

2348 WHITNEY AVE

Location	2348 WHITNEY AVE	Mblu	2630/ 016/ 01/ /
Acct#	100267	Owner	SUN STAR PROPERTIES
Total Assessed Va...	\$818,720	Appraisal	\$1,169,600
PID	126391	Building Count	1

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$522,400	\$0	\$39,100	\$608,100	\$1,169,600
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$365,680	\$0	\$27,370	\$425,670	\$818,720

Owner of Record

Owner	SUN STAR PROPERTIES	Sale Price	\$3,150,000
Co-Owner		Certificate	
Address	668 TERHUNE RD	Book & Page	4458/0095
	RIDGEWOOD, NJ 07450	Sale Date	10/06/2017
		Instrument	3

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SUN STAR PROPERTIES	\$3,150,000		4458/0095	3	10/06/2017

Building Information

Building 1 : Section 1

Year Built:	1940
Living Area:	11,800
Building Percent Good:	70
Building Attributes	
Field	Description

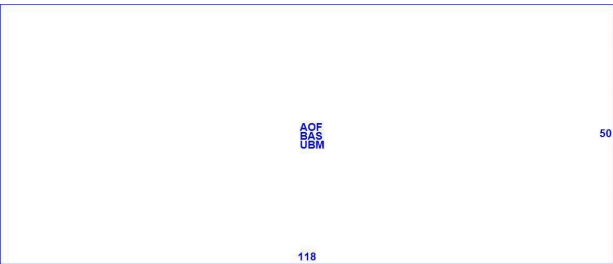
Style:	Strip Stores
Model	Comm/Ind
Grade	B -
Stories:	2
Occupancy	16.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	MIXED USE M94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	3401
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	ABOVE AVERAGE
Wall Height	10.00
% Comn Wall	

### Building Photo



([https://images.vgsi.com/photos/HamdenCTPhotos/A0068\126391\\_68828..](https://images.vgsi.com/photos/HamdenCTPhotos/A0068\126391_68828..)

### Building Layout



([ParcelSketch.ashx?pid=126391&bid=125760](#))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
AOF	Office	5,900	5,900
BAS	First Floor	5,900	5,900
UBM	Basement, Unfinished	5,900	0
		17,700	11,800

### Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
A/C	AIR CONDITIONING	0.00 S.F.	\$0	1

### Land

Land Use		Land Line Valuation	
Use Code	3030	Size (Acres)	0.99
Description	MIXED USE M94	Frontage	

Zone

Neighborhood

Alt Land Appr

Category

T5

W

No

Depth

Total Market Land

Appraised Value

\$425,670

\$608,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			28980.00 S.F.	\$39,100	1

Valuation History

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$637,300	\$0	\$28,700	\$734,000	\$1,400,000

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$446,110	\$0	\$20,090	\$513,800	\$980,000