

2340 WHITNEY AVE

Location 2340 WHITNEY AVE

Mblu 2630/ 016/ //

Acct# 100267

Owner SUN STAR PROPERTIES INC

Total Assessed Va... \$731,360

Appraisal \$1,044,800

PID 100267

Building Count 1

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$685,700	\$0	\$7,700	\$351,400	\$1,044,800

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$479,990	\$0	\$5,390	\$245,980	\$731,360

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

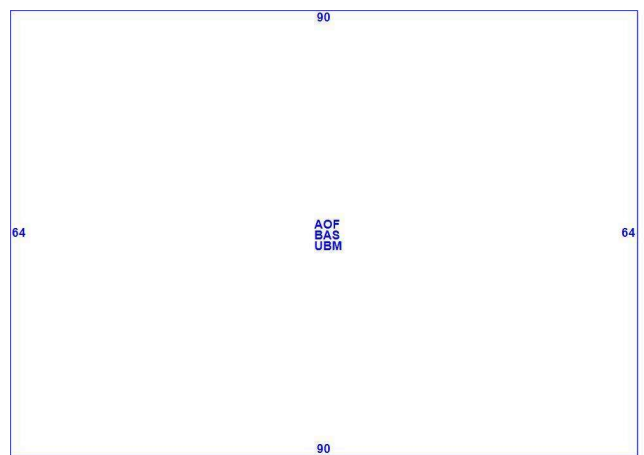
Field	Description
Style:	Store
Model	Ind/Comm
Grade	C
Stories:	2
Occupancy	5.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Central
Struct Class	
Bldg Use	MIXED USE M94
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



https://images.vgsi.com/photos/HamdenCTPhotos/\0068\100267_68826..

Building Layout



[\(ParcelSketch.ashx?pid=100267&bid=20893\)](#)

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 Use

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

Land Line Valuation

Size (Acres) 0.36
Frontage
Depth
Total Market Land \$245,980
Appraised Value \$351,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			5700.00 S.F.	\$7,700	1

Valuation History

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$809,900	\$0	\$5,600	\$424,100	\$1,239,600

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$566,930	\$0	\$3,920	\$296,870	\$867,720