69 WHEELER ST

Location	69 WHEELER ST	**Mblu**	077/ 0975/ 00200/ /
Acct#	077 0975 00200	**Owner**	WHITNEY REALTY ENTERPRISES LLC
Assessment	$359,870	**Appraisal**	$514,100
PID	3459	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$320,800	$193,300	$514,100
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$224,560	$135,310	$359,870

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:	$491,411

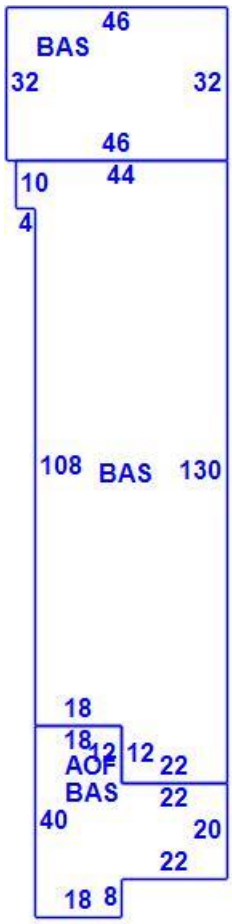
Building Percent Good: 60
Replacement Cost
Less Depreciation: $294,800

Building Attributes	
Field	**Description**
Style:	Warehouse
Model	Ind/Lg Com
Grade	Average
Stories:	2
Occupancy	1.00
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
Struct Class	
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	14.00
% Comn Wall	

Building Photo

(http://images.vgsi.com/photos/NewHavenCTPhotos//\00\05\09\06.jpg)

Building Layout



(ParcelSketch.ashx?pid=3459&bid=18150)

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	Assessed Value	Bldg #
MEZ1	MEZZANINE-UNF	250.00 S.F.	$1,900	$1,330	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	$135,310
Appraised Value	$193,300

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
PAV1	PAVING-ASPHALT			11760.00 S.F.	$24,100	$16,870	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	$254,933	$130,100	$385,033
2019	$254,933	$130,100	$385,033
2018	$254,933	$130,100	$385,033

Assessment			
Valuation Year	Improvements	Land	Total
2020	$178,453	$91,070	$269,523
2019	$178,453	$91,070	$269,523
2018	$178,453	$91,070	$269,523

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