

85B SUN BOWL RIDGE RD #85B

|          |                                  |                |                      |
|----------|----------------------------------|----------------|----------------------|
| Location | 85B SUN BOWL RIDGE RD<br>#85B    | Mblu           | 08/ 00/ 045/14 085/B |
|          |                                  | Acct#          | MAR022               |
| Owner    | MARCHASSALLA, MICHAEL &<br>MARIA | Assessment     | \$1,138,200          |
|          |                                  | Appraisal      | \$1,138,200          |
| PID      | 1682                             | Building Count | 1                    |

Current Value

| Appraisal      |              |      |             |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total       |
| 2025           | \$1,138,200  | \$0  | \$1,138,200 |
| Assessment     |              |      |             |
| Valuation Year | Improvements | Land | Total       |
| 2025           | \$1,138,200  | \$0  | \$1,138,200 |

Owner of Record

|          |                               |             |            |
|----------|-------------------------------|-------------|------------|
| Owner    | MARCHASSALLA, MICHAEL & MARIA | Sale Price  | \$911,438  |
| Co-Owner |                               | Certificate |            |
| Address  | 990 W SHORE ROAD              | Book & Page | 0/0        |
|          | OYSTER BAY, NY 11771          | Sale Date   | 01/02/2002 |

Ownership History

| Ownership History             |            |             |             |            |
|-------------------------------|------------|-------------|-------------|------------|
| Owner                         | Sale Price | Certificate | Book & Page | Sale Date  |
| MARCHASSALLA, MICHAEL & MARIA | \$911,438  |             | 0/0         | 01/02/2002 |

Building Information

Building 1 : Section 1

|                        |             |
|------------------------|-------------|
| Year Built:            | 2001        |
| Living Area:           | 2,698       |
| Replacement Cost:      | \$1,392,134 |
| Building Percent Good: | 81          |

Replacement Cost  
Less Depreciation: \$1,127,600

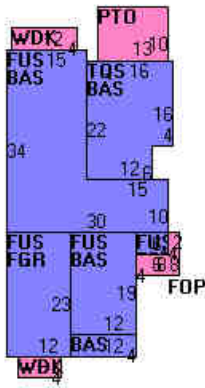
| Building Attributes |             |
|---------------------|-------------|
| Field               | Description |
| Style:              | Condominium |
| Model               | Res Condo   |
| Stories:            | 2           |
| Grade               | A           |
| Occupancy           |             |
| Interior Wall 1:    | Drywall     |
| Interior Wall 2:    |             |
| Interior Floor 1    | Hardwood    |
| Interior Floor 2    | Carpet      |
| Heat Fuel:          | Gas         |
| Heat Type:          | Hot Water   |
| AC Type:            | Central     |
| Ttl Bedrms:         | 4 Bedrooms  |
| Ttl Bathrms:        | 3 Full      |
| Ttl Half Bths:      | 1           |
| Xtra Fixtres        | 1           |
| Total Rooms:        | 7           |
| Bath Style:         | Luxurious   |
| Kitchen Style:      | Luxurious   |
| Kitchen Type        |             |
| Kitchen Func        |             |
| Primary Bldg Use    |             |
| Htwtr Type          |             |
| Atypical            |             |
| Park Type           |             |
| Park Own            |             |
| Park Tandem         | 0           |
| Fireplaces          |             |
| Num Part Bedrm      |             |
| Base Flr Pm         |             |
| Num Park            |             |
| Pct Low Ceiling     |             |
| Unit Lochn          |             |
| Roof Structure      | Gable/Hip   |
| Roof Cover          | Asphalt     |
| Ext Wall 1          | Clapboard   |
| Grade               | A           |

Building Photo



(https://images.vgsi.com/photos/StrattonVTPPhotos/\00\00\13\73.jpg)

Building Layout



(https://images.vgsi.com/photos/StrattonVTPPhotos//Sketches/1682\_1682.jp

| Building Sub-Areas (sq ft) |                       |            | Legend      |
|----------------------------|-----------------------|------------|-------------|
| Code                       | Description           | Gross Area | Living Area |
| BAS                        | First Floor           | 1,264      | 1,264       |
| FUS                        | Upper Story, Finished | 1,188      | 1,188       |
| TQS                        | Three Quarter Story   | 328        | 246         |
| FGR                        | Garage, Frame         | 276        | 0           |
| FOP                        | Porch, Open Frame     | 64         | 0           |
| PTO                        | Patio                 | 130        | 0           |
| WDK                        | Deck, Wood            | 80         | 0           |
|                            |                       | 3,330      | 2,698       |

|                    |           |
|--------------------|-----------|
| Stories:           | 0         |
| Residential Units: | 0         |
| Exterior Wall 1:   | Clapboard |
| Exterior Wall 2:   |           |
| Roof Structure     | Gable/Hip |
| Roof Cover         | Asphalt   |
| Cmrcl Units:       | 0         |
| Res/Com Units:     | 0         |
| Section #:         | 0         |
| Parking Spaces     | 0         |
| Section Style:     | 0         |
| Foundation         |           |
| Security:          |           |
| Cmplx Cnd          |           |
| Xtra Field 1:      |           |
| Remodel Ext:       |           |
| Super              |           |
| Grade              |           |
| Usrflid 703        | 0         |
| Usrflid 706        | 0         |

Extra Features

| Extra Features |                 |            |         | <u>Legend</u> |
|----------------|-----------------|------------|---------|---------------|
| Code           | Description     | Size       | Value   | Bldg #        |
| FPL2           | FIREPLACE - EXC | 1.00 UNITS | \$6,500 | 1             |
| HTUB           | HOT TUB         | 1.00 UNITS | \$4,100 | 1             |

Land

| Land Use      |       | Land Line Valuation |     |
|---------------|-------|---------------------|-----|
| Use Code      | 1020  | Size (Acres)        | 0   |
| Description   | CONDO | Frontage            |     |
| Zone          |       | Depth               |     |
| Neighborhood  |       | Assessed Value      | \$0 |
| Alt Land Appr | No    | Appraised Value     | \$0 |
| Category      |       |                     |     |

Outbuildings

| Outbuildings             | <u>Legend</u> |
|--------------------------|---------------|
| No Data for Outbuildings |               |

Valuation History

| Appraisal      |              |      |             |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total       |
| 2023           | \$1,138,200  | \$0  | \$1,138,200 |
| 2021           | \$1,020,200  | \$0  | \$1,020,200 |
| 2019           | \$1,020,200  | \$0  | \$1,020,200 |

| Assessment     |              |      |             |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total       |
| 2023           | \$1,138,200  | \$0  | \$1,138,200 |
| 2021           | \$1,020,200  | \$0  | \$1,020,200 |
| 2019           | \$1,020,200  | \$0  | \$1,020,200 |