

Property at 00055 BISHOP LANE

Prop ID 1340055

Printed 05-Feb-2024 12:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ONE SEVENTY TWO AUDUBON CORP
 Second name:
 Address: 1008 MCLEAN AVENUE
 City/state: YONKERS NY Zip: 10704

Location Information

Map: 032 Clerk map: 11 015
 Lot: 1340055 Neigh.: Zone: RU2A Vol: 702 Page: 1131

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Outbldg	3.00	62,020
Resident Dwelling	1.00	2,040,730

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 11-Oct-2016
 Sale price: 2,275,000
 Sale valid: 28

Values

Mkt value :
 Cost value: 3,713,929

Summary

Summary	Amount
Total assessments	2,599,750
Total exemptions	
Net assessment	2,599,750

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6325
 Mkt/sale :
 Assmt/sale: 1.1427

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000		200,000	140,000
Primary Site		87,120					
RES	12	68.000	7,500	510,000		510,000	357,000
Residual		2,962,080					

70.000 acres

Total land value

710,000

497,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	07	Stone		
Roof Material	03	Wood Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	04	Radiant		
Fuel	01	Oil		
Attic	03	Partially finish		
Grade	63	AA+		
Garage	23	Attached 3 car		
Area Over Gar.	07	Attic		
Basement	03	Partial > half		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1998

Building Valuation Summary

			Area	
Dwelling	Masonry	1 story w/bsmt	7,289	1,027,040
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		28,480
Plumbing	5 F/B	2 H/B	7 Add'l fix.	Wh/p Saunas
Attic	Partially finished		Attic size: 7,289	118,619
Additions				413,833
Other Features	WB Stks	RR		49,688
Sub-Total				1,665,900
Grade	AA+	Factor 2.0000		3,331,800
CDU		C&D Factor 1.25		4,164,750
Depreciation		30 %		2,915,325
Computed cost value @ 70%				2,040,728

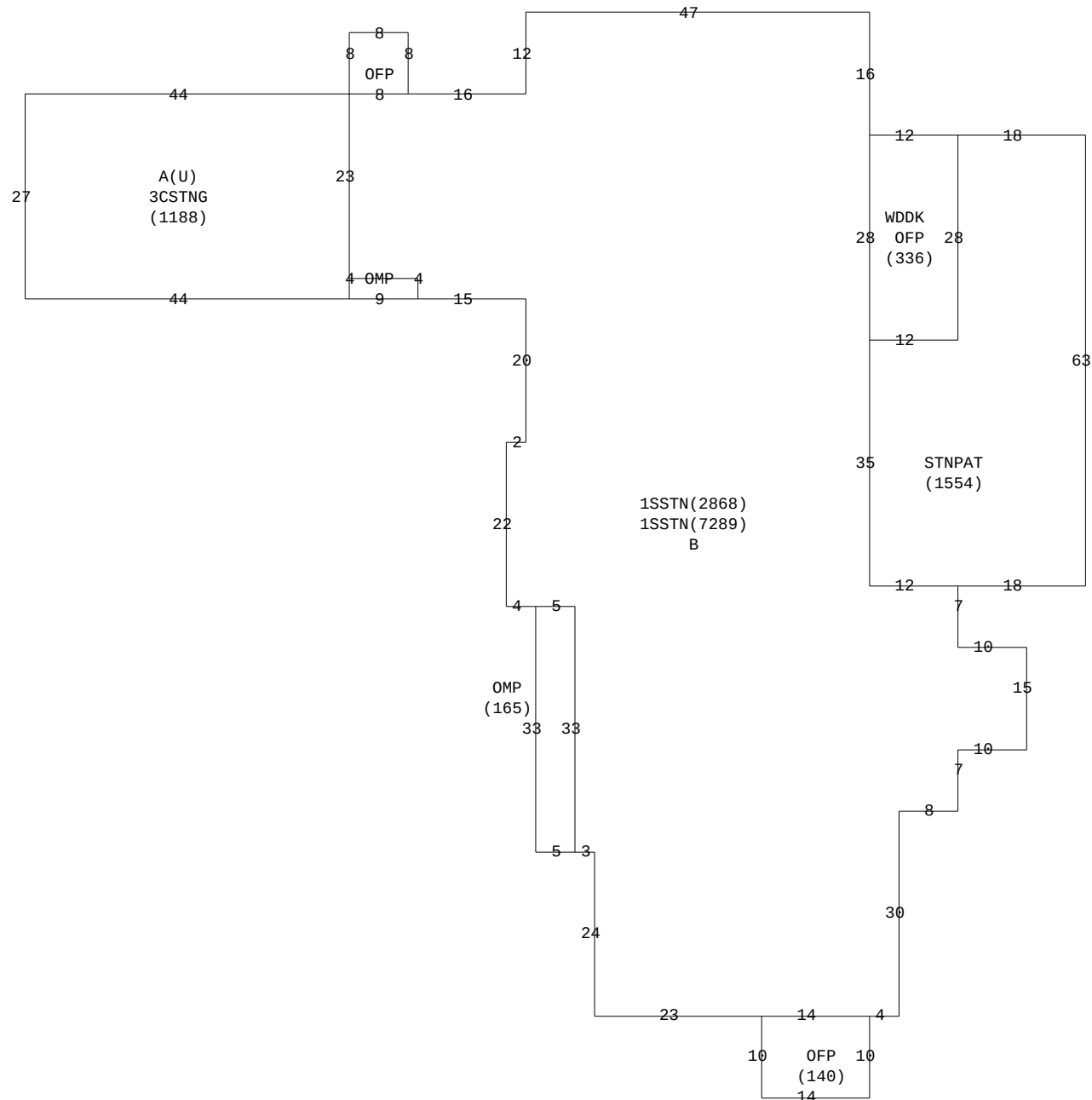
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,188	53,225
L Living Area	UATT Unfinished attic	1,188	20,797
P Porches, Patios, Decks	MOFF Masonry open first f	36	2,457
P Porches, Patios, Decks	MOFF Masonry open first f	165	11,259
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,554	35,437
P Porches, Patios, Decks	FOFF Frame open first flo	336	20,471
P Porches, Patios, Decks	DECK Wood deck	336	8,901
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRUF Frame upper full	2,868	240,138
L Living Area	AIR Air conditioning	2,868	8,719

Total additions 413,833

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	27	42	1,134	55.95		C	63,447	50	31,700
Block Detach Garage									
AB2 Flat barn	30	50	1,500	37.75		B	71,348	50	35,700
RS1 Frame	22	51	1,122	30.00		B	42,412	50	21,200
Utility Shed									
Value at 70%			62,020				Value at 100%		88,600



1,122 SQ FT SHED IS A WORKSHOP W/120 SQUARE FOOT GREENHOUSE ON SIDE
LAND-HFPG TO KERSHNER 400/167 \$225,000 3/23/01 65.88 AC MAP 01/29

LAND-KERSHNER TO BYRNE 400/179 \$147,375 3-23-01 41.858 AC MAP 01/29
140 CIDER BROOK ROAD SPLIT OFF (7.102 ACS) 11/09 T/C MAP #09/04