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Block: 1003	Prop Loc: 112 BROAD STREET	Owner: MATSAS, RACHEL	Square Ft: 2632
Lot: 1	District: 1312 EATONTOWN	Street: 2033 EAST 19TH STREET	Year Built: 1906
Qual:	Class: 2	City State: BROOKLYN, NY 11229	Style: 5

Additional Information

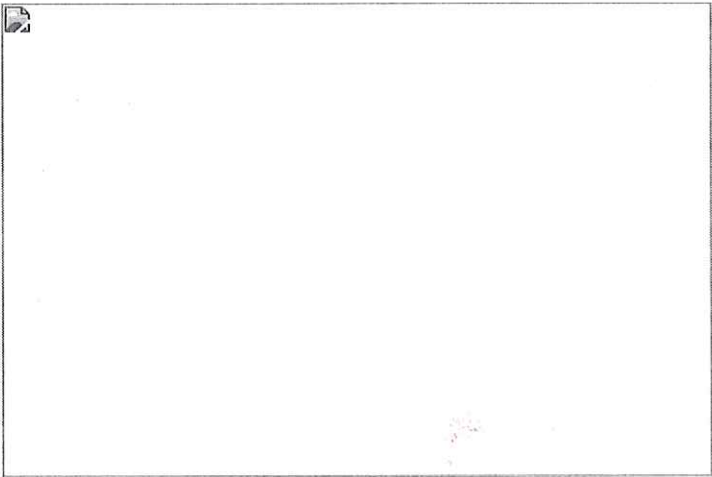
Prior Block: 37	Acct Num:	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 3.01	Mtg Acct:	Land Desc: 63X144	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 1FD	Initial: 000000 Further: 000000
Updated: 10/18/22	Tax Codes:	Class4Cd: 0	Desc:
Zone: R10	Map Page: 10	Acreage: 0.2083	Taxes: 9042.22 / 0.00

Sale Date: 04/13/20 Book: 9410 Page: 7446 Price: 10 NU#: 25

Sale Information

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	07/31/19	9362	274	240000	13	135.38	FAST TRACK CONSULTING, INC
More Info	04/13/20	9410	7446	10	25	0	MATSAS, RACHEL

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class	
<u>2023</u>	112 BROAD STREET	170100	0	447600	2	
		277500				
		447600				
<u>2022</u>	112 BROAD STREET	164600	0	416500	2	
		251900				
		416500				
<u>2021</u>	112 BROAD STREET	139800	0	365200	2	
		225400				
		365200				
<u>2020</u>	112 BROAD STREET	126300	0	345000	2	
		218700				
		345000				
<u>2019</u>	112 BROAD STREET	112800	0	324900	2	
		212100				
		324900				
<u>2018</u>	112 BROAD STREET	108300	0	308500	2	
		200200				
		308500				
<u>2017</u>	112 BROAD STREET	108300	0	307100	2	
		198800				
		307100				
<u>2016</u>	112 BROAD STREET	112800	0	313000	2	
		200200				
		313000				

*Click on Underlined Year for Tax List Page

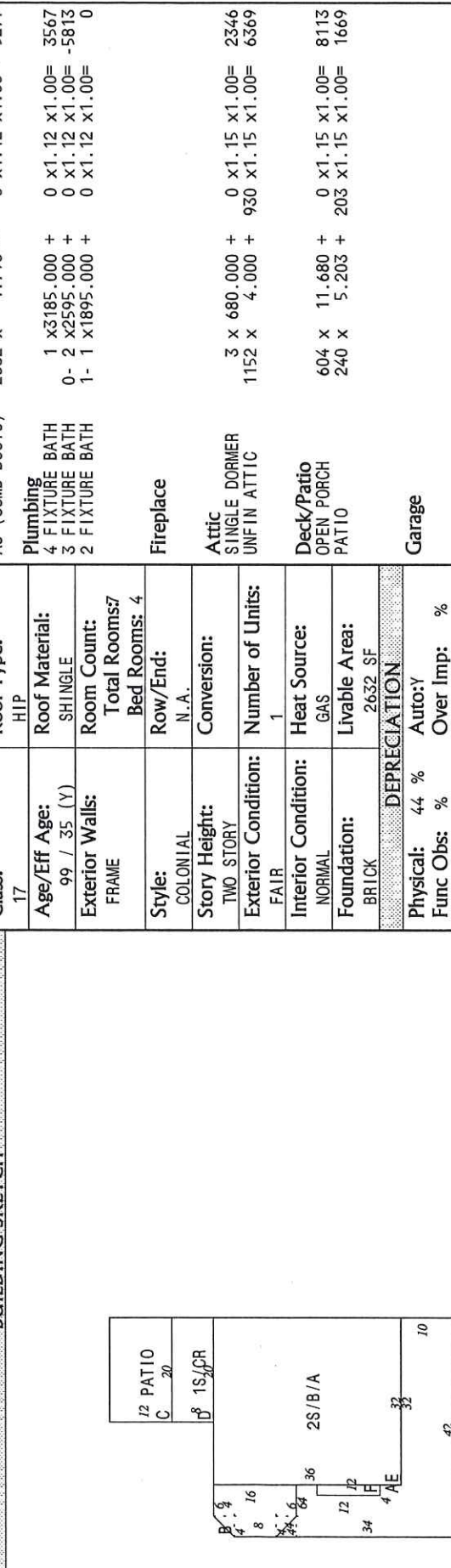
EATONTOWN Land Desc: 63X144 Owners Name: MATSAS, RACHEL Land: 170, 100
Block: 1003 Bldg Desc: 1FD Street Address: 2033 EAST 19TH STREET Impr: 277,500 Reval Date: 2022/10/01
Lot: 1 Addl Lots: BROOKLYN, NY Zip: 11229 Total: 447,600 Map: 10
Qual: Acres: 0.208 Class: 2 Property Location: 112 BROAD STREET Exempt: 722 Seq#: 722 (#1 of 1)

SALES HISTORY				ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount
FAST TRACK CONSULTING, INC	04/13/20	9410 /7446	10,25	10	2009	136100	231100	367200			
RICHARDS, DANE & CHRISTINE	07/31/19	9362 /274	240000	13	2015	122600	232700	355300			

LAND CALCULATIONS				SITE INFORMATION				RESIDENTIAL COST APPROACH			
Frt	Eff	D	Back	L	Tri	Dpf	FFP	Dep	Reason	Value	
63	144					1.15	0.90	TRAFFIC		26082	
1	LOT(S)					1.00	0.90	TRAFFIC		144000	

Neigh: FS07
VCS: FS07 Front Ft Value: 400
Zone: R10 Acre Value: 160000
Min Front: 75 Lot Value: 170,100
Std Depth: 100 Land Value: 170,100

BUILDING SKETCH



BUILDING INFORMATION				BUILDING INFORMATION				BUILDING INFORMATION			
Info By:	ESTIMATED	Date:	01/27/22	Info By:	ESTIMATED	Date:	01/27/22	Info By:	ESTIMATED	Date:	01/27/22
Visits:	2	Collector:	11	Visits:	2	Collector:	11	Visits:	2	Collector:	11
Old B:	37	Prt'd:	02/10/23	Old B:	37	Prt'd:	02/10/23	Old B:	37	Prt'd:	02/10/23
Old L:	3.01	Card:	M 11	Old L:	3.01	Card:	M 11	Old L:	3.01	Card:	M 11
BUILDING INFORMATION				BUILDING INFORMATION				BUILDING INFORMATION			
Class:	17	Roof Type:	HIP	Class:	17	Roof Type:	HIP	Class:	17	Roof Type:	HIP
Age/Eff Age:	99 / 35 (Y)	Roof Material:	SHINGLE	Age/Eff Age:	99 / 35 (Y)	Roof Material:	SHINGLE	Age/Eff Age:	99 / 35 (Y)	Roof Material:	SHINGLE
Exterior Walls:	FRAME	Room Count:	Total Rooms: 7	Exterior Walls:	FRAME	Room Count:	Total Rooms: 7	Exterior Walls:	FRAME	Room Count:	Total Rooms: 7
Style:	COLONIAL	Row/End:	N.A.	Style:	COLONIAL	Row/End:	N.A.	Style:	COLONIAL	Row/End:	N.A.
Story Height:	TWO STORY	Conversion:		Story Height:	TWO STORY	Conversion:		Story Height:	TWO STORY	Conversion:	
Exterior Condition:	FAIR	Number of Units:	1	Exterior Condition:	FAIR	Number of Units:	1	Exterior Condition:	FAIR	Number of Units:	1
Interior Condition:	NORMAL	Heat Source:	GAS	Interior Condition:	NORMAL	Heat Source:	GAS	Interior Condition:	NORMAL	Heat Source:	GAS
Foundation:	BRICK	Livable Area:	2632 SF	Foundation:	BRICK	Livable Area:	2632 SF	Foundation:	BRICK	Livable Area:	2632 SF
DEPRECIATION				DEPRECIATION				DEPRECIATION			
Physical:	44 %	Auto:Y		Physical:	44 %	Auto:Y		Physical:	44 %	Auto:Y	
Func Obs:	%	Over Imp:	%	Func Obs:	%	Over Imp:	%	Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%	Econ Obs:	%	Under Imp:	%	Econ Obs:	%	Under Imp:	%
Final Net:				Final Net:				Final Net:			
0.56				0.56				0.56			
Baths:	M:0	A:0	O: 2	Baths:	M:0	A:0	O: 2	Baths:	M:0	A:0	O: 2
Kitchens:	M:	A:	O: 1	Kitchens:	M:	A:	O: 1	Kitchens:	M:	A:	O: 1
NOTES				NOTES				NOTES			
604				604				604			
144				144				144			
240				240				240			
160				160				160			
1152				1152				1152			
24				24				24			
0				0				0			
FWW ORG				FWW ORG				FWW ORG			
LOCATION IS BUSY STREET				LOCATION IS BUSY STREET				LOCATION IS BUSY STREET			
Scale: 30				Scale: 30				Scale: 30			

