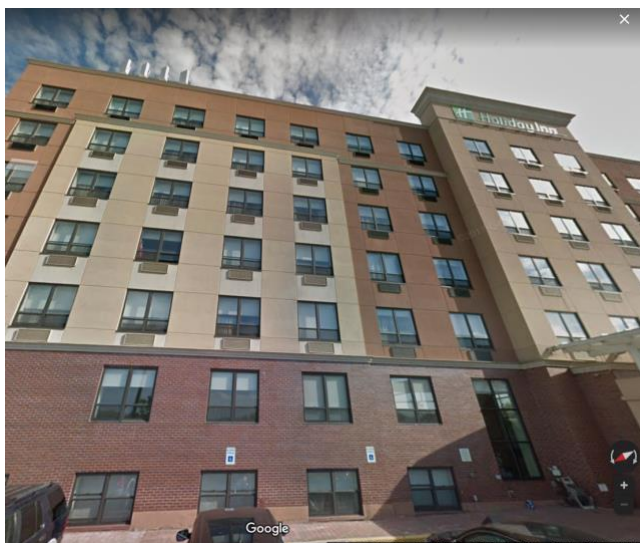


## 1)RECORD: 917942

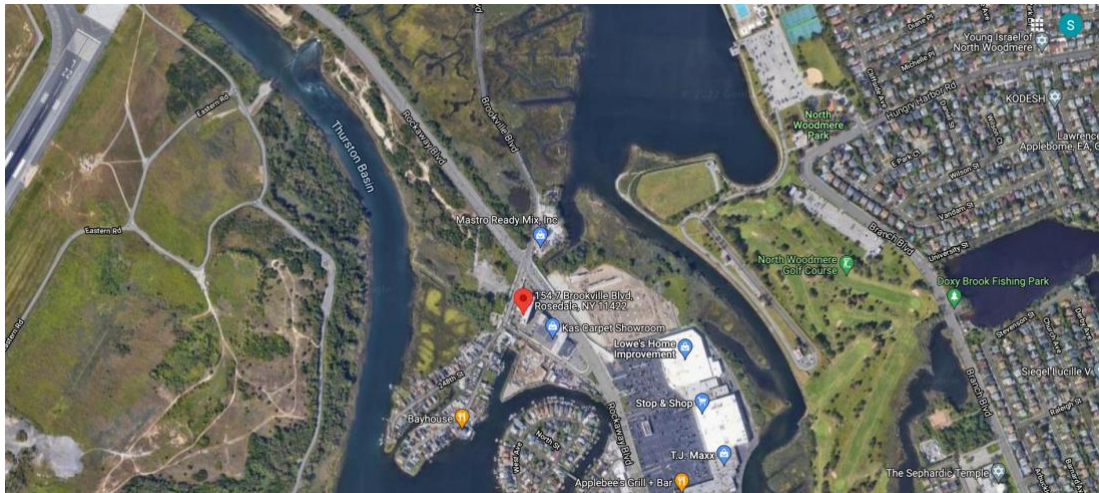
- This property has a very high LTFRONT value compared to LTDEPTH, BLDFRONT, and BLDDEPTH.
- Regarding z scores (in absolute value), AVTOT/BLDAREA in the zip 3 group had higher values.
- Currently, the property looks to be a hotel, but this may not have been the case when the data was originally collected.

917942		EXTOT	
BBLE	4142600001	EXTOT	4668308947.0
BORO	4	EXCD1	2198.0
BLOCK	14260	STADDR	154-68 BROOKVILLE BOULEVARD
LOT	1	ZIP	11422.0
EASEMENT	NaN	EXMPTCL	X4
OWNER	LOGAN PROPERTY, INC.	BLDFRONT	0
BLDGCL	T1	BLDDEPTH	0
TAXCLASS	4	AVLAND2	1644454002.0
LTFRONT	4910	AVTOT2	4501180002.0
LTDEPTH	0	EXLAND2	1644454002.0
EXT	NaN	EXTOT2	4501180002.0
STORIES	3.0	EXCD2	NaN
FULLVAL	374019883.0	PERIOD	FINAL
AVLAND	1792808947.0	YEAR	2010/11
AVTOT	4668308947.0	VALTYPE	AC-TR
EXLAND	1792808947.0	score1 rank	1046826.0
		score2 rank	1046825.0
		final	1046825.5

## Picture of Property:



## Satellite View:



## 2)RECORD: 111420

- Undervalued property. This property has 31 stories, but valuation is too low. Might be undervalued for tax evasion purposes. Property has FULLVAL of \$296,508 which is too low.
- Building size is too large for lot. Requires further investigation.

111420			
BBLE	1015101092	EXTOT	0.0
BORO	1	EXCD1	NaN
BLOCK	1510	STADDR	1438 3 AVENUE
LOT	1092	ZIP	10028.0
EASEMENT	NaN	EXMPTCL	NaN
OWNER	BOXWOOD FLTD PARNTERS	BLDFRONT	7575
BLDGCL	R4	BLDDEPTH	9393
TAXCLASS	2	AVLAND2	22896.0
LTFRONT	75	AVTOT2	146183.0
LTDEPTH	93	EXLAND2	NaN
EXT	NaN	EXTOT2	NaN
STORIES	31.0	EXCD2	NaN
FULLVAL	296508.0	PERIOD	FINAL
AVLAND	22896.0	YEAR	2010/11
AVTOT	133429.0	VALTYPE	AC-TR
EXLAND	0.0	score1 rank	1046793.0
		score2 rank	1046719.0
		final	1046756.0

Picture of property:



Satellite View:



Median list price per square foot according to Realtor.com:

Home values in 10028		
10028 is a zip code in New York. There are 475 homes for sale, ranging from \$275K to \$52M.		
\$2.2M	\$1.9K	\$1.6M
Median Listing Home Price	Median Listing Home Price/Sq Ft	Median Sold Home Price



### 3)RECORD: 41924

- Price too high for a single-story building. Street-view shows that the property has multiple stories.
- Compared street-view pictures before 2017 and after 2018 (range during which data was collected) to see if the building was constructed during that time.
- Requires further investigation.

41924		EXTOT	
BBLE	1008230031	EXCD1	NaN
BORO	1	STADDR	7 WEST 21 STREET
BLOCK	823	ZIP	10010.0
LOT	31	EXMPTCL	NaN
EASEMENT	NaN	BLDFRONT	10
OWNER	EMB REALTY LLC	BLDDEPTH	18
BLDGCL	G6	AVLAND2	2499300.0
TAXCLASS	4	AVTOT2	2503800.0
LTFRONT	106	EXLAND2	NaN
LTDEPTH	206	EXTOT2	NaN
EXT	NaN	EXCD2	NaN
STORIES	1.0	PERIOD	FINAL
FULLVAL	6730000.0	YEAR	2010/11
AVLAND	3024000.0	VALTYPE	AC-TR
AVTOT	3028500.0	score1 rank	1046749.0
EXLAND	0.0	score2 rank	1045629.0
		final	1046189.0

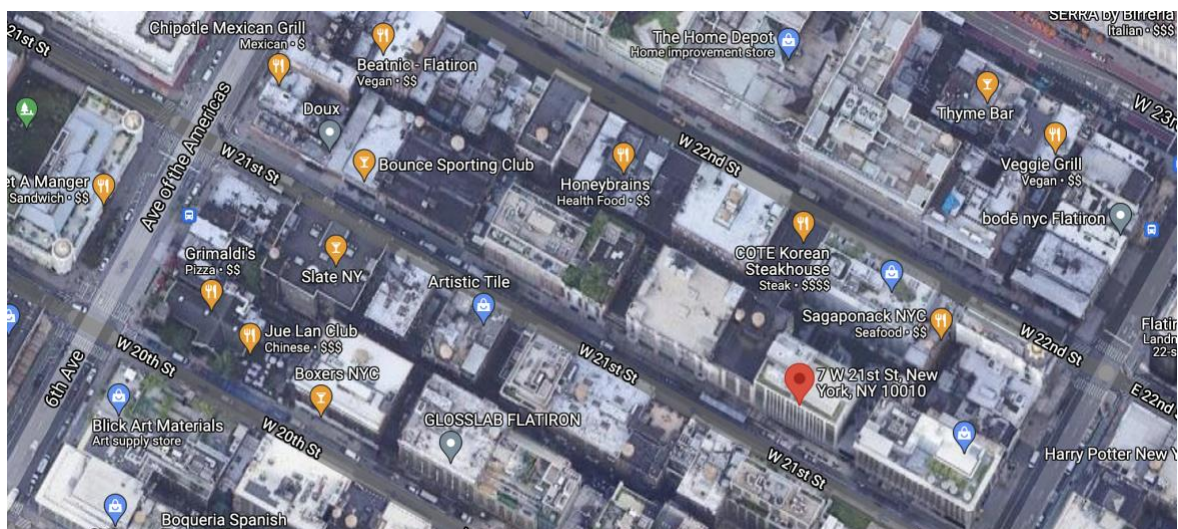
### Picture from Late 2016



Picture from Mid 2019



Satellite View:



Median price per square foot according to realtor.com

## Home values in 10010

10010 is a zip code in New York. There are 270 homes for sale, ranging from \$325K to \$60M.

**\$1.3M**

Median Listing Home  
Price

**\$1.7K**

Median Listing Home  
Price/Sq Ft

**\$1.5M**

Median Sold Home  
Price

#### 4)RECORD: 60469

- LTFRONT and LTDEPTH too small for valuation. Causing z scores of r1 and r7 to be high.
- The lot size is too small for the building volume
- LTFRONT is 20 and LTDEPTH is 50. Requires further investigation.

	60469	EXTOT	17497840.0
BBLE	1010330001	EXCD1	5116.0
BORO	1	STADDR	360 WEST 43 STREET
BLOCK	1033	ZIP	10036.0
LOT	1	EXMPTCL	NaN
EASEMENT	NaN	BLDFRONT	200
OWNER	42/9 RESIDENTIAL LLC	BLDDEPTH	210
BLDGCL	D6	AVLAND2	2925000.0
TAXCLASS	2	AVTOT2	18512999.0
LTFRONT	20	EXLAND2	1072840.0
LTDEPTH	50	EXTOT2	16660839.0
EXT	NaN	EXCD2	NaN
STORIES	23.0	PERIOD	FINAL
FULLVAL	43000000.0	YEAR	2010/11
AVLAND	2925000.0	VALTYPE	AC-TR
AVTOT	19350000.0	score1 rank	1046686.0
EXLAND	1072840.0	score2 rank	1045938.0
		final	1046312.0

#### Home values in 10036

10036 is a zip code in New York. There are 260 homes for sale, ranging from \$245K to \$85M.

**\$915.4K**

Median Listing Home Price

**\$1.5K**

Median Listing Home Price/Sq Ft

**\$780K**

Median Sold Home Price

#### Real Estate Highlights in 10036


**SMALLEST SIZE**



**\$1,500,000**

1 bed  
460 W 42nd St, New York, NY 100...

**LARGEST SIZE**



**\$85,000,000**

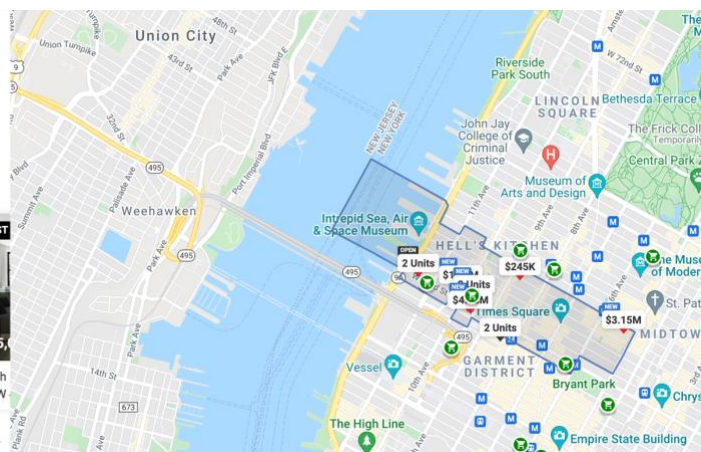
10 bed 11 bath 15,000 sqft  
635 W 42nd St Unit 45THFLOOR, ...

**MOST**



**\$245,000**

1 bath  
353 W





## Picture of Property:

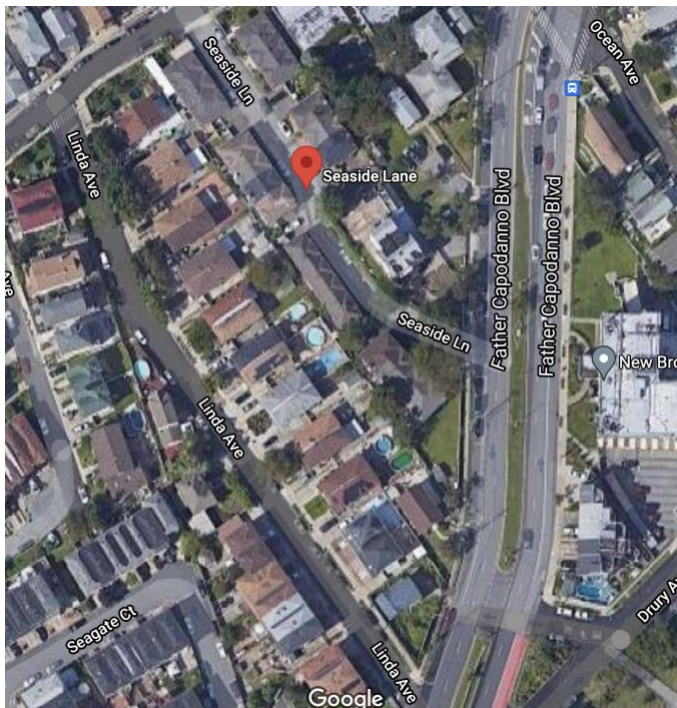


## 5)RECORD: 1000954


- FULLVAL is too low for the lot size. FULLVAL is \$100
- According to Realtor.com, average price per square foot is 415\$

	1000954	EXTOT	0.0
BBLE	5031240104	EXCD1	NaN
BORO	5	STADDR	SEASIDE LANE
BLOCK	3124	ZIP	NaN
LOT	104	EXMPTCL	NaN
EASEMENT	NaN	BLDFRONT	0
OWNER	MATIONAL COLLECTORS &	BLDDEPTH	0
BLDGCL	Z7	AVLAND2	NaN
TAXCLASS	4	AVTOT2	NaN
LTFRONT	176	EXLAND2	NaN
LTDEPTH	500	EXTOT2	NaN
EXT	NaN	EXCD2	NaN
STORIES	NaN	PERIOD	FINAL
FULLVAL	100.0	YEAR	2010/11
AVLAND	45.0	VALTYPE	AC-TR
AVTOT	45.0	score1 rank	1046739.0
EXLAND	0.0	score2 rank	1046802.0
		final	1046770.5

## Satellite View:



## Median list price per square foot according to Realtor.com:



BuySellRentMortgageFind Realtor

10305, Staten Island, NY

New YorkRichmond CountyStaten Island

Summary

Home Values

Housing Market

Schools

Amenities

Homes For Sale

Explore

### Home values in 10305

10305 is a zip code in Staten Island. There are 140 homes for sale, ranging from \$2.4K to \$5.5M.

<b>\$610K</b> Median Listing Home Price	<b>\$415</b> Median Listing Home Price/Sq Ft	<b>\$605K</b> Median Sold Home Price
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## 6)RECORD: 333412

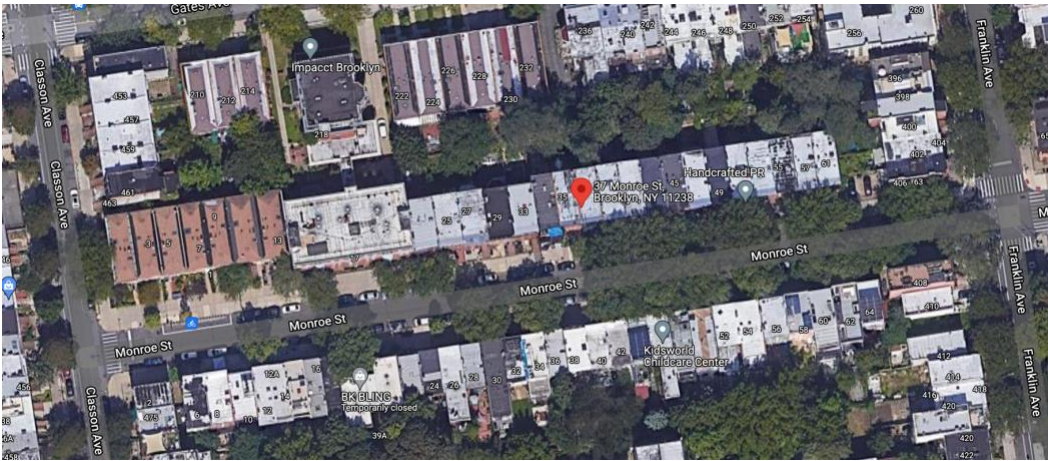
- Property has a BLDFRONT of 4017, BLDDEPTH of 42, while the LTFRONT is 17 and LTDEPTH IS 85. Looking at the pictures, the LTFRONT and LTDEPTH values seem reasonable.
- The property is heavily undervalued, with a FULLVAL of \$9060
- Moreover, looking at the median prices on Realtor.com, we can see that this property requires further investigation.

	<b>333412</b>	<b>EXTOT</b>	2211.0
<b>BBLE</b>	3019850059	<b>EXCD1</b>	1017.0
<b>BORO</b>	3	<b>STADDR</b>	37 MONROE STREET
<b>BLOCK</b>	1985	<b>ZIP</b>	11238.0
<b>LOT</b>	59	<b>EXMPTCL</b>	NaN
<b>EASEMENT</b>	NaN	<b>BLDFRONT</b>	4017
<b>OWNER</b>	SPOONER ALSTON	<b>BLDDEPTH</b>	42
<b>BLDGCL</b>	C5	<b>AVLAND2</b>	NaN
<b>TAXCLASS</b>	2B	<b>AVTOT2</b>	NaN
<b>LTFRONT</b>	17	<b>EXLAND2</b>	NaN
<b>LTDEPTH</b>	85	<b>EXTOT2</b>	NaN
<b>EXT</b>	NaN	<b>EXCD2</b>	5112.0
<b>STORIES</b>	3.0	<b>PERIOD</b>	FINAL
<b>FULLVAL</b>	9060.0	<b>YEAR</b>	2010/11
<b>AVLAND</b>	3874.0	<b>VALTYPE</b>	AC-TR
<b>AVTOT</b>	4077.0	<b>score1 rank</b>	1046719.0
<b>EXLAND</b>	2090.0	<b>score2 rank</b>	1046710.0
		<b>final</b>	1046714.5

Picture of property:



Satellite View:



Realtor.com median price per square foot:

Home values in 11238

11238 is a zip code in Brooklyn. There are 265 homes for sale, ranging from \$5 to \$7.7M.

**\$1.2M**  
Median Listing Home  
Price

**\$1.2K**  
Median Listing Home  
Price/Sq Ft

**\$1.2M**  
Median Sold Home  
Price