

LOT 77
IN OR 1537/260
RIVER GLEN #1 PB 7/263

DOAN PHAT V/NGUYEN TRANG T
786 DUCK HOLLOW
VICTOR, NY 14564

2026

11-2N-26-1830-0077-0000



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	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
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			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		05	
NEIGHBORHOOD/LOC	5009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,303	100	2007	2,303	240,610
FGR	712	55	2007	392	40,955
FOP	18	30	2007	5	522
FOP	135	30	2007	40	4,179
TOTALS	3,168			2,740	286,267

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,740	109.3440	114.81	314,579	2007	2007	0	0	0	9.00	91.00
1 SINGLE FAM			0% - 0		Heated Area: 2303				HX Base Yr			

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