

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
04-1487/S

Parent Parcel Number

Property Address
NORTH WATER STREET 0010

Neighborhood
2700 BYRAM

Property Class
235 Mixed - Use

TAXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT

Area 001

Corporation 057

District 04

Section & Plat 006

Routing Number 5920W0043

OWNERSHIP

10 NORTH WATER LLC
10 NORTH WATER ST
GREENWICH, CT 06830

LOT NO 2 NORTH WATER ST W 42

Tax ID 146/012

Printed 09/23/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
11/13/2013	KARIPIDES JOHN Bk/Pg: 6674, 191	\$0
11/13/2013	KARIPIDES JOHN & ELIZABETH Bk/Pg: 6674, 189	\$0
02/01/1980	PASCHALIDIS DIMITRIOS/KARIPIDES JOHN Bk/Pg: 1161, 298	\$120000
07/25/1978	KENT WILLIAM & BREAZNELL AMANDA K Bk/Pg: 1085, 318	\$112000
07/16/1974	NA Bk/Pg: 896, 132	\$0

COMMERCIAL

VALUATION RECORD

Assessment Year	10/01/2018	10/01/2019	10/01/2020	10/01/2021	10/01/2021	10/01/2022	10/01/2023
Reason for Change	2018 List	2019 List	2020 List	2021 Prelim	2021 Final	2022 List	2023 List
VALUATION	L 292900	292900	292900	292900	292900	292900	292900
Market	B 687100	687100	687100	759100	759100	759100	759100
	T 980000	980000	980000	1052000	1052000	1052000	1052000
VALUATION	L 205030	205030	205030	205030	205030	205030	205030
70% Assessed	B 480970	480970	480970	531370	531370	531370	531370
	T 686000	686000	686000	736400	736400	736400	736400

Site Description

Topography:

Public Utilities:
Sewer, Electric

Street or Road:

Neighborhood:

Land Type

Zoning:
LBR-2 Local Business
Legal Acres:
0.1132

1 Primary Commercial

4930.99

62.52

62.52

308300 F

-5%

292900

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value

CKMP: 8753

DBA: Famous Greek Kitchen

GEN: Apt used by prop owner. Visited TG, 7/20/2015

O/O: 2020 Owner-Occupied Commercial

Supplemental Cards

TRUE TAX VALUE

292900

Permit Number
Type

FilingDate

Est. Cost
Est. SqFt

Field Visit

Supplemental Cards

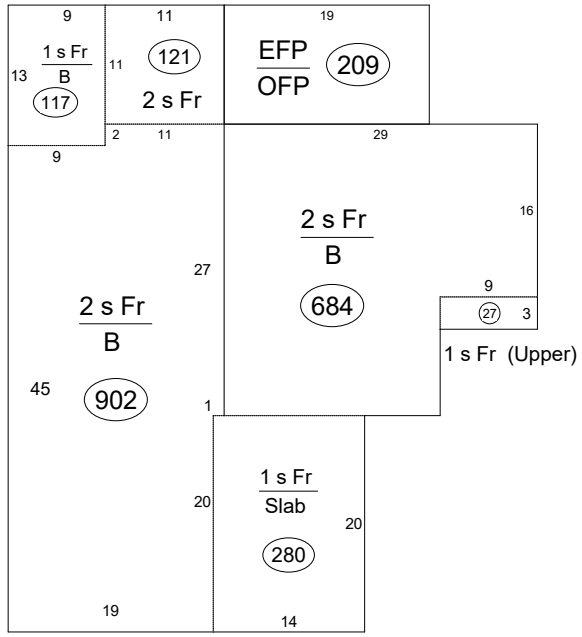
TOTAL LAND VALUE

292900

PHYSICAL CHARACTERISTICS

ROOFING				
Slate/Tile				
WALLS				
Frame	B	1	2	U
Brick	Yes	Yes	Yes	
Metal				
Guard				
FRAMING				
Wd Jst	B	1	2	U
R Conc	0	2104	1734	0
	1703	0	0	0
HEATING AND AIR CONDITIONING				
Heat	B	1	2	U
	681	1578	1734	0

IMPROVEMENT DATA



Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 07/2020				
Base Cost	3838	95.24	365531	
Exterior Walls	3838	17.60	67549	
Heating & Cooling	3312	19.04	63060	
Basic Structure Cost	3838	129.27	496140	
Semifinished Basement	1703	95.32	162330	
Heating & Cooling	681	18.13	12347	
Building Cost New	3838	174.78	670817	
Physical	0	0.00	180713	26.94
Depreciated Cost	3838	127.70	490104	
Rounded Total	0	0.00	490100	
OFF	209	42.58	8900	
EFP/	209	61.91	12940	
Total Exterior Features			21840	
Depreciated Ext Features			15960	
Total Before Adjustments			506060	
Neighborhood Adjustment			253040	50.00
TOTAL VALUE			759100	

(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	PhysDepr	ObsolDepr	Market Adj	% Comp	Value
C : Remod 1984		C	GENCOMM	0.00		Low	1920	1975	AO	0.00	N	0.00	2131	0	0	0	150	100	759100