Owner 1080 ATLANTIC STREET LLC

Assessment \$3,269,000

Appraisal \$4,670,000

PID 2861

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$3,011,860	\$1,658,140	\$4,670,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$2,108,300	\$1,160,700	\$3,269,000

Owner of Record

Owner 1080 ATLANTIC STREET LLC
Co-Owner
Address 323 NORTH AVENUE
BRIDGEPORT, CT 06606

Sale Price \$0
Certificate
Book & Page 7935/ 269
Sale Date 12/05/2008
Instrument 03

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
1080 ATLANTIC STREET LLC	\$0		7935/ 269	03	12/05/2008
NANCY J DINARDO TRUSTEE OF THE SK	\$0		7935/ 266	03	12/05/2008
1080 ATLANTIC STREET L.L.C.	\$0		3903/ 317		04/24/1998
DINARDO S K TRUST	\$0		3303/ 187		08/31/1994
DINARDO SEASIDE-TOWER	\$0		3232/ 123		03/02/1994

Building Information

Building 1 : Section 1

Year Built: 1953
Living Area: 207,372
Replacement Cost: \$12,756,672

Building Percent 25
Good:
Replacement Cost
Less Depreciation: \$3,189,170

Building Attributes	
Field	Description
STYLE	Ofc/Whs/Ind
MODEL	Ind/Comm
Grade:	Average
Stories:	2
Occupancy:	1
Exterior Wall 1:	Brick
Exterior Wall 2:	Pre-Finsh Metl
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	Drywall
Interior Floor 1:	Concr-Finished
Interior Floor 2:	Carpet
Heating Fuel:	Oil
Heating Type:	Hot Air-No Duc
AC Type:	None
Bldg Use:	R+D/Indo
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:	Ceil & Min Wl
Rooms/Prtns:	Average
Wall Height:	20
% Comn Wall:	

Building 2 : Section 1

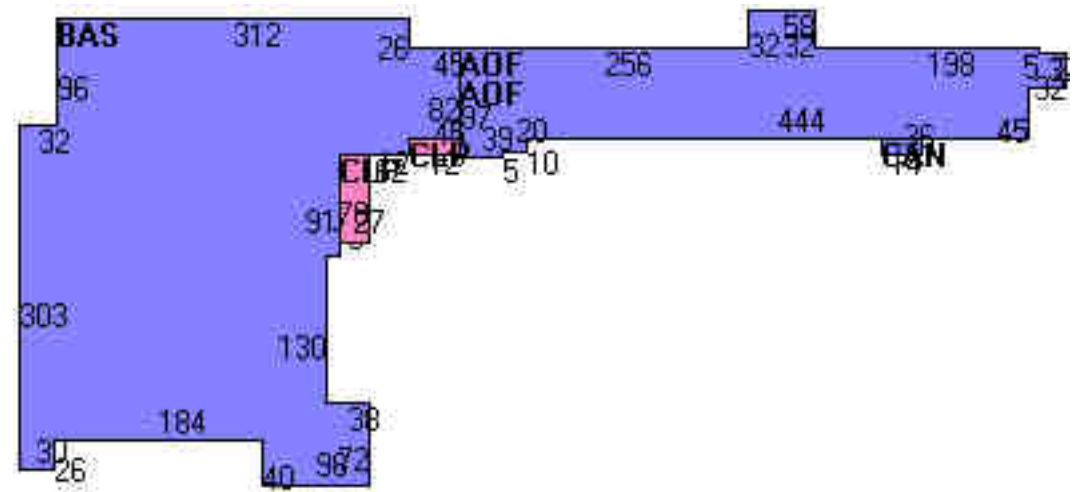
Year Built: 1930
Living Area: 5,168
Replacement Cost: \$536,300
Building Percent 35

Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\04\>)

Building Layout



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

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	117,460	117,460
AOF	Office	89,912	89,912
CAN	Canopy	504	0
CLP	Loading Platform	2,646	0
		210,522	207,372

Good:

Replacement Cost

Less Depreciation: \$187,710

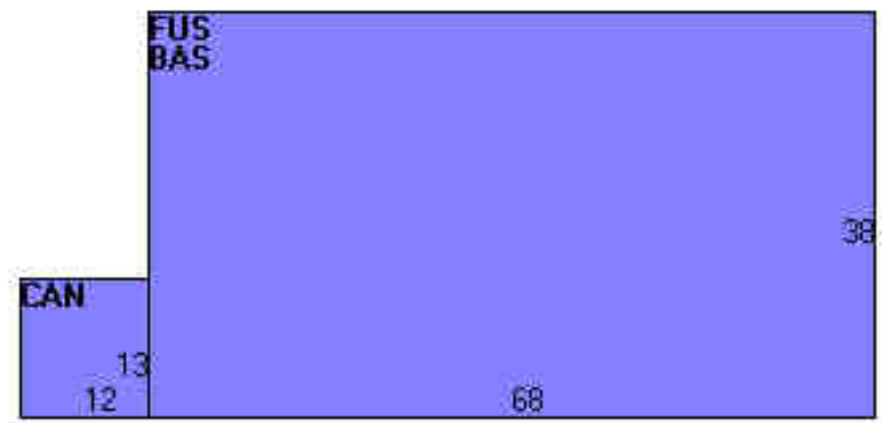
Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Office Bldg
MODEL	Comm/Ind
Grade:	Average
Stories:	2
Occupancy:	1
Exterior Wall 1:	Brick
Exterior Wall 2:	
Roof Struct:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Carpet
Interior Floor 2:	
Heating Fuel:	Oil
Heating Type:	Forced Air
AC Type:	Central
Bldg Use:	Office
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	Heat/Ac Pkgs
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Walls
Rooms/Prtns:	Average
Wall Height:	10
% Comn Wall:	

Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\04\>)

Building Layout



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,584	2,584
FUS	Finished Upper Story	2,584	2,584
CAN	Canopy	156	0
		5,324	5,168

Extra Features

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	89912 SF	\$56,200	1

Land

Land Use

Use Code 341
Description R+D/Indo
Zone IHI
Neighborhood SIK
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 8.67
Frontage 0
Depth 0
Assessed Value \$1,160,700
Appraised Value \$1,658,140

Outbuildings

Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			100000 SF	\$150,000	1
FN2	Fence, WD	4	4 ft	3500 LF	\$52,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$3,011,860	\$1,658,140	\$4,670,000
2016	\$3,011,860	\$1,658,140	\$4,670,000
2015	\$3,011,860	\$1,658,140	\$4,670,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$2,108,300	\$1,160,700	\$3,269,000
2016	\$2,108,300	\$1,160,700	\$3,269,000
2015	\$2,108,302	\$1,160,698	\$3,269,000