

# 61 EAST AVE

**Location** 61 EAST AVE

**Mblu** 1/ 71/ 83/ 0/

**Acct#** 2890

**Owner** 61 EAST AVENUE LLC

**Assessment** \$514,710

**Appraisal** \$735,290

**PID** 2890

**Building Count** 1

## Current Value

| Appraisal      |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2015           | \$205,990    | \$529,300 | \$735,290 |

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2015           | \$144,200    | \$370,510 | \$514,710 |

## Owner of Record

**Owner** 61 EAST AVENUE LLC

**Sale Price** \$0

**Co-Owner**

**Certificate** 7599-167

**Address** C/O PETER DINARDO ENTERPRISES  
323 NORTH AVE  
BRIDGEPORT, CT 06606-5125

**Book & Page** 7599/167

**Sale Date** 05/17/2012

**Instrument** 4

## Ownership History

| Ownership History                       |            |             |             |            |            |
|---|------------|-------------|-------------|------------|------------|
| Owner                                   | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| 61 EAST AVENUE LLC                      | \$0        | 7599-167    | 7599/167    | 4          | 05/17/2012 |
| DINARDO PETER R EST - DINARDO JOSEPHINE | \$0        |             | 2579/8      | 08         | 09/18/1991 |
| DINARDO PETER                           | \$0        |             | 2579/8      |            | 09/18/1991 |

## Building Information

### Building 1 : Section 1

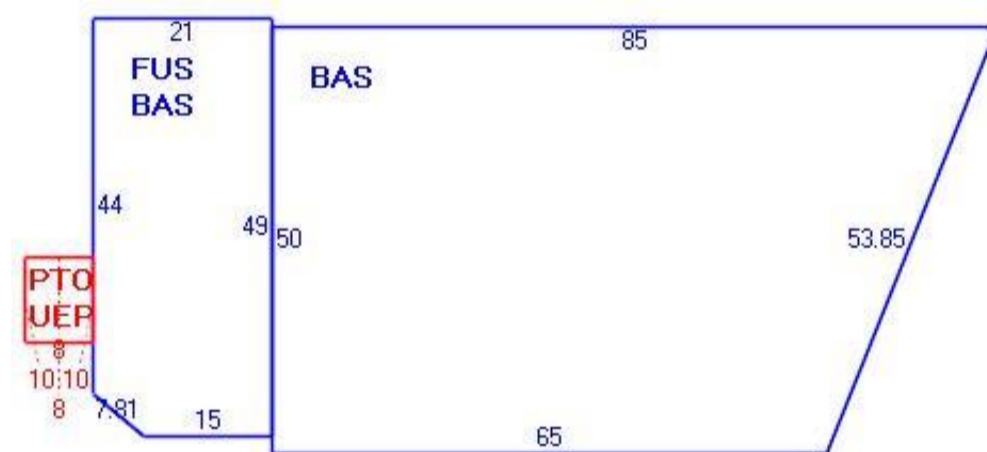
**Year Built:** 1958  
**Living Area:** 5,778  
**Replacement Cost:** \$404,247  
**Building Percent Good:** 48

**Replacement Cost****Less Depreciation:** \$194,040**Building Attributes**

| Field            | Description         |
|------------------|---------------------|
| STYLE            | Office/Warehs       |
| MODEL            | Commercial          |
| Stories:         | 1.00                |
| Occupancy        | 2.00                |
| Exterior Wall 1  | Brick Veneer        |
| Exterior Wall 2  | Stucco/Masonry      |
| Roof Structure   | Flat                |
| Roof Cover       | Tar and Gravel      |
| Interior Wall 1  | Drywall             |
| Interior Wall 2  |                     |
| Interior Floor 1 | Carpet              |
| Interior Floor 2 |                     |
| Heating Fuel     | Gas                 |
| Heating Type     | Forced Air          |
| AC Percent       | 100                 |
| Heat Percent     | 100                 |
| Bldg Use         | Commercial Improved |
| Total Rooms      | 0                   |
| Bedrooms         | 0                   |
| FBM Area         |                     |
| Heat/AC          | Heat/AC Pkg         |
| Frame            | Steel               |
| Plumbing         | Average             |
| Foundation       | Slab                |
| Partitions       | Average             |
| Wall Height      | 9.00                |
| % Sprinkler      | 0.00                |

**Building Photo**

(http://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg)

**Building Layout**

(ParcelSketch.ashx?pid=2890&amp;bid=2890)

| <b>Building Sub-Areas (sq ft)</b> |                        | <b>LegendLegend</b> |             |
|-----------------------------------|------------------------|---------------------|-------------|
| Code                              | Description            | Gross Area          | Living Area |
| BAS                               | First Floor            | 4,764               | 4,764       |
| FUS                               | Finished Upper Story   | 1,014               | 1,014       |
| PTO                               | Patio                  | 80                  | 0           |
| UEP                               | Utility Enclosed Porch | 80                  | 0           |
|                                   |                        | 5,938               | 5,778       |

**Extra Features**

| Extra Features             | LegendLegend |
|----------------------------|--------------|
| No Data for Extra Features |              |

**Land**

**Land Use**

**Use Code** 201V  
**Description** Commercial Improved  
**Zone** RB  
**Neighborhood** C400

**Land Line Valuation**

**Size (Acres)** 0.56  
**Frontage**  
**Depth**  
**Assessed Value** \$370,510  
**Appraised Value** \$529,300

**Outbuildings**

| Outbuildings |              |          |                 |               | LegendLegend |        |
|--------------|--------------|----------|-----------------|---------------|--------------|--------|
| Code         | Description  | Sub Code | Sub Description | Size          | Value        | Bldg # |
| PAV1         | Paving Asph. |          |                 | 11280.00 S.F. | \$11,840     | 1      |
| PAT1         | Patio        | CR       | Concrete        | 88.00 S.F.    | \$110        | 1      |

**Valuation History**

| Appraisal      |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2017           | \$205,990    | \$529,300 | \$735,290 |
| 2016           | \$205,990    | \$529,300 | \$735,290 |
| 2015           | \$205,990    | \$529,300 | \$735,290 |

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2017           | \$144,200    | \$370,510 | \$514,710 |
| 2016           | \$144,200    | \$370,510 | \$514,710 |
| 2015           | \$144,200    | \$370,510 | \$514,710 |