ASBURY PARK	**Land Desc:** 47X107 IRR	**Owners Name:**	1523 SUMMERFIELD, LLC		**Land:** 53,500		
Block: 1403	**Bldg Desc:** 2SF	**Street Address:**	1050 OLD NICHOLS RD #100		**Impr:** 310,100	**Reval Date:** 2020/10/01	
Lot: 23	**Addl Lots:**	**City & State:**	ISLANDIA, NY	**Zip:** 11749	**Total:** 363,600	**Map:** 14	
Qual:	**Acreage:** 0.000 **Class:** 2	**Property Location:**	1523 SUMMERFIELD AVENUE		**Exempt:**	**Seq#:** 1172	(#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
	02/15/08	8737 /5590	1	3

ASSESSMENT HISTORY

Year	Land	Impr	Total
2018	46300	206600	252900
2019	48900	242900	291800
2020	51400	275800	327200
2021	53500	310100	363600

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
46	110			1.04		1.00		30378
1	LOT(S)			1.00		1.00		23100

Neigh: SWA1
VCS: R1A1 **Front Ft Value:** 635
Zone: R1A **Acre Value:**
Min Front: 50 **Lot Value:** 23100
Std Depth: 100 **Land Value:** 53,500

SITE INFORMATION

Road:	PAVED	**Util:**	SEW/WATER
Curbs:	YES	**Gas:**	YES
Sidewalk:	YES	**Elec:**	YES
Loc:		**Topo:**	LEVEL

STAFF CONTROL

Info By:	TENANT	**Date:**	04/21/17
Visits:	2	**Collector:**	14
Old B:	62	**Prtd:**	11/10/20
Old L:	83.01	**Card:**	M AC

BUILDING INFORMATION

Class: 17	**Roof Type:** GABLE
Age/Eff Age: 14 / 14 (Y)	**Roof Material:** SHINGLE
Exterior Walls: ALUM/VINYL	**Room Count:** Total Rooms:6 Bed Rooms: 3
Style: COLONIAL	**Row/End:** N.A.
Story Height: TWO STORY	**Conversion:**
Exterior Condition: GOOD	**Number of Units:** 1
Interior Condition: NORMAL	**Heat Source:** GAS
Foundation: CONCRETE BLOCK	**Livable Area:** 1885 SF

DEPRECIATION

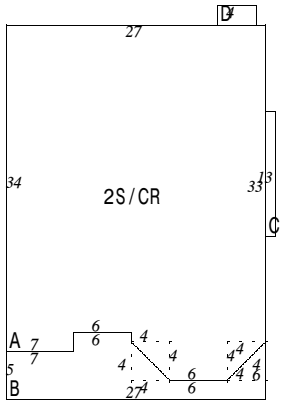
Physical:	9 %	**Auto:**	Y
Func Obs:	%	**Over Imp:**	%
Econ Obs:	10%	**Under Imp:**	%
		Final Net:	0.82

Baths: M: A: 3 O:
Kitchens: M: A: 1 O:

NOTES

FWW

BUILDING SKETCH



A: 2S/CR	u0r0u34r27d33s4w4l6n4w4u1l6d2l7	932
B: OP	u-5r0u5r7u2r6d1s4e4r6n4e4d6l27	121
C: 1S/SL	u25r27cr1d13	13
D: 1S/SL	u34r22cu2r4	8
E:		0
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
Main Bldg						
FIRST STORY	953 x	58.670	+27360	x1.00	x1.00=	83273
UPPER STORY	932 x	42.010	+ 8037	x1.00	x1.00=	47190
CONC. SLAB	21 x	-3.820	+ 0	x1.14	x1.00=	-91
Heat/AC						
FORCED HOT AIR	1885 x	2.400	+ 960	x1.12	x1.00=	6142
AC (COMB DUCTS)	1885 x	0.890	+ 2160	x1.12	x1.00=	4298
Plumbing						
3 FIXTURE BATH	3- 2 x	2595.000	+ 0	x1.12	x1.00=	2906
2 FIXTURE BATH	0- 1 x	1895.000	+ 0	x1.12	x1.00=	-2122
Fireplace						
FIREPLACE 2STY	1 x	4850.000	+ 0	x1.15	x1.00=	5578
Attic						
Deck/Patio						
OPEN PORCH	121 x	10.760	+ 456	x1.15	x1.00=	2022
Garage						
1						0
1						0

Base Cost: 149196 **CCF:** 2.54 **Cost New:** 378212
Net Cond: 0.82 **Bldg Value:** 310134

Detached Items:

Land: 53,500 **Impr:** 310,100 **Total:** 363,600