

Land Property Data Section

Privacy

Public/Private: Public

Location

Street #: 85 Street Dir: _____ Street Name: Franklin Ave
St Suffix: _____ St Dir Suffix: _____ St Type: _____
County: Nassau Town: Lynbrook Zone: _____
Zip: 11563 Sec./Area: 37
Compass Points: _____ Cross St: Whitchell St
Adjacent Lot#: _____ Near #: _____ Feet From Corner: _____
District: _____ Section: 37 Block: 223 Lot: 168
School Dist. Name: Malverne
High School: Malverne Sr High School Junior Middle School: Howard T. Porter Middle School
Elementary School: _____

Price/Taxes/Dates

As a Licensed Realtor you must provide true and accurate information to the consumer, including taxes. By not doing so is a direct violation of MLS Rules, Code of Ethics and DOS regulations. Fines for violations could be up to \$15,000. A list of counties, townships and villages including contact info to verify taxes may be found under MLS/LIBOR Links on the Info Center.

Price:

Price Range Listing?: _____ Listing Price: \$ 899,000

Taxes:

Taxes (without exemption): 18,488.56 Additional Village Taxes: _____

Included in Taxes:

☐ Sewer ☐ Trash ☐ Water

Assessed Value: _____ Additional Fee: _____

Additional Fee Desc: _____ Additional Fee Frequency: _____

Dates:

Listing Date: 1/21/21 Exp Date: 7/21/21

Characteristics

Lot Size: 10,750 50x120 Lot Size Units: Sq Ft Lot Sq Footage: 10,750
Acres: _____ Frontage Feet: _____
Minimum Plot Size: _____ # Plots: _____ Possible Subdivision: _____
Extra Land: _____

Lot Desc:

- ☐ Borders State Land
- ☐ Cleared
- ☐ Corner Lot
- ☐ Easement
- ☐ Historic District

- ☐ Level
- ☐ Partly Wooded
- ☐ Paved
- ☐ Restrictions
- ☐ Sloping

- ☐ Stone/Brick Wall
- ☐ Unpaved
- ☐ Wooded

Bldgs on Property:

- ☐ Barn(s)
- ☐ Garage(s)
- ☐ House(s)
- ☐ Out Building(s)
- ☐ Shed(s)
- ☐ Stable(s)

Development Status:

- ☐ Building Moratorium
- ☐ Building Permit Obtained
- ☐ Cleared
- ☐ Crops Planted
- ☐ DEP Approval
- ☐ Feasibility Study Completed
- ☐ Finished Lot
- ☐ Partial Improvements
- ☐ Permit Ap Pending
- ☐ Permit Approval
- ☐ Planned Unit Development
- ☐ Plat Filed
- ☐ Raw Land
- ☐ Rezon Ap Pending
- ☐ Rough Grading
- ☐ SEQR Completed
- ☐ SEQR Pending
- ☐ Sewer Moratorium
- ☐ Site PL Aprv
- ☐ Site PL Pending
- ☐ Subd Ap Aprv
- ☐ Sudb Ap Pending
- ☐ Variance Needed
- ☐ Will Divide

Road Front Desc:

- ☐ County
- ☐ Interstate
- ☐ Municipal
- ☐ None
- ☐ Private
- ☐ See Remarks
- ☐ State

Features:

- ☐ Additional Land Available
- ☐ Boundaries Marked
- ☐ Cleared
- ☐ Corner
- ☐ Curbs
- ☐ Fenced
- ☐ Horses
- ☐ Indoor Arena
- ☐ Lowland
- ☐ Outdoor Arena
- ☐ Paddocks/Fenced
- ☐ Pasture
- ☐ Regular
- ☐ Riding Tack
- ☐ Scenic View
- ☐ Secluded
- ☐ Sidewalks
- ☐ Tillable
- ☐ Timber Value
- ☐ Upland
- ☐ Water Front
- ☐ Water View
- ☐ Woods

Lot Exposure:

- ☐ Exposure East
- ☐ Exposure North
- ☐ Exposure North East
- ☐ Exposure North West
- ☐ Exposure South
- ☐ Exposure South East
- ☐ Exposure South West
- ☐ Exposure West

Topography:

- ☐ Fill Needed
- ☐ Hilaly
- ☐ Level
- ☐ Rolling
- ☐ Scenic View
- ☐ Steep

Wooded/Cleared: _____

View:

- ☐ Bridge View
- ☐ City View
- ☐ Mountain Views
- ☐ Open View
- ☐ Park View
- ☐ Scenic View
- ☐ Skyline View
- ☐ View

Waterfront Features:

- | | | |
|---------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Bay | <input type="checkbox"/> Inlet | <input type="checkbox"/> River |
| <input type="checkbox"/> Beach | <input type="checkbox"/> Lake | <input type="checkbox"/> River Views |
| <input type="checkbox"/> Beach Rights | <input type="checkbox"/> Lake Association | <input type="checkbox"/> Sound |
| <input type="checkbox"/> Bulkhead | <input type="checkbox"/> Lake Views | <input type="checkbox"/> Water Access |
| <input type="checkbox"/> Canal | <input type="checkbox"/> Lake/Pond/Stream | <input type="checkbox"/> Water Other |
| <input type="checkbox"/> Creek | <input type="checkbox"/> Lakefront | <input type="checkbox"/> Water View |
| <input type="checkbox"/> Dock/Mooring | <input type="checkbox"/> Ocean | <input type="checkbox"/> Waterfront |
| <input type="checkbox"/> Harbor | <input type="checkbox"/> Pond | |

Water Frontage: _____

Util./Approvals/Zoning

Available Utilities:

- | | |
|-----------------------------------|--------------------------------------|
| <input type="checkbox"/> Cable | <input type="checkbox"/> See Remarks |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Septic |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> None | <input type="checkbox"/> Water |
| <input type="checkbox"/> Phone | <input type="checkbox"/> Well |

Utilities Abutting Site:

- | | |
|-----------------------------------|--------------------------------------|
| <input type="checkbox"/> Cable | <input type="checkbox"/> See Remarks |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Septic |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> None | <input type="checkbox"/> Water |
| <input type="checkbox"/> Phone | <input type="checkbox"/> Well |

Underground Utilities Req by Municipality: _____

Water Description:

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> Community | <input type="checkbox"/> Other/See Remarks |
| <input type="checkbox"/> Drilled Well | <input type="checkbox"/> Private |
| <input type="checkbox"/> Dug Well | <input type="checkbox"/> Shared |
| <input type="checkbox"/> Municipal | <input type="checkbox"/> Spring |
| <input type="checkbox"/> None | |

Sewer Description:

- | | |
|---|--|
| <input type="checkbox"/> Cesspool | <input type="checkbox"/> Septic Above Ground |
| <input type="checkbox"/> Community | <input type="checkbox"/> Septic Approved |
| <input type="checkbox"/> Municipal | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> None | <input type="checkbox"/> Sewer Over 500 Feet |
| <input type="checkbox"/> Others/See Remarks | |
| <input type="checkbox"/> Septic | |

HERS Index Score: _____

Approvals:

Survey: _____ Board Health Approved: _____ Planning Board Approved: _____

Building Permit: _____ Government Approval Pending: _____

Other Approval Necessary: _____

Special Conditions: _____

Zoning: _____

Owner/Broker

Owner: S2 E Fulton LLC Status/Showing Phone: (347) 531-3828
Listing Agent: Justin Gamba Listing Agent Phone#: (347) 531-3828
Co-Listing Agent: _____ Co-Listing Agent Phone#: _____
Seller Agency Compensation: 0 Buyer Agency Compensation: 2
Broker Agency Compensation: 2
Agreement Type: Excl Negotiate Direct: _____ Offer Presentation: _____
Owner Financing: _____ Owner Will Subordinate: _____

Remarks/Misc

Broker Remarks (Info for Realtors): Please contact (347) 531-3828 for showings, send card direct

Directions: from southern state pkwy take exit 165 to franklin ave pass the rail...

Property Desc is for description only. No name, PH#, refer to agent, office, status, etc.

Public Remarks (Info for consumers): Make yourself at home with this immaculately reno. ..

Supersedes: _____ Supersedes ML#: _____

REO: N Auction Listing: _____

Auction Terms Sale Listing: _____ Contract Vendee Listing: _____

Modifications/Exclusions:

- | | |
|---|---|
| <input type="checkbox"/> M1 Buyer Exclusions | <input type="checkbox"/> M7 Insufficiency of Funds |
| <input type="checkbox"/> M2 Agent Exclusions | <input type="checkbox"/> M7A Litigation Policy |
| <input type="checkbox"/> M3 IAW | <input type="checkbox"/> M7B Litigation Policy |
| <input type="checkbox"/> M4 Commission Modification | <input type="checkbox"/> M8 Short Sale Notification |
| <input type="checkbox"/> M6 Disclosure of Ownership | <input checked="" type="checkbox"/> None |

Do you want to display the address on the internet: Y

Publish to Zillow: Y Send Listing to Realtor.com: Y

By signing this Property Data Form, Owner(s) acknowledges that Owner(s) read the form in its entirety and affirms to the best of their knowledge, recollection, or ability that the information contained therein is true and accurate as of the date Owner(s) signs the form. Should Owner(s) acquire knowledge which changes any of the information contained on this form, Owner(s) must immediately notify Listing Broker of such changes in writing.

By: [Signature] (Owner) _____ (Owner) 1/21/21 (Date)