

2441 1ST LLC
10 RIVER PARKWAY
BRIARCLIFF MANOR, NY 10510

00-00-31-114B-0006-0020

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

05

ASPH TILE 50

Interior Floor

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

6 100

Bathrooms

4 100

Frame

02

WOOD FRAME 100

Stories

2.

2. 100

Units

0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0800

MULTI-FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1043.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,080

100

1993

1,080

51,673

FOP

240

30

1993

72

3,445

FSP

240

40

2010

96

4,593

FUS

1,080

100

1993

1,080

51,673

STR

108

10

1994

11

526

UOP

240

20

1993

48

2,297

UOP

240

20

1993

48

2,297

TOTALS

3,228

2,435

116,503

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0500

FP-PRE FAB

0

0

0

0

2.00

UT

3,500.00

3,500.00

100

1988

1988

3

60

4,200

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000820

C

APARTMENTS

0

R-2

60.00

115.00

60.00

FF

1.00

1.00

1.00

6,000.00

6,000.00

360,000

REVIEW DATE

01/06/2023

BY

HSA

Total Acres:

0.00

Total Land Value:

360,000

Market:

0

Agricultural:

0

Common:

360,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2700

01

2,435

109.2700

151.89

369,852

1988

1988

50

0

0

18.50

31.50

1 DUPLEX

0%

- 2026

Heated Area: 2160

HX Base Yr

UOP

1993

BAS

1993

UOP

1993

FSP

2010

FUS

1993

FOP

1993

STR

1994

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

NASSAU COUNTY PROPERTY

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2

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

116,503

TOTAL MARKET OB/XF VALUE

4,200

TOTAL LAND VALUE - MARKET

360,000

TOTAL MARKET VALUE

480,703

SOH/AGL Deduction

0

ASSESSED VALUE

480,703

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

480,703

TOTAL JUST VALUE

480,703

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

654,265

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20111893

REPAIR/RRF

4,800

10/20/2011

20102012

H/AC

2,700

11/22/2010

4987

NEW CONSTR

76,300

08/22/1988

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2803/182

7/28/2025

WD Q

I

01

500,000

GRANTOR: BECKLEY NANCY C REV T

GRANTEE: 2441 1ST, LLC

2649/1068

6/14/2023

WD U I 11

100

GRANTOR: NANCY CALAHAN

GRANTEE: BECKLEY NANCY C REV

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W40 S6 BAS=[YR=1993] S27 UOP=[YR=1993] S6 E40 N6 W40 \$ E40 N27 W40 \$ E40 N6 \$ PTR= E15 FSP=[YR=2010] E40 S6 FUS=[YR=1993] S27 FOP=[YR=1993] S6 W18 STR=[YR=1994] S7E8S4 W20N4E8N7E4\$ W22 N6 E40 \$ W40 N27 E40 \$ W40 N6 \$ W15 \$.