

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
Address 668 TERHUNE RD **Certificate**
RIDGEWOOD, NJ 07450 **Book & Page** 4458/0095
Instrument 3 **Sale Date** 10/06/2017

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

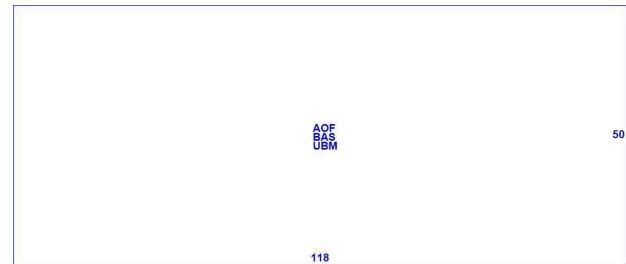
Style:	Strip Stores
Model	Comm/Ind
Grade	B -
Stories:	2
Occupancy	16.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC 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
% Comm Wall	

Building Photo



(https://images.vgsi.com/photos/HamdenCTPhotos//0068\126391_68828..)

Building Layout



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

Building Sub-Areas (sq ft)			Legend
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					Legend
Code	Description	Size	Value	Bldg #	
A/C	AIR CONDITIONING	0.00 S.F.	\$0	1	

Land

Land Use

Land Line Valuation

Use Code 3030
 Description MIXED USE M94

Size (Acres) 0.99
 Frontage

Zone T5
Neighborhood W
Alt Land Appr No
Category

Depth
Total Market Land \$425,670
Appraised Value \$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