

BLAIR JAKE A & VIRGINIA D

23 GARDEN PL

BROOKLYN, NY 11201

NB: 604 ROARING GAP CLUB

#16-17 ROARING GAP

Property Location: 33 RIDGE RUN RD

CARD NO. 1 of 1

TWP: CHERRY LANE

FIRE:CHERRY LAN

DEED INFORMATION

DEED DATE: 12/2019

DEED BOOK/PAGE: 00404/1125

Parcel ID: 4927266370

Account: 79638

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 08/22/2019

EX- LAST ACTION 20210326

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB	AYB	CORRELATION OF VALUE					
Residential		R-RESIDENTIAL		GD	2-GOOD		B-	1920	1920	CREDENCE TO MARKET					
DWELLING DATA										PARCEL VALUATION SUMMARY					
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE LAND VALUE		258,000	
1-RAISED RANCH	NO	YLW	3-RANCH	1-FRAME	1.0	18	8	1	1	5	0	BILLABLE IMPROVEMENT VALUE		558000	
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	TOTAL BILLABLE VALUE		816,000	
6-FULL	1-NONE	NO	3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		2300.00	700.00	2	14.00				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA				
3		5/0		2-SAME						5,634.50	8,634.50				
SKETCH INFORMATION															
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE					
BSMNT		ONE STY FRM						5634							
		MSNRY PATIO		WD DECK				372							
		MSNRY PATIO						676							
		MSNRY PATIO		WD DECK				416							
		MSNRY PATIO		OPN FRM PRCH				224							
		WD DECK						33							
		FRM OVRHNG						36							
		CNC PATIO						104							
		MSNRY PATIO						60							
NOTES															
SPLIT FROM 4927266210															
BUILDING VALUATION SUMMARY															
Base Price												142150			
Plumbing												5600			
Additions												18500			
Unfin. Area												0			
Basement												0			
Attic												0			
Heat / AC Adj.												5400			
FBLA												38180			
Rec Room												8750			
Fireplace												9280			
Basement Garage												0			
SUBTOTAL												1,213,013			
Grade Factor(B-)												1.17000			
C & D Factor												0.00000			
TOTAL RCN												1,213,013			
% Good												0.46000			
Market Adjustment Factor												0.00			
Market Value Per Sq. Ft.												94.50			
RCNLD												558,000			
BUILDING ADJUSTMENTS															
CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															
BLDG DIMENSIONS		(Levels1-2)=E26N6E32S31E5S12W2S12E2S23W32N38W24N2W13SW@55.3-15.81NW@32.74-16.64NE@45-5.66NW@34.29-53.25NE@50.19-15.62SE@40.6-9.22NE@50.19-15.62SE@36.87-20NE@56.31-10.82SE@33.02-23.85Area:11269;(Levels1-2)=N31E12S31W12Area:744;=W26N26E26S26Area:676;(Levels1-2)=N20E32S20W8N14W16S14W8Area:832;(Levels1-2)=N14E16S14W16Area:448;=S11W3N11E3Area:33;=N12W3S12E3Area:36;=W8S13E8N13Area:104;=W12S5E12N5Area:60;TotalArea:14202													
LAND INFORMATION															
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY		LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
PRIMARY	01	0	0	0.0000	1.0000	LEVEL/ROLLING		200,000.00	1.290	AC	0.000	200,000.00	258000		
TOTAL MARKET LAND DATA									1.29				258000		
TOTAL PRESENT USE DATA															
4927266370 (1100082) Group:0															6/15/2021 5:28:13 PM.

