

THOM CATHRYN
1731 RYDER ST
BROOKLYN, NY 11234

42-2N-28-1141-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structure03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall09DRYWALL 100

Interior Floor11CLAY TILE 60

Interior Floor14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units1.001.100
0100

Occupancy00NONE 100

MARKET ADJUSTMENTS

TOTALS2,5002,167254,347

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE254,347

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE339,347

SOH/AGL Deduction0

ASSESSED VALUE339,347

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE339,347

TOTAL JUST VALUE339,347

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE356,168

SUBAREA MARKET VALUE

FOP2021

BAS2021

FGR2021

FOP2021

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2741/699/24/2024SWQI01372,500

GRANTOR: CSMA SFR TRS HOLDINGS

GRANTEE: THOM CATHRYN

2692/6311/26/2024SWUI11100

GRANTOR: FKH SFR M LP

GRANTEE: CSMA SFR TRS HOLDIN

BUILDING DIMENSIONS

BAS=[YR=2021] W25 FOP=[YR=2021] W10 S19 E10 N19\$ S19 W10 S56 E10 N5 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N20 W21 S20\$ N4 W4 S4\$ N4 E4 N16 E21 N50\$.

LAND DESCRIPTION

TOTAL OB/XF0

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000134CRES POND0PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/09/2026 BY SYS