

343 PARK AV #345

|            |                  |                |                        |
|------------|------------------|----------------|------------------------|
| Location   | 343 PARK AV #345 | Mblu           | 21/ 407/ 13/ /         |
| Acct#      | RA-0050840       | Owner          | ZHENG JIN J & LAN FANG |
| Assessment | \$148,608        | Appraisal      | \$212,292              |
| PID        | 2711             | Building Count | 1                      |

Current Value

| Appraisal      |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2024           | \$178,580    | \$33,712 | \$212,292 |
| Assessment     |              |          |           |
| Valuation Year | Improvements | Land     | Total     |
| 2024           | \$125,010    | \$23,598 | \$148,608 |

Owner of Record

|          |  |             |            |
|----------|--|-------------|------------|
| Owner    | ZHENG JIN J & LAN FANG                     | Sale Price  | \$200,000  |
| Co-Owner | (TENANTS IN COMMON)                        | Certificate |            |
| Address  | 329 MERRITT STREET<br>BRIDGEPORT, CT 06604 | Book & Page | 8252/0127  |
|          |  | Sale Date   | 06/24/2010 |
|          |  | Instrument  | 00         |

Ownership History

| Ownership History             |            |             |             |            |            |
|-------------------------------|------------|-------------|-------------|------------|------------|
| Owner                         | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| ZHENG JIN J & LAN FANG        | \$200,000  |             | 8252/0127   | 00         | 06/24/2010 |
| 343 PARK AVENUE LLC           | \$120,000  |             | 7923/0335   | 14         | 11/14/2008 |
| US BANK NATIONAL ASSC TRUSTEE | \$0        |             | 7867/0155   | 14         | 07/29/2008 |
| RUIZ ISIDRO                   | \$340,000  |             | 7210/0335   | 00         | 10/20/2006 |
| CHOI CHUNG WOO                | \$0        |             | 4202/0019   |            | 09/10/1999 |

Building Information

Building 1 : Section 1

Year Built:

1909

Living Area:

3,149

Replacement Cost:

\$288,028

Building Percent Good:

62

Replacement Cost

Less Depreciation:

\$178,580

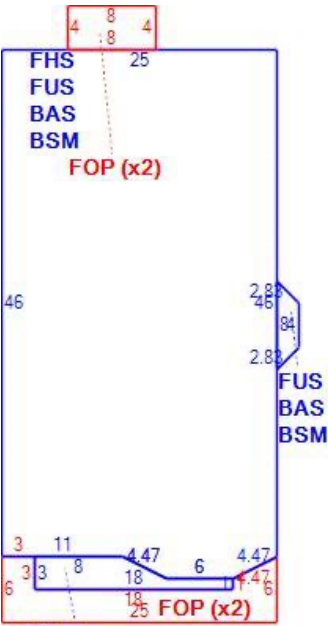
| Building Attributes |                |
|---------------------|----------------|
| Field               | Description    |
| Style:              | Two Family     |
| Model               | Multi-Family   |
| Grade:              | C              |
| Stories:            | 2.25           |
| Occupancy:          | 2              |
| Exterior Wall 1:    | Aluminum Sidin |
| Exterior Wall 2:    |                |
| Roof Structure:     | Gable          |
| Roof Cover:         | Asphalt Shingl |
| Interior Wall 1:    | Plaster        |
| Interior Wall 2:    |                |
| Interior Flr 1:     | Hardwood       |
| Interior Flr 2      |                |
| Heat Fuel:          | Oil            |
| Heat Type:          | Hot Water      |
| AC Type:            | None           |
| Total Bedrooms      | 5 Bedrooms     |
| Total Full Baths    | 2              |
| Total Half Baths    | 0              |
| Total Xtra Fixtrs:  | 0              |
| Total Rooms         | 13             |
| Bath Style:         | Average        |
| Kitchen Style:      | Average        |
| Num Kitchens        |                |
| Fireplaces          | 0              |
| Fin Bsmt Area       |                |
| Fin Bsmt Quality    |                |
| Num Park            |                |
| Bsmt Garages        | 0              |
| .                   | NBHD 5 - 2 Fam |
| Fndtn Cndtn         |                |
| Basement            |                |

Building Photo



([https://images.vgsi.com/photos2/BridgeportCTPhotos/\A0128\IMG\\_0446\\_](https://images.vgsi.com/photos2/BridgeportCTPhotos/\A0128\IMG_0446_)

Building Layout



(ParcelSketch.ashx?

pid=2711&bid=2711)

| Building Sub-Areas (sq ft) |                      |            | Legend      |
|----------------------------|----------------------|------------|-------------|
| Code                       | Description          | Gross Area | Living Area |
| BAS                        | First Floor          | 1,182      | 1,182       |
| FUS                        | Finished Upper Story | 1,182      | 1,182       |
| FHS                        | Finished Half Story  | 1,208      | 785         |
| BSM                        | Basement             | 1,182      | 0           |
| FOP                        | Open Porch           | 324        | 0           |
|                            |                      | 5,078      | 3,149       |

Extra Features

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

Land

| Land Use      |            | Land Line Valuation |          |
|---------------|------------|---------------------|----------|
| Use Code      | 102        | Size (Acres)        | 0.08     |
| Description   | Two Family | Frontage            | 0        |
| Zone          | RB         | Depth               | 0        |
| Neighborhood  | 05         | Assessed Value      | \$23,598 |
| Alt Land Appr | No         | Appraised Value     | \$33,712 |
| Category      |            |                     |          |

Outbuildings

| Outbuildings             | Legend |
|--------------------------|--------|
| No Data for Outbuildings |        |

Valuation History

| Appraisal      |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2023           | \$178,580    | \$33,712 | \$212,292 |
| 2022           | \$178,580    | \$33,712 | \$212,292 |
| 2021           | \$178,580    | \$33,712 | \$212,292 |

| Assessment     |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2023           | \$125,010    | \$23,598 | \$148,608 |
| 2022           | \$125,010    | \$23,598 | \$148,608 |
| 2021           | \$125,010    | \$23,598 | \$148,608 |