

Printed 28-Mar-2025 10:18 AM Design and Layout (C) Right/Angles

Building Valuation Summary

Owner name: QUIN LLC
Second name:
Address: 39 MADISON STREET FLR SOUTH
City/state: HUNTINGTON NY Zip: 11743

-Location Information-

Map: 030 Clerk map:
Lot: 2570020 Neigh.: Zone: R40 Vol: 788 Page: 773

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Oct-2023
Resident Land	.92	94,500				Sale price: 350,000
Resident Dwelling	1.00	329,410				Sale valid: 14

-Exemptions-

Exempt	Cat	Amount	Sale date: 02-Oct-2023
			Sale price: 350,000
			Sale valid: 14

-Last sale-

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Sale date: 02-Oct-2023
Sale price:      350,000
Sale valid: 14
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—Values—

Resident Excess	.55	2,890	Mkt value :	
			Cost value:	609,714

Summary

Total assessments	426,800	Water	Well	Cost/sale :	1.7420
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	426,800	Gas	None	Assmt/sale:	1.2194

Utilities

Water	Well	Cost/sale :	1.7420
Sewer	Septic	Mkt/sale :	
Gas	None	Assmt/sale:	1.2194

- Sales ratios:

Cost/sale :	1.7420
Mkt/sale :	
Assmt/sale:	1.2194

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.550	7,500	4,125		4,125	2,888
Residual		23,958					

1.470 acres	Total land value	139,125	9
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	04	Vinyl Siding				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	11	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf	
Fuel	07	Propane Gas	Half Baths		Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	
Grade	37	B-	Whirlpools		Living area	3,710
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	01	Full	W/B stacks	2		
Bsmt Fin Qual	01	Unfinished	W/B openings	3		
Air Condition	01	Central Air				
Interior Cond	06	Very Good				
Exterior Cond	06	Very Good	Actual Year Built: 1812			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		672	200,240
Heating	Yes	A/C Yes		5,790
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				270,727
Other Features		WB Stks		16,000

Sub-Total			502,757
Grade B-	Factor	1.1700	588,226
CDU	C&D Factor	1.00	588,226
Depreciation		20 %	470,581
		Computed cost value @ 70%	329,407

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	616	26,747
L Living Area	FRUF Frame upper full	616	51,578
L Living Area	FRFF Frame first floor	150	17,172
P Porches, Patios, Decks	CPAT Concrete patio	525	4,475
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
L Living Area	FRFF Frame first floor	800	91,585
L Living Area	FRUF Frame upper full	800	66,984
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions	270,727
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Outbuilding Information

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