

2348 WHITNEY AVE

Location 2348 WHITNEY AVE

Mblu 2630/ 016/ 01/ /

Acct# 100267

Owner SUN STAR PROPERTIES

Assessment \$980,000

Appraisal \$1,400,000

PID 126391

Building Count 1

Current Value

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

Owner of Record

Owner SUN STAR PROPERTIES

Sale Price \$3,150,000

Co-Owner

Certificate

Address 668 TERHUNE RD

Book & Page 4458/0095

REAL_OWNERS, 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: 65

Building Attributes	
Field	Description
Style:	Strip Stores

Model	Comm/Ind
Grade	C
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 M96
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/default.jpg>)

Building Layout

 Building Layout

(https://images.vgsi.com/photos/HamdenCTPhotos/Sketches/126391_125)

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

Use Code 303I
Description MIXED USE M96
Zone T5

Land Line Valuation

Size (Acres) 0.99
Frontage
Depth

Neighborhood N
Alt Land Appr No
Category

Assessed Value \$513,800
Appraised Value \$734,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			28980.00 S.F.	\$28,700	1

Valuation History

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