

Property at 00051 CHARING CROSS

Prop ID 1730051

Printed 05-Oct-2026 8:24 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ANI SERVICE GROUP LLC
 Second name:
 Address: 24 AMSTERDAM AVENUE
 City/state: MONSEY NY Zip: 10952

Location Information

Map: 025 Clerk map:
 Lot: 1730051 Neigh.: Zone: R40 Vol: 811 Page: 382

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Jan-2026
Resident Land	.92	122,500				Sale price: 497,700
Resident Dwelling	1.00	347,340				Sale valid: 7
					Values	
Resident Excess	.11	580				Mkt value :
						Cost value: 672,029
Summary			Utilities		Sales ratios	
Total assessments		470,420	Water	Connecticut	Cost/sale :	1.3503
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		470,420	Gas	None	Assmt/sale:	.9452

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.110	7,500	825			825	578
Residual		4,792						
1.030 acres				Total land value			175,825	123,078

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,175	298,470
Basement	Full						
Heating	Yes	A/C Yes					8,570
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							121,038
Other Features	Mason Trim	WB Stks					22,369
Sub-Total							459,447
Grade	B+		Factor 1.3500				620,253
CDU			C&D Factor 1.00				620,253
Depreciation			20 %				496,202
Computed cost value @ 70%							347,341

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	47	4,304
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	BSMT Basement addition	220	4,054
G Garages	FRL Attached frame GT 65	660	29,569
P Porches, Patios, Decks	DECK Wood deck	500	13,245
L Living Area	FRFF Frame first floor	316	36,176
L Living Area	BSMT Basement addition	316	5,823

Total additions 121,038

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	376
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	06	Very Good	Living area	2,933
Exterior Cond	06	Very Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1979				

