

Property at 00052 HIGH RIDGE HOLLOW

Prop ID 2690052

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Administrative Information

Owner name: PRESSMAN NEIL MARC AND
 Second name: PAULA GELBARD
 Address: 300 SUNNY ISLES BLVD APT2308
 City/state: SUNNY ISLES BEACH FL Zip: 33160

Location Information

Map: 023 Clerk map:
 Lot: 2690052 Neigh.: Zone: R30 Vol: 174 Page: 260

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Aug-1986
Resident Land	.69	115,500				Sale price: 286,000
Resident Dwelling	1.00	274,680				Sale valid:
Resident Outbldg	2.00	18,270				Values
					Mkt value :	
					Cost value:	583,500
Summary			Utilities		Sales ratios	
Total assessments	408,450		Water	Connecticut	Cost/sale :	2.0402
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	408,450		Gas	CNG	Assmt/sale:	1.4281

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	165,000	165,000		165,000	115,500
Primary Site	30,056						
		.690 acres	Total land value		165,000	115,500	

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	06	Contemporary			
Exterior Walls	10	Vertical Siding			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	1	Rec Room Size 910
Grade	37	B-	Whirlpools	1	Living area 3,319
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	03	Partial	M/F stacks	1	
Basement	01	Full	W/B stacks		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings		
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1986		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,000	264,290
Basement	Full				
Heating	Yes	A/C Yes			7,600
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p	Saunas 20,000
Attic	None		Attic size:		
Additions					198,276
Other Features		M Stks RR			25,805
Sub-Total					515,971
Grade	B-	Factor 1.1700			603,686
CDU		C&D Factor 1.00			603,686
Depreciation		35 %			392,396
Computed cost value @ 70%					274,677

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	488	12,927
L Living Area	FRFF Frame first floor	725	82,999
L Living Area	BSMT Basement addition	725	13,360
L Living Area	AIR Air conditioning	725	2,204
L Living Area	FRFF Frame first floor	54	6,182
L Living Area	BSMT Basement addition	54	995
L Living Area	AIR Air conditioning	54	164
L Living Area	FRUF Frame upper full	40	3,349
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	AIR Air conditioning	40	122
L Living Area	FRUF Frame upper full	500	41,865
L Living Area	AIR Air conditioning	500	1,520
G Garages	FRL Attached frame GT 65	673	30,152
Total additions			198,276

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2007	C	47,984	50	24,000
RS1 Frame Utility Shed	10	14	140	30.00	2007	C	4,200	50	2,100
Value at 70%		18,270	Value at 100%		26,100				

