

Key: 6220

9/13/2017 10:36 am SEQ #: 6.621

CURRENT OWNER	PARCEL ID	LOCATION			
BARRELLA Nanci J Trustee BAYBERRY SHORES NOMINEE TRUST 43 NEWPORT RD YONKERS, NY 10710	7B-7-S1-0	90 RIDGEVALE RD SO			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	BARRELLA Nanci J Trustee	06/25/1990	A	1	7204-163
	BARELLA, Nanci & JOSEPH	06/01/1976	N	28,000	2450-132

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,710	SC	1.00	100 1.00	648,750	1.88	100 1.00	VW4 2.50			523,420

TOTAL	18,710 SF	ZONING	R20	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N	Ocn Wv			LAND	523,400	508,100
Inf1	100	O				BUILDING	281,300	261,300
Inf2	100	T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	804,700	769,400

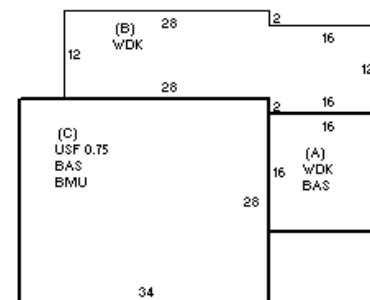
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	4	1.05	CAPE [100%]	LIST		
QUALITY	+ 1.20		PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	11/3/2016	APK

BLDG COMMENTS	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/19/2009	50	Meas & List			RRC	100	100



YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	365,336		
NET AREA	1,922	DETAIL ADJ	1.060	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	1,208	1977	155.59	187,955	CONDITION ELEM	CD		
\$NLA(RCN)	\$190	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	784		34.80	27,283	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	952		43.68	41,582	INTERIOR	G		
CAPACITY			UNITS	ADJ	ROOF COVER	2	WOOD SHIN	1.01	C	USF	L	UP-STRY FIN	714	1977	132.10	94,322	KITCHEN	G	
STORIES	1.75	1.00	FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP	1				6,189.60	6,190	BATHS	A		
ROOMS	0	1.00	INT. FINISH	2	DRYWALL	1.00	ODS	O	OUT DOOR SHWR-A	1				880.80	881	HEAT	A		
BEDROOMS	3	1.00	HEATING/COOL	2	HOT WATER	1.00										ELECT	A		
FULL BATHS	2	1.00	FUEL SOURCE	2	GAS	1.00													
1/2 BATHS	0	1.00																	
FIXTURES	7	\$7,123																	
UNITS	1	1.00																	
EFF.YR/AGE																	1988 / 28		
COND																	23	23 %	
FUNC																	0		
ECON																	0		
DEPR																	23	% GD	77
RCNLD																		\$281,300	