

PROP LOC 2791 HOOPER AVE
TAX MAP
ZONING
PROP CLS 4A
LAND DES ~~3-78~~ AC 3.43
BLDG DES 2-1SCB

TRAHANAS, PETER & FREDERICKA
4 MANHATTAN AVENUE
RYE, NEW YORK 10580

SALE HIST
SALE DATE
SALE PRICE

CURRENT 1ST PREV 2ND PREV VAL IVAL

CURRENT ASSESSED - LAND VAL 211,450
IMPR VAL 625,650
TOTL VAL 837,100

50.00 NEIGHBORHOOD

- ✓ 01 TYPICAL
- 02 INFERIOR
- 03 SUPERIOR
- 04 STABLE
- 05 DECLINING
- 06 IMPROVING
- 07 RURAL
- 08 CROSSROADS
- 09 SUBURBAN
- 10 URBAN
- 11 SUBDIVISION
- 12 MIXED

51.00 VIEW

- ✓ 01 TYPICAL
- 02 DETRIMENTAL
- 03 ENHANCING
- 04 LAKE VIEW

52.00 UTILITIES

- ✓ 01 ALL
- 02 ELECTRIC
- 03 GAS
- 04 WATER
- 05 SEWER
- 06 WELL
- 07 SEPTIC
- 08 SUMP/SEW CONN
- 09 SUMP/NO SEW
- 90 NONE

53.00 INFO. BY

- 01 OWNER
- 02 SPOUSE
- ✓ 03 TENANT
- 04 AGENT
- 05 AT DOOR
- 06 REFUSED
- 07 ESTIMATED

54.00 ROAD QF

- ✓ 01 PAVED
- 02 GRAVEL
- 03 DIRT
- 04 PRIVATE
- 90 NONE

55.00 CURBING QF

- ✓ 01 YES
- 90 NONE

56.00 SIDEWALK QF

- ✓ 01 YES
- 90 NONE

62.00 LAND COND.

- 01 NO RGT TO BLDG
- 02 ALLEY SHAPE
- 03 FLAG LOT
- 04 SEVERE EASEMNTS
- 05 UNIMPV ROAD
- 06 SLOPE
- 07 LAND LOCKED
- 08 FLOOD PLAIN
- 09 SHARED DRIVEWAY
- 10 POOR LOCATION
- 11 TOPOGRAPHY
- 12 TRIANGLE
- 13 IRREGULAR
- 14
- 15

61.00 MARKET INFLUENCE

- 01 OVERBUILT
- 02 UNDERIMPROVED
- 03 POOR LAYOUT
- 04 NEXT COMM.
- 05 TRANSITIONAL
- 06 NO PARKING
- 07 POOR STYLE
- 08 NO GARAGE
- 09 INDUS. LOC.
- 10 POWER LINES
- 11 NO STR. LIGHT
- 12 INFERIOR SERV
- 13 SUPERIOR SERV
- ✓ 14 HEAVY TRAFFIC
- 15 LIGHT TRAFFIC
- 16 UNDERGRD UTIL
- 17 FUNC OBSOL.
- 18 ECON OBSOL.

63.00 LAND INFLUENCE

- 01 COMMERCIAL
- 02 VIEW
- 03 MISC.
- 04
- 05
- 06
- 07
- 08
- 09
- 10
- 11
- 12
- 13
- 14
- 15
- 16

15.00 ACCESSARY & FARM BUILDINGS

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE

CODE LEGEND:

01=DET. GARAGE 09=POOL VINYL 17=FARM SHED
02=DET. CARPORT 10=POOL ABV GRND 18=POLE BARN
03=SHED 1 STORY 11=C.C. PAVING 19=STABLE
04=SHED 1.5 STY 12=ASPHALT PAVING 20=POULTRY SHED
05=SHED 2 STORY 13=TENNIS COURT 21=SILO
06=FIN SHED 1STY 14=BARN 22=SMALL SHED
07=FIN SHED 1.5S 15=DAIRY BARN 23=
08=POOL GUNITE 16=BARN W/LOFT 24=

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

	LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	#62		#63	
						ADJ. CODE	ADJ. PCT.	ADJ. CODE	ADJ. PCT.
1									
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	#62		#63	
					ADJ. CODE	ADJ. PCT.	ADJ. CODE	ADJ. PCT.
1		05	200					
2		06	100					
3		07	092					
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	BP	4/18/91
LIST	BP	4/18/91
PRICE	34	7-30-91
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	BP	4/18/91
#2		
#3		
#4		

85.00 COMMENTS

01	BP - 4/19-91 3/91 Comm ADDN
02	93 OCT King 4942/588
03	
04	
05	
06	
07	
08	
09	

INSPECTION SIGNATURE

DATE

BRICK TOWNSHIP

BLOCK: 673 LOT: 8 QUAL: CLASS: 4A
LOCATION: 2791 Hooper Ave

OWNER: Trahanas Realty Llc
ADDRESS: 4 Manhattan Ave
CITY, STATE, ZIP: Rye Ny, 10580

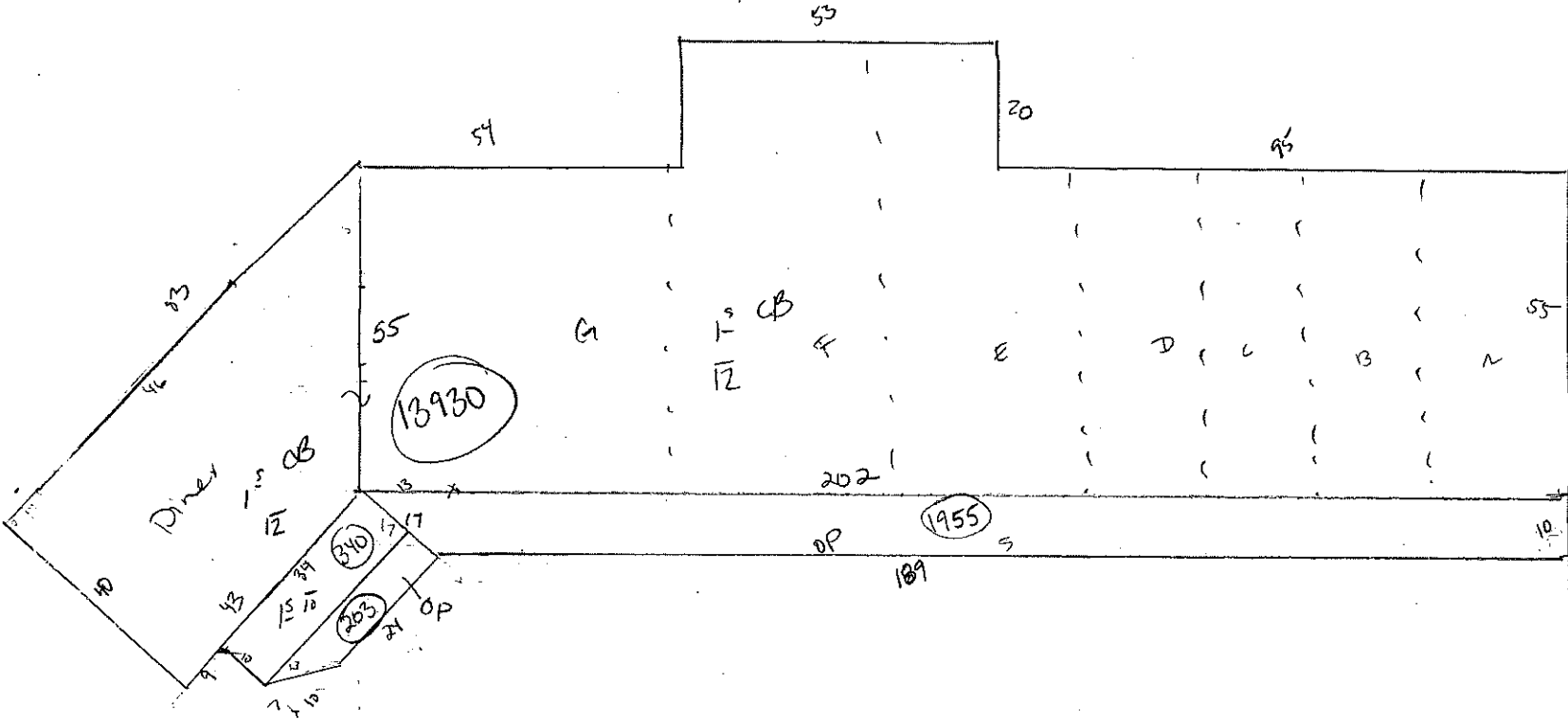
LOT SIZE: 3.43 ZONE: B3

YEAR BUILT: MAP: 39

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RECORD OF OWNERSHIP

OWNER	DEED DATE	DATE REC.	BOOK	PAGE	SRIA NO.	USABLE	RATIO	SALE PRICE
	8/31/2007		13782	1885		25		\$1



GROSS BUILDING AREA:

14270

GROUND AREA:

14270

PERIMETER:

665

WALL RATIO:

21.46

AVERAGE STORY HEIGHT:

12

NOTES:

PHOTOGRAPH

1 Jentlers
3 Brighton Florist
- Brick Convenience Store
D Jersey Shore eyecare
- Mathie's Bakery
- Auction house
7 Good Friend electric
t Diner

Commercial - Industrial Field Form

FOR USE WITH MARSHALL & SWIFT COMPUTERIZED SERVICE

1. COST ESTIMATE FOR:		COST REFINEMENTS	
2. PROPERTY OWNER:		MEZZANINES	
3. BLOCK		ADDRESS:	
4. CARD:		17. EXTERIOR WALLS (Cont.)	
5. INSPECTED BY: <i>MF</i>		PRE-ENGINEERED WALLS	
6. DATE INSPECTED		51. STEEL - 2 SIDES	
7. INTERIOR:		52. ALUM. - 2 SIDES	
8. CONSTRUCTION CLASS:		53. GLASS/METAL	
A. FIREPROOF STRUCTURAL STEEL FR.		WOOD or STEEL SKELTON FRAMES	
B. REINFORCED CONCRETE FRAME		42. ALUM. COVER	
C. MASONRY BEARING WALLS		44. CORR./STEEL FR.	
D. WOOD OR STEEL FRAMED EXT. WALL		45. CORR./WOOD FR.	
E. METAL FRAME AND WALLS		18. HEATING, COOLING & VENTILATION	
9. LOCAL MULTIPLIER OR ZIP:		1. ELECTRIC	
10. COST RANK		2. ELEC. WALL Hrs.	
1. LOW		3. ABOVE AVG.	
2. AVERAGE		4. HIGH	
11. TOTAL FLOOR AREA:		5. STEAM Radiators	
12. SHAPE OR PERIMETER		6. GRAVITY FURN.	
1. APPROX. Square		3. IRREGULAR	
2. SLIGHTLY IRR.		4. VERY IRR.	
13. NUMBER OF STORIES: <i>1</i>		9. H.W. - RADIANT	
14. AVG. STORY HEIGHT:		10. SPACE HEAT, GAS	
15. EFFECTIVE AGE: <i>15</i>		11. SPACE Heat Steam	
16. CONDITION		19. ELEVATORS	
1. WORN OUT		4. GOOD	
2. BADLY WORN		5. VERY GOOD	
3. AVERAGE		6. EXCELLANT	
17. EXTERIOR WALL		21. BASEMENT	
MASONRY WALL		1. UNFINISHED	
1. ADOBE BRICK		8. CONC., TILT-UP	
2. BRICK, CB Back-up		9. STONE VENEER	
3. BRICK, COMMON		10. STONE, RUB.	
4. BRICK, CAVITY		11. PILASTER +	
5. FACE BRICK		12. BOND BEAMS +	
6. CONC. BLOCK		13. INSULATION +	
7. CONC., REINFOR.		14. STONE FACE +	
CURTAIN WALLS		ROOF TYPE	
14. CONC., PRECAST		19. STONE PANELS	
15. CONC./GLASS Pan.		20. STEEL STUDS/ST.	
16. METAL/GLASS Pan.		21. TILE, CLAY	
17. STAIN. Steel/Glass		22. FACING TILE+	
23. BRONZE + GLASS		A. ASHP. SHINGLES	
WOOD or STEEL FRAMED WALLS		B. WOOD SHINGLES	
23. ALUM. SIDING		33. FACE BR. VEN.	
24. ASBESTOS Siding		34. STONE VENEER	
25. ASBESTOS Shingles		35. USED BRICK Ven.	
26. SHINGLES		36. SIDING, Vinyl	
27. SHAKES		37. SIDING, Hardboard	
28. STUCCO on Wire		38. SIDING, Plywood	
29. STUCCO on Sheath.		39. BOARD/BATTEN	
30. WOOD SIDING		40. LOG, RUSTIC	
31. WD. SIDING ON SH		41. GLASS WALL	
BUILDING PERMITS		SITE	
ZONE:		TOPOGRAPHY: <i>level</i>	
IMPROVEMENTS		PUBLIC WATER	
CURBS		PAVED ROAD	
UNPAVED ROAD		SIDEWALK	
PUBLIC SEWER		SEPTIC TANK	
ELECTRIC		GAS	
LANDSCAPING		GOOD	
AVG.		FAIR	
PROPERTY USE: <i>Retail</i>		PERCENTAGE BREAKDOWN:	
TENANT INFORMATION		NAME:	
LOCATION:		NOTES:	

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OWNER

DEED DATE

DATE REC.

BOOK

PAGE

SRIA NO.

USABLE

RATIO

SALE PRICE

GROSS BUILDING AREA:

8280

GROUND AREA:

8280

PERIMETER:

241D

WALL RATIO:

3.44

AVERAGE STORY HEIGHT:

12

NOTES:

OP

2010

PHOTOGRAPH					
Liberty Trunk ORCA Tina's cuts Cartridge World Dos Amigos Pizzeria Green Cross surgical Supreme Nails Hi- Dragon Chinese El Chorro					
Commercial - Industrial Field Form FOR USE WITH MARSHALL & SWIFT COMPUTERIZED SERVICE					
1. COST ESTIMATE FOR:					
COST REFINEMENTS					
2. PROPERTY OWNER:					
MEZZANINES					
AREA					
3. BLOCK LOT: ADDRESS:					
MZM: DISPLAY					
4. CARD: OF:					
17. EXTERIOR WALLS (Cont.)					
MZB: OFFICE					
5. INSPECTED BY:					
PRE-ENGINEERED WALLS					
MZO: STORAGE					
6. DATE INSPECTED					
51. STEEL - 2 SIDES					
54. ASB. 2 SIDES					
MZA: OPEN					
7. INTERIOR: EXTERIOR:					
52. ALUM. - 2 SIDES					
55. STEEL/GYP. BD.					
BALCONIES					
8. CONSTRUCTION CLASS:					
53. GLASS/METAL					
BCA: APARTMENT EXTERIOR					
A. FIREPROOF STRUCTURAL STEEL FR.					
WOOD or STEEL SKELTON FRAMES					
BCD: AUDITORIUM					
B. REINFORCED CONCRETE FRAME					
42. ALUM. COVER					
46. TRANSITE					
BCC: CHURCH					
C. MASONRY BEARING WALLS					
44. CORR./STEEL FR.					
47. SIDING					
BCT: THEATER					
D. WOOD OR STEEL FRAMED EXT. WALL					
45. CORR./WOOD FR.					
48. SHEATHING+					
DOCKS					
E. METAL FRAME AND WALLS					
18. HEATING, COOLING & VENTILATION					
DLR: LOADING WITH ROOF					
9. LOCAL MULTIPLIER OR ZIP:					
1. ELECTRIC					
12. STEAM w/BOILER					
DLW: LOADING WITHOUT ROOF					
10. COST RANK					
2. ELEC. WALL Htrs.					
13. STEAM-No BOILER					
DOS: SHIPPING					
1. LOW					
3. ABOVE AVG.					
3. FORCED AIR					
14. A/C-HOT/CHWAT.					
DOF: DOCK HEIGHT FLOORS					
2. AVERAGE					
4. HIGH					
4. FLOOR FURNACE					
15. A/C-WARM/COOL					
PARKING LOTS					
11. TOTAL FLOOR AREA:					
5. STEAM Radiators					
16. PKG HEAT & COOL					
PAS: ASPHALT PARKING					
12. SHAPE OR PERIMETER					
6. GRAVITY FURN.					
17. HEAT PUMP					
PCO: CONCRETE PAVING					
1. APPROX. Square					
3. IRREGULAR					
7. HEATERS, Vented					
18. EVAP. COOLING					
LIG: LIGHTING - AREA SERVED					
2. SLIGHTLY IRR.					
4. VERY IRR.					
8. HOT WATER					
19. REFRIG. COOLING					
BUM: PARKING BUMPERS - LIN. FT.					
13. NUMBER OF STORIES:					
9. H.W. - RADIANT					
20. VENTILATION					
BANK ACCESSORIES					
14. AVG. STORY HEIGHT:					
10. SPACE HEAT, GAS					
21. WALL FURNACE					
MONEY VAULT					
15. EFFECTIVE AGE:					
11. SPACE Heat Steam					
STORAGE VAULT					
16. CONDITION					
19. ELEVATORS YES NO					
ATM (DRIVE UP / WALK UP)					
1. WORN OUT					
4. GOOD					
PASSENGER FREIGHT FLOORS:					
PNEUMATIC TUBE SYSTEM					
2. BADLY WORN					
5. VERY GOOD					
20. SPRINKLERS DRY WET					
SERVICE STATION					
3. AVERAGE					
6. EXCELLANT					
Sq. Ft. Area Served					
CANOPY					
17. EXTERIOR WALL					
21. BASEMENT					
CAR LIFTS					
PUBLIC WATER PRIVATE WELL					
1. UNFINISHED					
GAS PUMPS					
CURBS PAVED ROAD					
2. FINISHED					
ISLAND					
UNPAVED ROAD SIDEWALK					
3. PARKING					
UNDERGROUND TANKS					
PUBLIC SEWER SEPTIC TANK					
4. STORAGE					
KIOSKS					
ELECTRIC GAS					
5. UTILITY					
ACCESSORY IMPROVEMENTS					
LANDSCAPING					
5. FACE BRICK					
12. BOND BEAMS +					
6. RESIDENT UNITS					
GOOD AVG. FAIR					
6. CONC. BLOCK					
13. INSULATION +					
7. DISPLAY					
7. CONC., REINFOR.					
14. STONE FACE +					
8. OFFICE					
CURTAIN WALLS					
ROOF TYPE					
PROPERTY USE: Retail 100%					
14. CONC., PRECAST					
19. STONE PANELS					
A. HIP					
D. GABLE					
PERCENTAGE BREAKDOWN:					
15. CONC/GLASS Pan.					
20. STEEL STUDS/ST.					
B. MANSARD					
E. FLAT					
TENANT INFORMATION					
16. METAL/GLASS Pan.					
21. TILE, CLAY					
C. GAMBREL					
NAME:					
LOCATION:					
17. STAIN. Steel/Glass					
22. FACING TILE+					
ROOF COVER					
23. BRONZE + GLASS					
A. ASHP. SHINGLES					
E. SLATE					
WOOD or STEEL FRAMED WALLS					
B. WOOD SHINGLES					
F. ROLL					
23. ALUM. SIDING					
33. FACE BR. VEN.					
C. COMP SHINGLES					
G. TAR & GRAVEL					
24. ASBESTOS Siding					
34. STONE VENEER					
D. ASBES. SHINGLES					
25. ASBESTOS Shingles					
35. USED BRICK Ven.					
PLUMBING					
26. SHINGLES					
36. SIDING, Vinyl					
A. 3 FIXT BATH					
E. STALL SHOWER					
27. SHAKES					
37. SIDING, Hardboard					
B. 2 FIXT BATH					
F. URINAL					
28. STUCCO on Wire					
38. SIDING, Plywood					
C. SINK					
G. SLOP SINK					
29. STUCCO on Sheath.					
39. BOARD/BATTEN					
D. TOILET					
30. WOOD SIDING					
40. LOG, RUSTIC					
31. WD. SIDING ON SH.					
41. GLASS WALL					