



PROPERTY LOCATION

No	Alt No	Direction/Street/City
66A		WEST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	THE DANIEL KASTEN REVOCABLE TRUST
Owner 2:	KASTEN, DANIEL & PATRICIA TRUSTEES
Owner 3:	
Street 1:	35 BLACKMORE LANE
Street 2:	
Twn/City:	EAST ISLIP
St/Prov:	NY Cntry Own Occ: N
Postal:	11730 Type:

PREVIOUS OWNER

Owner 1:	KASTEN DANIEL -
Owner 2:	KASTEN PATRICIA A -
Street 1:	35 BLACKMORE LANE
Twn/City:	EAST ISLIP
St/Prov:	NY Cntry
Postal:	11730

NARRATIVE DESCRIPTION

This Parcel contains 7.009 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2006, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		4.009		ACRES EXCESS			0	3,500.	0.800	MW			TOPO	-20					11,225						11,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	729,700		7.009	156,300	886,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 224.87						/Parcel: 224.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	729,700	0	7.009	156,300	886,000	886,000	YER	1/26/2018
2017	101	FV	689,200	0	7.009	156,300	845,500	845,500	Year End Roll	5/5/2017
2016	101	FV	624,100	0	7.009	156,300	780,400	780,400	Year End Roll	2/11/2016
2015	101	FV	637,500	0	7.009	161,500	799,000	799,000	year end roll	1/15/2015
2014	101	FV	637,500	0	7.009	161,500	799,000	799,000	Year End	8/7/2014
2013	101	FV	650,200	0	7.009	161,500	811,700	811,700	COMMITMENT	5/30/2013
2012	101	FV	582,800	0	7.009	149,300	732,100	732,100	final value	1/12/2012
2011	101	FV	582,800	0	7.009	149,300	732,100	732,100	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KASTEN DANIEL,	2299-190		4/16/2015	CONVIENCE	10	No	No			
PETEROY FRANK A	1294-37		1/28/2002		62000	Yes	No			
	E-105		2/6/1963		0	Yes	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2011	MEASURED	317	LISA QUACKEN
6/8/2007	INSPECTED	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: 9 - CONTEMPORY
 Sty Ht: 2 - 2
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 26 - WOOD
 Sec Wall:
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT
 Color:
 View / Desir:

GENERAL INFORMATION

Grade: B - GOOD
 Year Blt: 2006 Eff Yr Blt:
 Alt LUC:
 Jurisdict:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall:
 Partition: T - TYPICAL
 Prim Floors: 3 - HARDWOOD
 Sec Floors:
 Bsmnt Flr: 12 - CONCRETE
 Bsmnt Gar: 2
 Electric: 2 - GOOD
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 1 - FORCED H/A
 # Heat Sys:
 % Heated: 100 % AC: 100
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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BATH FEATURES

Full Bath: 3 Rating: GOOD
 A Bath:
 3/4 Bath:
 A 3QBth
 1/2 Bath: 1 Rating: GOOD
 A HBth:
 OthrFix: 4 Rating: GOOD

OTHER FEATURES

Kits: 1 Rating: GOOD
 A Kits:
 Frpl: 1 Rating: GOOD
 WSFlue:

CONDO INFORMATION

Location:
 Total Units:
 Floor:
 % Own:
 Name:

DEPRECIATION

Phys Cond: GD - Good 5.0 %
 Functional:
 Economic:
 Special:
 Override:
 Total: 5 %

CALC SUMMARY

Basic \$ / SQ: 107.00
 Size Adj.: 0.91852796
 Const Adj.: 1.02010000
 Adj \$ / SQ: 100.258
 Other Features: 40874
 Grade Factor: 1.40
 Neighborhood Inf: 1.04999995
 LUC Factor:
 Adj Total: 768116
 Depreciation: 38406
 Depreciated Total: 729710

COMMENTS

ACCESS FROM WEST ST # 66A NEEDS INSPECTION TO UPDATE % COMPLETE ESTIMATED %.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1		# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 1		
Lvl 2		
Lower		
Totals	RMs: 9 BRs: 4 Baths: 3 HB 1	

REMODELING

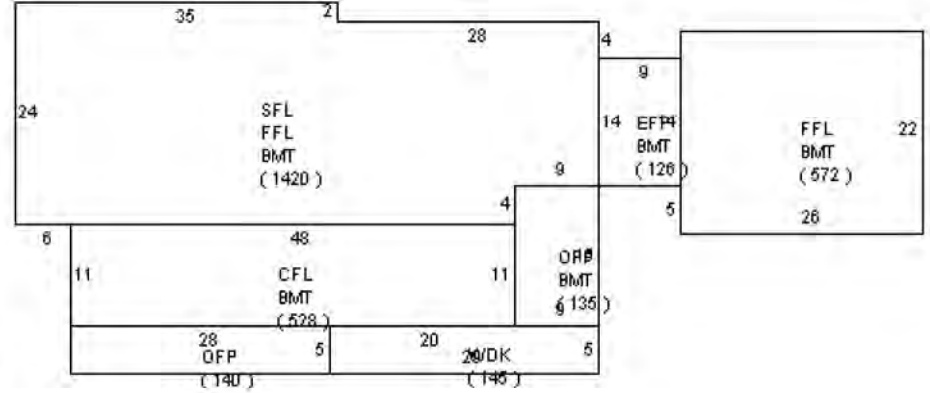
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,781	30.080	83,645	
FFL	1ST FLOOR	1,992	100.260	199,714	
SFL	2ND FLOOR	1,420	95.250	135,248	
CFL	CATHEDRAL	528	102.260	53,995	
OFFP	OPEN PORCH	275	13.300	3,656	
WDK	WOOD DECK	145	12.900	1,870	
EFP	ENCL PORCH	126	27.980	3,526	
Net Sketched Area:		7,267	Total:	481,654	
Size Ad	3940	Gross Area	7267	FinArea	3940

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 306B