

Property at 00025 AVONWOOD ROAD

Prop ID 1220025

Printed 05-Oct-2026 8:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VRE CT007 25 & 41
Second name: AVONWOOD ROAD LLC
Address: 46 WEST 55TH STREET
City/state: NEW YORK NY Zip: 10019

Location Information

Map: 014 Clerk map: 25 003
Lot: 1220025 Neigh.: Zone: RU2A Vol: 800 Page: 963

Assessments

Assmt category	Qty	Amount
Commerc Land	4.68	819,000
Commerc Building	1.00	1,750,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Feb-2025
Sale price: 625,000
Sale valid: 07

Values

Mkt value :
Cost value: 3,670,000

Summary

Total assessments	2,569,000
Total exemptions	
Net assessment	2,569,000

Utilities

Water	Avon
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 5.8720
Mkt/sale :
Assmt/sale: 4.1104

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
COMM	21	4.680	250,000	1,170,000			1,170,000	819,000
		203,861						

4.680 acres Total land value 1,170,000 819,000

Commercial Valuation Summary

Main Area: Construction Type:

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor						
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value

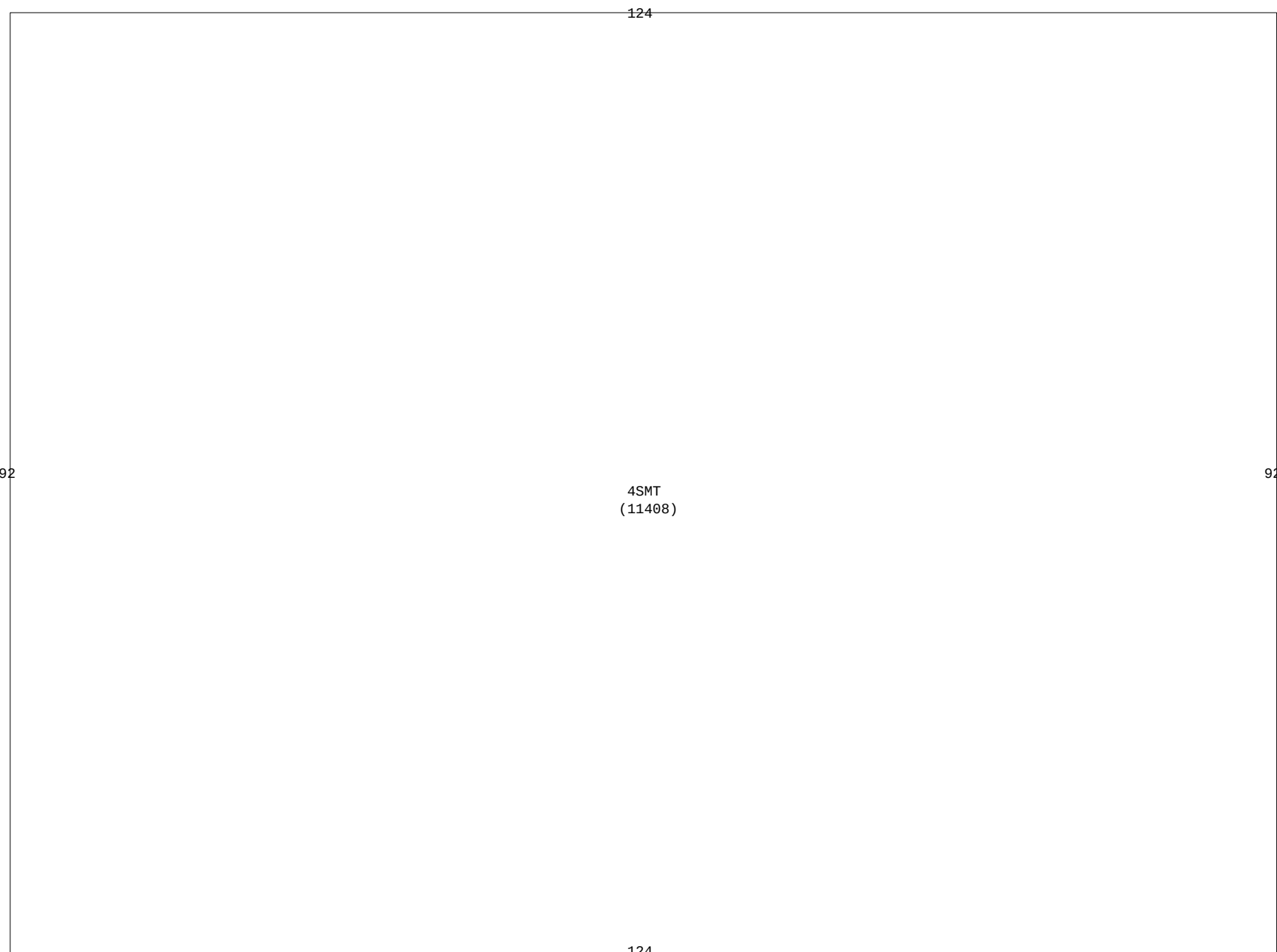
Sub-Total

Grade Factor 1.0000
CDU C&D Factor 1.00
Depreciation %

Computed cost value @ 70%

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	11	Apartment	Basement		
Exterior Walls	11	Enameled Steel	1st Floor		
Roof Material			2nd Floor		
Roof Type	05	Flat	3rd Floor		
Foundation			4th Floor		
Interior Walls					
Floors					
Heating System					
Fuel Type					
Construct Type					
Grade					
Garage					
Basement					
Bsmt Finish					
Air Cond					
Interior Cond					
External Cond					
CDU					
		Year Built: 2025	Eff Year Built:		



#25 & #41 AVONWOOD COMBINED INTO #25 FOR THE 25 GL
64 UNIT APARTMENT BUILDING