

CIOPPA-MOSCA JEANNE REV TRUST/CIOPPA-MOSCA JEANNE
18 BERRYBUSH LANE E
HASTINGS ON HUDSON, NY 10706

01-6N-29-V020-0409-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	5								
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Floor				4 100		8302000				0		1		CONDO - 0% - 0		SQFT=2566		1999		1999		100		100		0				VALUATION BY					STANDARD				
Recreation		POOL		POOL 100																										Tax Group: 5					Tax Dist:				
Location		NORTH		NORTH 100																										BUILDING MARKET VALUE					1,754,900				
View		OCEAN		OCEAN 100																										TOTAL MARKET OB/XF VALUE					0				
Desirability		4TH FLOOR		4TH FLOOR 100																										TOTAL LAND VALUE - MARKET					0				
Balcony		OPEN		OPEN 100																										TOTAL MARKET VALUE					1,754,900				
Parking/G		GARAGE		U/G GARAGE 100																										SOH/AGL Deduction					380,098				
Bedrooms				3 100																										ASSESSED VALUE					1,374,802				
Bathrooms				3 100																										TOTAL EXEMPTION VALUE					0				
Oth Rooms				3 100																										BASE TAXABLE VALUE					1,374,802				
																														TOTAL JUST VALUE					1,754,900				
																														NCON VALUE					0				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					1,322,500				
Quality		04		Quality Level 04																																			
DOR CODE		0400		CONDOMINIUM																																			
MAP NUM				MKT AREA																															10				
NEIGHBORHOOD/LOC		10010.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
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