

LOT 8
IN OR 1857/973
OCEAN WALK PB 5/373

REYNA VALERIE &/BRAINERD CHARLES
3 WHISPERING PINES DR
ITHACA, NY 14850

2023

00-00-30-155W-0008-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 03		
NEIGHBORHOOD/LOC	3033.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2,222	331,316
DCK	308	10	31	4,623
FGR	675	55	371	55,319
FOP	50	30	15	2,237
FOP	202	30	61	9,096
TOTALS	3,457		2,700	402,589

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,700	142.6867	169.44	457,488	1998	1998	0	0	12.00	88.00

1 SNGL FAM - 0% - 0