

Property at 00022 HOMESTEAD LANE

Prop ID 2790022

Printed 06-Feb-2024 2:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHIN SUSAN
Second name:
Address: 310 RIVERSIDE DR #704
City/state: NEW YORK NY Zip: 10025

Location Information

Map: 023 Clerk map:
Lot: 2790022 Neigh.: Zone: Vol: 626 Page: 1209

Assessments

Assmt category	Qty	Amount
Resident Land	.71	105,000
Resident Dwelling	1.00	167,900

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 389,857

Summary

Total assessments	272,900
Total exemptions	
Net assessment	272,900

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.710	150,000	150,000			150,000	105,000
Primary Site		30,928						

.710 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,641	262,450
Basement	Full with walk			
Heating	Yes	A/C Yes		7,510
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				30,181
Other Features		WB Stks		6,750
Sub-Total				315,391
Grade	B-	Factor 1.1700		369,007
CDU		C&D Factor 1.00		369,007
Depreciation		35 %		239,855
Computed cost value @ 70%				167,899

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	60	3,656
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	F0FF Frame open first flo	20	1,219
P Porches, Patios, Decks	DECK Wood deck	140	3,709

Total additions 30,181

