

# 2340 WHITNEY AVE

**Location** 2340 WHITNEY AVE

**Mblu** 2630/ 016/ //

**Acct#** 100267

**Owner** SUN STAR PROPERTIES INC

**Assessment** \$867,720

**Appraisal** \$1,239,600

**PID** 100267

**Building Count** 1

## Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2021	\$809,900	\$0	\$5,600	\$424,100	\$1,239,600

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2021	\$566,930	\$0	\$3,920	\$296,870	\$867,720

## Owner of Record

**Owner** SUN STAR PROPERTIES INC

**Sale Price** \$3,150,000

**Co-Owner**

**Certificate**

**Address** 668 TERHUNE RD  
RIDGEWOOD, NJ 07450

**Book & Page** 4458/0095

**Sale Date** 10/06/2017

**Instrument** UNKQ

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SUN STAR PROPERTIES INC	\$3,150,000		4458/0095	UNKQ	10/06/2017
TOWN HALL CENTER LLC	\$2,100,000		3249/0090	UNKQ	11/02/2006
TOWN HALL PLAZA ASSOCIATES	\$0		0717/0453	00	01/03/1985

## Building Information

### Building 1 : Section 1

**Year Built:** 1940  
**Living Area:** 11,520  
**Building Percent Good:** 70

**Building Attributes**

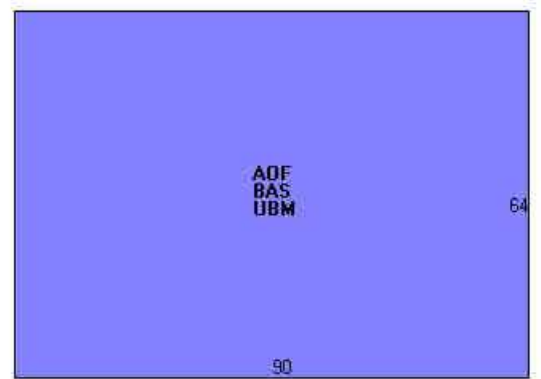
Field	Description
STYLE	Store
MODEL	Ind/Comm
Grade	C
Stories:	2
Occupancy	5.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Central
Struct Class	
Bldg Use	OFFICE BLD M96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	340I
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	ABOVE AVERAGE
Wall Height	10.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos/HamdenCTPhotos/\A00\02\75\58.jpg>)

### Building Layout



([http://images.vgsi.com/photos/HamdenCTPhotos//Sketches/100267\\_2089](http://images.vgsi.com/photos/HamdenCTPhotos//Sketches/100267_2089))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
AOF	Office	5,760	5,760
BAS	First Floor	5,760	5,760
UBM	Basement, Unfinished	5,760	0
		17,280	11,520

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

### Land Use

### Land Line Valuation

**Use Code** 340I  
**Description** OFFICE BLD M96  
**Zone** T5  
**Neighborhood** N  
**Alt Land Appr** No  
**Category**

**Size (Acres)** 0.36  
**Frontage**  
**Depth**  
**Assessed Value** \$296,870  
**Appraised Value** \$424,100

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			5700.00 S.F.	\$5,600	1

**Valuation History**

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