LITTLE SILVER	Land Desc: 126X183	Owners Name:	DIPLOMAT PROPERTY MANAGER LLC	Land:	269,100		
Block: 54	Bldg Desc: 2S-F-0-1U	Street Address:	350 PARK AVENUE, 20TH FL	Impr:	386,900	Reval Date:	2017/10/01
Lot: 27	Addl Lots:	City & State:	NEW YORK, NY Zip: 10022	Total:	656,000	Map:	15
Qual:	Acreage: 0.529 Class: 2	Property Location:	241 WILLOW DRIVE	Exempt:		Seq#: 1630	(#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
GOLDEN, SHAUN, SHERIFF	12/19/18	9334 /4076	1000	12
KRALYEVICH, VINCENT & JENNIFER	05/26/15	9117 /7855	1	25
HILDEBRAND, GARY D & CYNTHIA A	02/02/02	8216 /8698	630000	7

ASSESSMENT HISTORY

Year	Land	Impr	Total
2002	107200	107300	214500
2003	170100	237200	407300
2014	246600	323700	570300
2015	246600	377200	623800

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
123	184			0.96		0.90	TRAFFIC	53136
1 LOT(S)				1.00		0.90	TRAFFIC	216000

Neigh:
VCS: FS07 Front Ft Value: 500
Zone: R-3 Acre Value:
Min Front: 100 Lot Value: 240000
Std Depth: 200 Land Value: 269,100

SITE INFORMATION

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

STAFF CONTROL

Info By:	OWNER	Date:	09/28/12
Visits:	1	Collector:	17
Old B:	54	Prtd:	08/26/19
Old L:	27.1	Card:	M TW

BUILDING INFORMATION

Class: 19	Roof Type: MANSARD
Age/Eff Age: 99 / 35 (Y)	Roof Material: SHINGLE
Exterior Walls: FRAME	Room Count: Total Rooms:10 Bed Rooms: 5
Style: COLONIAL	Row/End: N.A.
Story Height: 2.5 STORY	Conversion:
Exterior Condition: NORMAL	Number of Units: 1
Interior Condition: NORMAL	Heat Source: OIL
Foundation: CONCRETE	Livable Area: 3376 SF

DEPRECIATION

Physical:	39 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.61

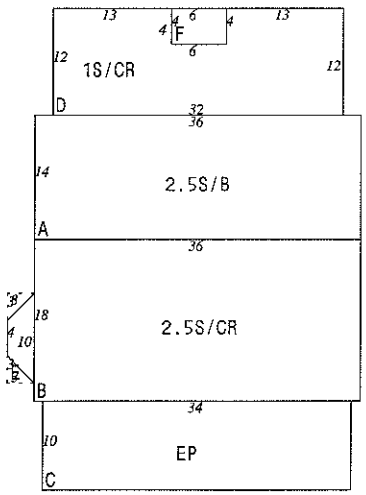
Baths:	M:	A:	O: 2
Kitchens:	M:	A: 1	O:

NOTES

LS SANDY

1980 FFV
PAVING=BASKETBALL COURT
A/C-2ND STY ONLY

BUILDING SKETCH



A:2.5S/B	w36 l14	504
B:2.5S/CR	ab w36 l18	648
C:EP	bb+1 w34 l10	340
D:1S/CR	u14 r2 u12 r13 d4 r6 u4 r13 d12 l32	360
E:1S/B	d16 r0 w3 n3 u4 n3 e3 d10	21
F:OP	u22 r15 u4 r6	24
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
BASEMENT	525 x	9.600 +	2100	x1.44	x1.00=	10282
Main Bldg						
FIRST STORY	1533 x	89.110 +	40768	x1.00	x1.00=	177374
UPPER STORY	1152 x	63.370 +	12144	x1.00	x1.00=	85146
HALF STORY	1152 x	36.730 +	6204	x1.00	x1.00=	48517
Heat/AC						
HW/STEAM RADIATOR	3376 x	4.430 +	0	x1.30	x1.00=	19442
AC (SEP DUCTS)	1152 x	1.600 +	2340	x1.30	x1.00=	5438
Plumbing						
4 FIXTURE BATH	1 x	3185.000 +	0	x1.30	x1.00=	4141
3 FIXTURE BATH	1- 2 x	2595.000 +	0	x1.30	x1.00=	-3374
2 FIXTURE BATH	0- 1 x	1895.000 +	0	x1.30	x1.00=	-2464
Fireplace						
PRE-FAB FIREPLACE	1 x	3505.000 +	0	x1.45	x1.00=	5082
Attic						
SINGLE DORMER	4 x	680.000 +	0	x1.30	x1.00=	3536
Deck/Patio						
ENCLOSED PORCH	340 x	27.150 +	1060	x1.30	x1.00=	13378
OPEN PORCH	24 x	10.770 +	443	x1.30	x1.00=	912
Garage						

Base Cost: 367410 CCF: 1.72 Cost New: 631945
Net Cond: 0.61 Bldg Value: 385487

Detached Items:
PAVING 780 x 2.120 + 0 x1.00 x0.50 x1.72= 1422

Land: 269,100 Impr: 386,900 Total: 656,000