

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KOINONIA JOHN THE BAPTIST GEN						Description	Code	Appraised	Assessed	6015 BRIDGEPORT, CT
163 ORTEGA AVE						Ex Com Ln	21	484,620	339,230	
BRIDGEPORT CT 06606						Ex Com Bl	22	4,029,140	2,820,400	
						Ex C Outb	25	4,650	3,260	
SUPPLEMENTAL DATA										
Alt Prcl ID 2755--32-----										
Census Tr GEN729										
Heart Abstract 200:200						Special Dis				
Freeze										
GIS ID 2755-32						Assoc Pid#				
						Total		4,518,410	3,162,890	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KOINONIA JOHN THE BAPTIST GENERAL F		11155	194	03-12-2024	U	I	0	16	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FEDERATION OF OASIS OF KOINONIA JOH		11155	191	03-12-2024	U	I	0	04	2025	21	339,230	2025	21	339,230	2024	21	107,300
FEDERATION OF KOINONIA JOHN THE BAP		10754	125	04-06-2022	U	I	0	03		22	2,820,400		22	2,820,400		22	1,677,160
BPT ROMAN CATHOLIC DIOCESAN CORP		10664	278	12-20-2021	U	I	0	29		25	3,260		25	3,260		25	13,040
OUR LADY OF GOOD COUNSEL		10119	67	10-30-2019	U	I	0	25	Total		3,162,890	Total		3,162,890	Total		1,797,500

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2021	HAAX		1797500.00															
Total			1,797,500.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
021												
NOTES										Appraised Bldg. Value (Card)		4,029,140
CHURCH WITH FBM, SEAT. CAP. OF 200 , BLDG#2=RECTORY 2024 QUADRENNIAL EXEMPTION APPROVED										Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		4,650
										Appraised Land Value (Bldg)		484,620
										Special Land Value		0
										Total Appraised Parcel Value		4,518,410
										Valuation Method		C
										Total Appraised Parcel Value		4,518,410

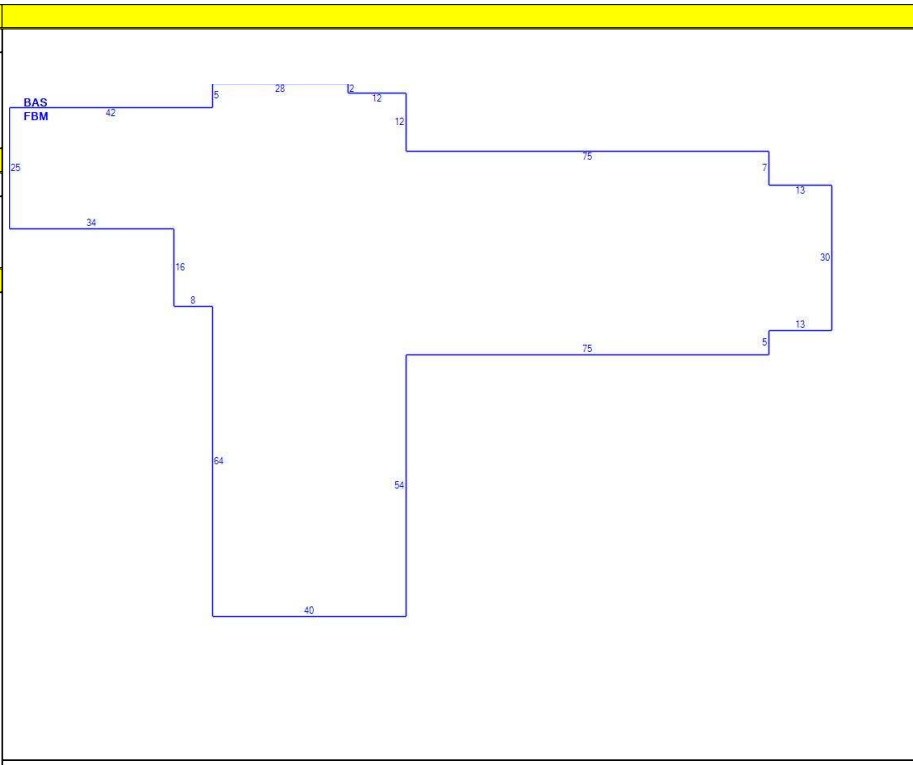
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18440-2025	07-16-2025	RF	New/Rep Roof	12,000	08-05-2025	100	08-05-2025	RE-SHINGLE	09-12-2025	MVS			31	DataMailer Change
13674-2024	06-27-2025	IA	Interior Alter	110,000	09-30-2024	0		KIT REMOD & NEW 2.5 BATH	06-18-2020	MVS	01	6	31	DataMailer Change
									06-01-2020	MVS	01	6	29	Datamailer-No Change
									10-10-2008	AD			91	Com Field Review
									08-19-2008	JR			90	Res Field Review
									08-05-2008	JF			00	Measured & Listed
									07-02-1999	EC			B	Measured Exterior Only

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	958	Religious Mdl 94	P2		1.020	AC	381,586.00	0.99606	C	1.00	21	1.250		0	475,112.73	484,620
Total Card Land Units					1.0200	AC	Parcel Total Land Area: 1.0200					Total Land Value		484,620		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	71	Churches			
Model:	94	Comm/Ind			
Grade:	10	Ave/Gd			
Stories:	1				
Occupancy:	1.00				
Exterior Wall 1:	20	Brick			
Exterior Wall 2:	11	Clapboard			
Roof Struct:	03	Gable			
Roof Cover:	03	Asphalt Shingl			
Interior Wall 1:	05	Drywall			
Interior Wall 2:					
Interior Floor 1:	12	Hardwood			
Interior Floor 2:					
Heating Fuel:	04	Gas			
Heating Type:	05	Hot Water			
AC Type:	01	None			
Bldg Use:	958	Religious Mdl 94			
Ttl Rooms:	14				
Ttl Bedrms:	7				
Ttl Baths:	5				
Ttl Half Baths:	2				
Ttl Xtra Fix:	0				
Heat/AC:	01	Heat/Ac Pkgs			
Frame Type:	03	Masonry			
Baths/Plumbing:	02	Average			
Ceiling/Wall:	06	Ceil & Walls			
Rooms/Prtns:	02	Average			
Wall Height:	14.00				
% Conn Wall:					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
958	Religious Mdl 94	100
		0
		0

COST / MARKET VALUATION	
RCN	5,344,397
Year Built	1950
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	0
External Obsolescence	0
Trend Factor	1.000
Condition	
Condition %	
Percent Good	65
RCNLD	3,473,860
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving Asph	L	1	3.50	1950	A	60		0.00	0
FN3	Fence, Vinyl	L	250	31.00	1950	A	60		0.00	4,650

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	9,094	9,094	9,094	367.31	3,340,340	
FBM	Finished Basement	6,821	9,094	5,456	220.37	2,004,057	
Ttl Gross Liv / Lease Area		15,915	18,188	14,550		5,344,397	



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2	957	Religious Hse			0 SF	0.00	1.00000	0	1.00		1.000		0.0000	0	0	
Total Card Land Units					0 SF	Parcel Total Land Area					1.0200	Total Land Value				0

