69 WHEELER ST

Location	69 WHEELER ST	**Mblu**	077/ 0975/ 00200/ /
Acct#	077 0975 00200	**Owner**	WHITNEY REALTY ENTERPRISES LLC
Assessment	$269,523	**Appraisal**	$385,033
PID	3459	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$254,933	$130,100	$385,033

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$178,453	$91,070	$269,523

Owner of Record

Owner	WHITNEY REALTY ENTERPRISES LLC	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	51 LONGHINI LANE NEW HAVEN, CT 06519	**Book & Page**	8954/ 126
		Sale Date	03/01/2013
		Instrument	3

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WHITNEY REALTY ENTERPRISES LLC	$0		8954/ 126	3	03/01/2013
ELMER LAYDON SPRAY TRUST	$0		8826/ 20	25	05/04/2012
LAYDON ELMER F & WILLIAM M	$0		2868/ 345		09/11/1980

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	8,816
Replacement Cost:	$444,431
Building Percent Good:	60

Building Photo

Building Photo
(http://images.vgsi.com/photos/NewHavenCTPhotos//\00\05\09/

Building Layout

Replacement Cost Less Depreciation: $266,700

Building Attributes	
Field	**Description**
STYLE	Warehouse
MODEL	Ind/Lg Com
Grade	Above Average
Stories:	2
Occupancy	1
Exterior Wall 1	Brick
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil/Gas
Heating Type	FA/HW/ST
AC Type	None
Bldg Use	IND WHSES MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
NBHD Code	
1st Floor Use:	4010
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	14
% Comn Wall	

(http://images.vgsi.com/photos/NewHavenCTPhotos//Sketches/3

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	7,656	7,656
AOF	Office	1,160	1,160
		8,816	8,816

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
MEZ1	MEZZANINE-UNF	250 S.F.	$1,900	1

Land

Land Use

Use Code	4010
Description	IND WHSES MDL-96
Zone	IH
Neighborhood	IND5
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.3
Frontage	1
Depth	0
Assessed Value	$91,070
Appraised Value	$130,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			11760 S.F.	$24,100	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2017	$292,700	$130,100	$422,800
2016	$540,200	$130,100	$670,300
2015	$340,800	$115,200	$456,000

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2017	$204,890	$91,070	$295,960
2016	$378,140	$91,070	$469,210
2015	$238,560	$80,640	$319,200

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