

LOT 41
INOR 2090/1474 IN OR 2171/1788
GOLFSIDE AT SUMMER BEACH #1

HALLOWELL ROBERTA A REV TRUST/HALLOWELL ROBERTA AB
46 MATTHEW DR
BINGHAMTON, NY 13901

2025

00-SB-30-065A-0041-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	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	3019.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	1997	2,044	381,989
BAS	196	100	2011	196	36,629
FGR	546	55	1997	300	56,065
FOP	8	30	1997	2	374
FOP	50	30	1997	15	2,803
FUS	512	100	2002	512	95,685
PT0	4	5	1997	0	0
TOTALS	3,360			3,069	573,544

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,069	136.7414	216.05	663,057	1997	1997	0	0	13.50	86.50
1 SFR CUST - 0% - 0				Heated Area: 2752				HX Base Yr			