

# 309 ORLAND ST

**Location** 309 ORLAND ST

**Mblu** 18/ 207/ 25/ /

**Acct#** RP-0174240

**Owner** 309 ORLAND LLC

**Assessment** \$161,000

**Appraisal** \$230,000

**PID** 1426

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$131,960	\$98,040	\$230,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$92,370	\$68,630	\$161,000

## Owner of Record

**Owner** 309 ORLAND LLC  
**Co-Owner**  
**Address** 323 NORTH AVE  
BRIDGEPORT, CT 06606

**Sale Price** \$0  
**Certificate**  
**Book & Page** 9495/ 76  
**Sale Date** 09/06/2016  
**Instrument** 03

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
309 ORLAND LLC	\$0		9495/ 76	03	09/06/2016
DINARDO SALVATORE K TRUSTEE	\$325,000		8800/ 232	27	03/25/2013
PUSKAR PATRICIA A TRUSTEE	\$0		7950/ 294	25	01/09/2009
DOVER TOOL CO	\$350,000		5135/ 300		12/20/2002
	\$0		207/ 25		12/29/1982

## Building Information

### Building 1 : Section 1

**Year Built:** 1982  
**Living Area:** 5,760  
**Replacement Cost:** \$268,035

**Building Percent Good:** 50  
**Replacement Cost Less Depreciation:** \$134,020

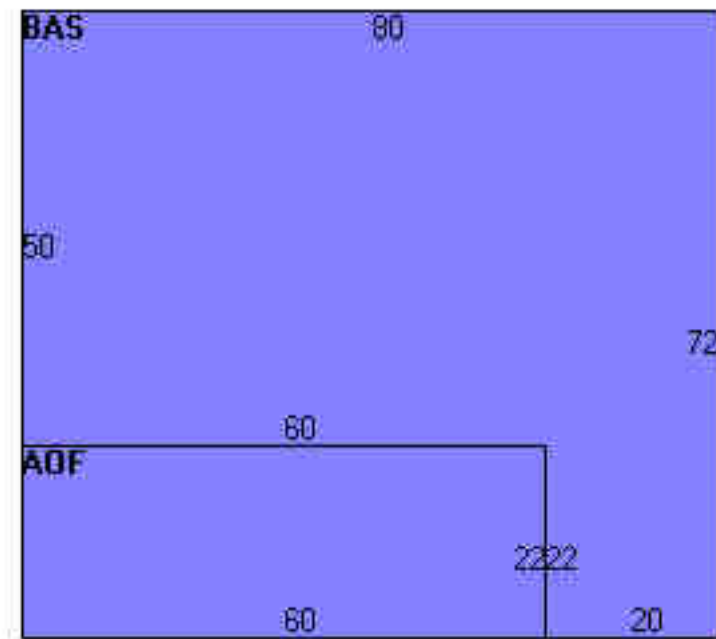
**Building Photo**



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

Building Attributes	
Field	Description
STYLE	Pre-Eng Mfg
MODEL	Ind/Comm
Grade:	Average
Stories:	1
Occupancy:	1
Exterior Wall 1:	Pre-Finsh Metl
Exterior Wall 2:	
Roof Struct:	Gable
Roof Cover:	Metal/Tin
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:	Manufacturing
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:	Ceil & Min Wl
Rooms/Prtns:	Average
Wall Height:	12
% Comn Wall:	

**Building Layout**



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

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	4,440	4,440
AOF	Office	1,320	1,320
		5,760	5,760

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ1	Mezn Unfin	480 SF	\$4,800	1

A/C	Air Conditioning	1320 SF	\$1,650	1
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## Land

### Land Use

<b>Use Code</b>	343
<b>Description</b>	Manufacturing
<b>Zone</b>	ILI
<b>Neighborhood</b>	IC
<b>Alt Land Appr Category</b>	No

### Land Line Valuation

<b>Size (Acres)</b>	0.34
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$68,630
<b>Appraised Value</b>	\$98,040

## Outbuildings

Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	378 SF	\$2,650	1
PAV1	Paving Asph			2500 SF	\$3,750	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$131,960	\$98,040	\$230,000
2016	\$131,960	\$98,040	\$230,000
2015	\$131,960	\$98,040	\$230,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$92,370	\$68,630	\$161,000
2016	\$92,370	\$68,630	\$161,000
2015	\$92,370	\$68,630	\$161,000

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