

90 MONROE TURNPIKE

Location 90 MONROE TURNPIKE

Mblu D/02 / 00094/ 000/

Acct#

Owner OLD MINE ASSOCIATES LLC

Assessment \$12,915,420

Appraisal \$18,450,600

PID 8296

Building Count 2

Fire District L

Current Value

Appraisal	
Valuation Year	Total
2015	\$18,450,600
Assessment	
Valuation Year	Total
2015	\$12,915,420

Owner of Record

Owner OLD MINE ASSOCIATES LLC
Co-Owner C/O PETER DINARDO ENTERPRISES
Address 323 NORTH AVENUE
 BRIDGEPORT, CT 06606

Sale Price \$0
Book & Page 893/ 13
Sale Date 05/01/1996

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
OLD MINE ASSOCIATES LLC	\$0	893/ 13	05/01/1996

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 104,032

Building Attributes	
Field	Description
STYLE	Retail Warehouse

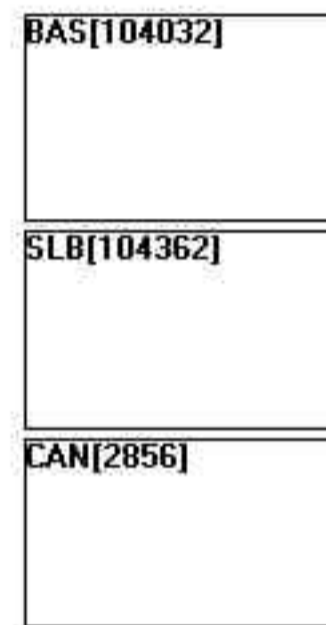
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Stucco Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minimum
Interior Wall 2	Drywall
Interior Floor 1	Concr Abv Grad
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Central
Bldg Use	Retail/Warehouse
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Fireprf Steel
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	20
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos2/TrumbullCTPhotos//\00\01\53>)

Building Layout



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	104,032	104,032
CAN	Canopy	2,856	0
SLB	Slab	104,362	0
		211,250	104,032

Building 2 : Section 1

Year Built: 2010
Living Area: 16,800

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Retail Strip Ctr
Stories:	1 Story
Occupancy	1

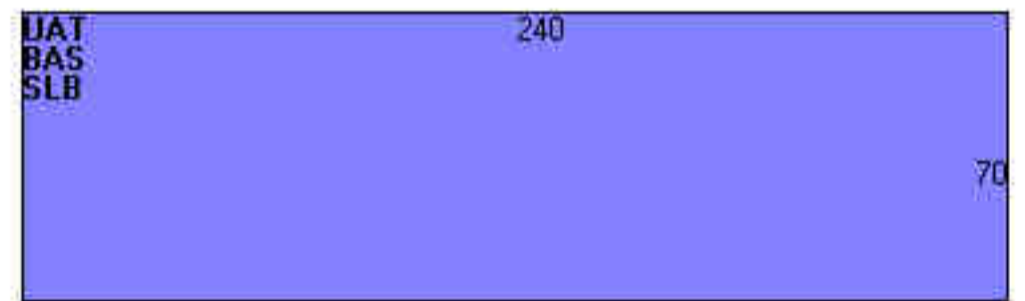
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Glass/Thermo.
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Central
Bldg Use	Retail
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Fireprf Steel
Baths/Plumbing	Average
Ceiling/Walls	Sus-Ceil & WL
Rooms/Prtns	Average
Wall Height	12
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos2/TrumbullCTPhotos//\00\01\53>)

Building Layout



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

Building Sub-Areas (sq ft)		LegendLegend	
Code	Description	Gross Area	Living Area
BAS	First Floor	16,800	16,800
SLB	Slab	16,800	0
UAT	Unfinished Attic	16,800	0
		50,400	16,800

Extra Features

Extra Features			LegendLegend
Code	Description	Size	Bldg #
LDL1	Load Leveler	1 Units	1

Land

Land Use

Land Line Valuation

Use Code 359
Description Retail/Warehouse
Zone BC
Neighborhood 355
Alt Land Appr Category No

Size (Acres) 17.76
Frontage
Depth

Outbuildings

Outbuildings				Legend	
Code	Description	Sub Code	Sub Description	Size	Bldg #
LT4	Light - 4			25 Units	2
PAV1	Paving Asph.			217800 S.F.	1
PAV1	Paving Asph.			40000 S.F.	2
PAV2	Paving Concrct			29810 S.F.	1
PAV1	Paving Asph.			3520 S.F.	1
CNP	Canopy			380 S.F.	1

Valuation History

Appraisal	
Valuation Year	Total
2016	\$18,450,600
2015	\$18,450,600
2014	\$15,992,400

Assessment	
Valuation Year	Total
2016	\$12,915,420
2015	\$12,915,420
2014	\$11,194,800

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