

161 BOSTON AV

Location 161 BOSTON AV

Mblu 61/ 2002/ 16/D /

Acct# R--0028400

Owner BAYVIEW ASSOCIATES LLC

Assessment \$4,133,220

Appraisal \$5,904,570

PID 18261

Building Count 3

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$3,044,570	\$2,860,000	\$5,904,570

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$2,131,220	\$2,002,000	\$4,133,220

Owner of Record

Owner BAYVIEW ASSOCIATES LLC
Co-Owner
Address 323 NORTH AVENUE
BRIDGEPORT, CT 06604

Sale Price \$0
Certificate
Book & Page 7976/ 79
Sale Date 02/23/2009
Instrument 03

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAYVIEW ASSOCIATES LLC	\$0		7976/ 79	03	02/23/2009
BAYVIEW SHOPPING CENTER ASSOC	\$0		0/ 0		

Building Information

Building 1 : Section 1

Year Built: 1964
Living Area: 43,975
Replacement Cost: \$3,412,897
Building Percent Good: 57
Replacement Cost Less Depreciation: \$1,945,350

Building Attributes

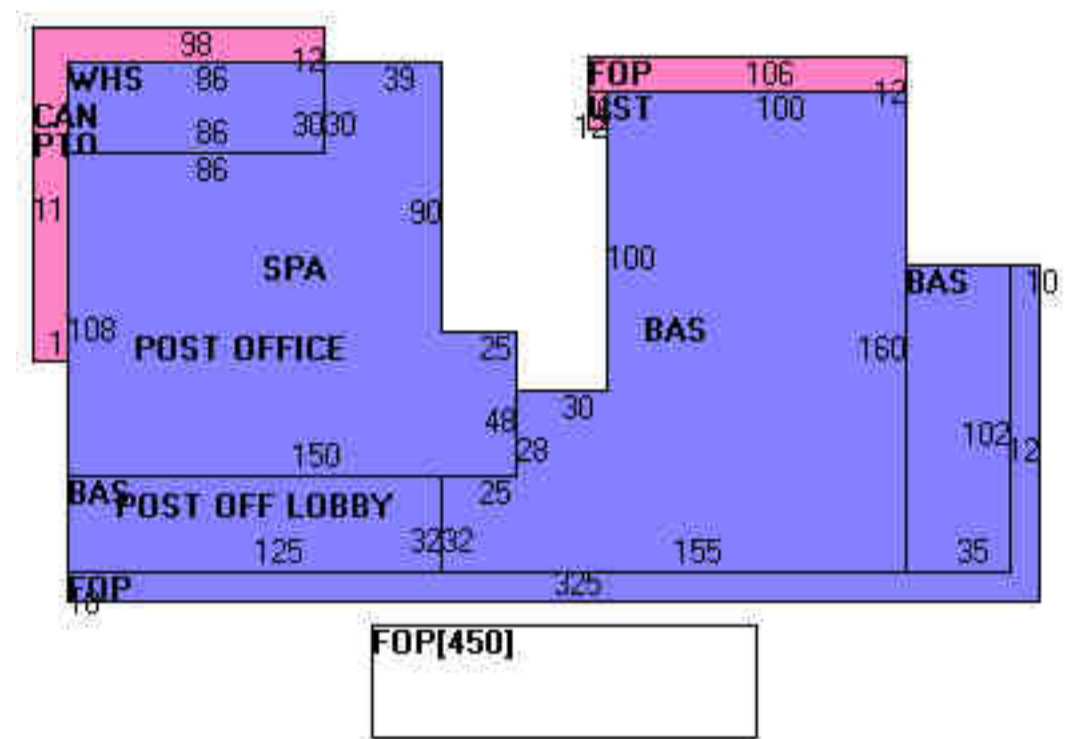
Field	Description
STYLE	Retail Strip
MODEL	Comm/Ind
Grade:	Average
Stories:	1
Occupancy:	8
Exterior Wall 1:	Brick
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Ceram Clay Til
Interior Floor 2:	Carpet
Heating Fuel:	Gas
Heating Type:	Forced Air
AC Type:	Central
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:	Heat/Ac Pkgs
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Sus-Ceil & WI
Rooms/Prtns:	Average
Wall Height:	14
% Comn Wall:	

Building Photo



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Building Layout



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

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	26,170	26,170
SPA	Service Production Area	15,870	15,870
WHS	Warehouse Area	2,580	1,935
CAN	Canopy	2,376	0
FOP	Open Porch	5,992	0
PTO	Patio	2,376	0
UST	Unfinished Utility Storage	72	0
		55,436	43,975

Building 2 : Section 1

Year Built:	1980
Living Area:	3,216
Replacement Cost:	\$417,447
Building Percent	82

Good:

Replacement Cost

Less Depreciation: \$342,310

Building Attributes : Bldg 2 of 3	
Field	Description
STYLE	Fast Food Chain
MODEL	Comm/Ind
Grade:	Above Ave
Stories:	1
Occupancy:	1
Exterior Wall 1:	Brick
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Ceram Clay Til
Interior Floor 2:	
Heating Fuel:	Gas
Heating Type:	Forced Air
AC Type:	Central
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:	Heat/Ac Pkgs
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Sus-Ceil & WI
Rooms/Prtns:	Average
Wall Height:	12
% Comn Wall:	

Building 3 : Section 1

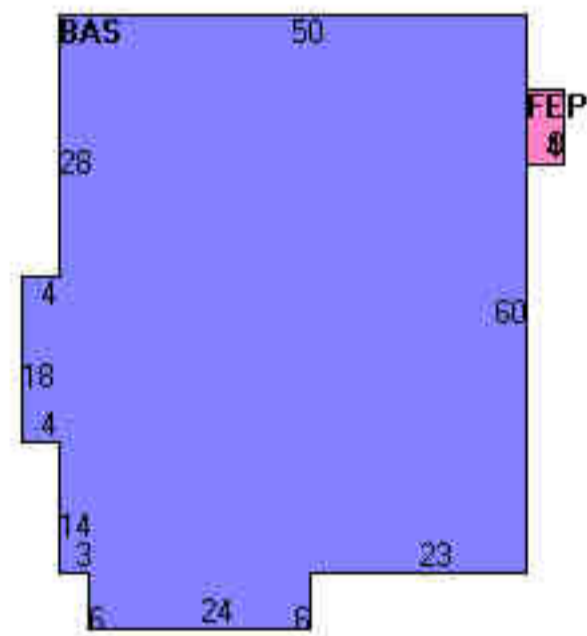
Year Built: 1966
Living Area: 3,074
Replacement Cost: \$430,329
Building Percent Good: 72

Building Photo



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Building Layout



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

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	3,216	3,216
FEP	Enclosed Porch	32	0
		3,248	3,216

Replacement Cost**Less Depreciation:** \$309,840**Building Attributes : Bldg 3 of 3**

Field	Description
STYLE	Bank
MODEL	Comm/Ind
Grade:	Average
Stories:	1
Occupancy:	1
Exterior Wall 1:	Brick
Exterior Wall 2:	
Roof Struct:	Gable
Roof Cover:	Metal/Tin
Interior Wall 1:	Plywood Panel
Interior Wall 2:	
Interior Floor 1:	Ceram Clay Til
Interior Floor 2:	
Heating Fuel:	Gas
Heating Type:	Forced Air
AC Type:	Central
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:	Heat/Ac Pkgs
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Sus-Ceil & WI
Rooms/Prtns:	Average
Wall Height:	14
% Comn Wall:	

Building Photo

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Building Layout

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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	3,074	3,074
		3,074	3,074

Extra Features

Extra Features				LegendLegend
Code	Description	Size	Value	Bldg #
SPR1	Sprinklers-Wet	3144 SF	\$6,960	2
VLT1	Vault-Avg	96 SF	\$6,910	3

DUW1	Drive Up Wndow	2 UNITS	\$12,300	2
NDP	Night Dep Box	1 UNITS	\$5,400	3
DUW1	Drive Up Wndow	1 UNITS	\$5,400	3
ATM	ATM	1 UNITS	\$28,800	3
MEZ1	Mezn Unfin	2580 SF	\$29,410	1
LDL1	Load Levler	2 UNITS	\$3,990	1
ATM	ATM	2 UNITS	\$45,600	1

Land

Land Use

Use Code	215
Description	Retail Strip/Plaza
Zone	ORG
Neighborhood	BA1
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	5.72
Frontage	0
Depth	0
Assessed Value	\$2,002,000
Appraised Value	\$2,860,000

Outbuildings

Outbuildings						Legend	Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
LT	Light	4	Four	3 UNITS	\$7,640	1	
PAV1	Paving Asph			180000 SF	\$270,000	1	
LT	Light	2	Double	3 UNITS	\$5,310	1	
LT	Light	1	Single	10 UNITS	\$13,950	1	
FN1	Fence, Chain	8	8 ft	600 LF	\$5,400	1	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$3,044,570	\$2,860,000	\$5,904,570
2016	\$3,044,570	\$2,860,000	\$5,904,570
2015	\$3,044,570	\$2,860,000	\$5,904,570

Assessment			
Valuation Year	Improvements	Land	Total
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2015	\$2,131,220	\$2,002,000	\$4,133,220