

# 108 RIVER ST

**Location** 108 RIVER ST

**Mblu** 53/ 1537/ 18/G /

**Acct#** RD-0118020

**Owner** NARC LLC

**Assessment** \$210,000

**Appraisal** \$300,000

**PID** 13677

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$184,860	\$115,140	\$300,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$129,400	\$80,600	\$210,000

## Owner of Record

**Owner** NARC LLC

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 323 NORTH AVENUE  
BRIDGEPORT, CT 06606

**Book & Page** 8431/ 119

**Sale Date** 06/13/2011

**Instrument** 25

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NARC LLC	\$0		8431/ 119	25	06/13/2011
DINARDO NANCY J M TRUSTEE OF	\$0		7795/ 114	30	04/18/2008
DINARDO JOSEPHINE C	\$0		7795/ 112	29	04/18/2008
DINARDO PETER R ESTATE OF	\$0		7795/ 110	29	04/18/2008
DINARDO NANCY JM TRUSTEE	\$0		7351/ 117	11	01/29/2007

## Building Information

### Building 1 : Section 1

**Year Built:** 1987  
**Living Area:** 6,241  
**Replacement Cost:** \$359,767

**Building Percent** 60

**Good:**

**Replacement Cost**

**Less Depreciation:** \$215,860

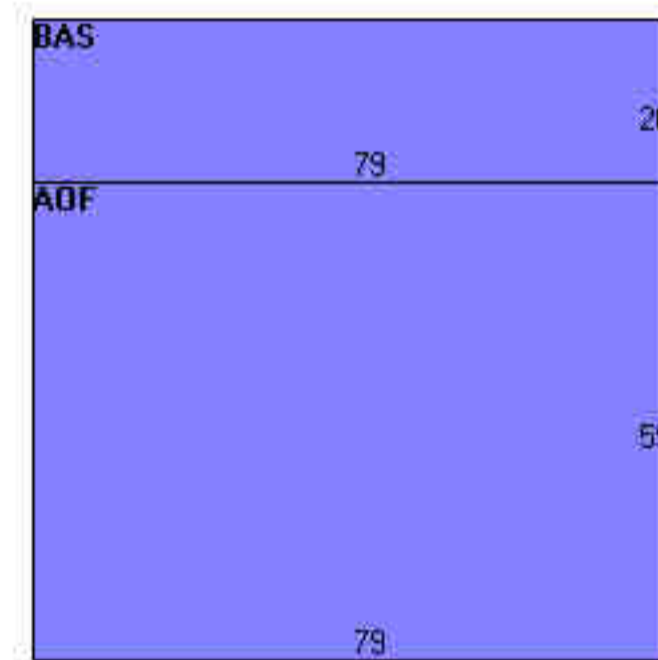
Building Attributes	
Field	Description
STYLE	Pre-Eng Warehs
MODEL	Ind/Comm
Grade:	Average
Stories:	1
Occupancy:	1
Exterior Wall 1:	Pre-Finsh Metl
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Gable
Roof Cover:	Metal/Tin
Interior Wall 1:	Drywall
Interior Wall 2:	Minim/Masonry
Interior Floor 1:	Vinyl/Asphalt
Interior Floor 2:	Concr-Finished
Heating Fuel:	Oil
Heating Type:	Hot Water
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:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Min WI
Rooms/Prtns:	Average
Wall Height:	14
% Comn Wall:	

**Building Photo**



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\01\>)

**Building Layout**



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
AOF	Office	4,661	4,661
BAS	First Floor	1,580	1,580
		6,241	6,241

**Extra Features**

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	4661 SF	\$6,990	1

## Land

### Land Use

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

### Land Line Valuation

**Size (Acres)** 0.34  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$80,600  
**Appraised Value** \$115,140

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			4500 SF	\$4,050	1
FN1	Fence, Chain	8	8 ft	400 LF	\$3,600	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$184,860	\$115,140	\$300,000
2016	\$184,860	\$115,140	\$300,000
2015	\$184,860	\$115,140	\$300,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$129,400	\$80,600	\$210,000
2016	\$129,400	\$80,600	\$210,000
2015	\$129,400	\$80,600	\$210,000