

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																					
WENDLANDT GARY E WENDLANDT MARGARET L 45 GRAMERCY PK NORTH APT 2B NEW YORK, NY 10010 Additional Owners:						1 TYPCL						Description		Code		Appraised Value		Assessed Value		1006 45 TH LONGMEADOW, MANHATTAN VISION													
												RESIDENTL.		102		614,900		614,900															
SUPPLEMENTAL DATA																																	
Other ID: SP Permit Chapter Land OC Dates 7/1/2011 In+Ex FY Mailed GIS ID: F_376625_2845743						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																											
										Total 614,900 614,900																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																				
WENDLANDT GARY E D R CHESTNUT LLC, RUGBY PROPERTIES LLC,				18835/ 519		07/08/2011		U	I	600,000		U	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value										
				16302/ 279		11/02/2006		U	I	3,562,500		G	2018	102	621,300		2017	102	605,300		2016	102	592,300										
				0/ 0				U		0																							
Total:										621,300 Total: 605,300 Total: 592,300																							
EXEMPTIONS				OTHER ASSESSMENTS																		This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.																				
Total:																																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card) 614,900																							
0001/A						102		FC		Appraised XF (B) Value (Bldg) 0																							
NOTES												Appraised OB (L) Value (Bldg) 0																					
												Appraised Land Value (Bldg) 0																					
												Special Land Value 0																					
												Total Appraised Parcel Value 614,900																					
												Valuation Method: C																					
												Adjustment: 0																					
												Net Total Appraised Parcel Value 614,900																					
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY																					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments				Date	Type	IS	ID	Cd.	Purpose/Result																
201202441 306	06/07/2012 10/01/2010	GEN 49	GENERATOR CONDO R	13,100 350,000		0 0		OC 7/1/2011 55' X77 SIN				07/20/2012 06/24/2011 12/16/2010			317 400 317	15 25 2	PERMIT VISIT OC VISIT MEASURED																
LAND LINE VALUATION SECTION																																	
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value													
1	102	CONDO		PAR				0 SF	0.00	1.0000		1.0000	1.00	FC	1.00			.00	0.00	0													
Total Card Land Units:				0.00 AC				Parcel Total Land Area:				0 AC				Total Land Value:																	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	07		CONDO-GRDN	Insulation			
Model	05		RES CONDO	FBM Sqft	2104		
Grade	B-		GOOD (-)	CONDO DATA			
Stories	1.00		1 Story	Cmplx Acct# 5049 ID 0010 % Own			
Occupancy	1			Cmplx Name CHESTNUT B# 1 S# 1			
Interior Wall 1	1		DRYWALL	Adjust Type	Code	Description	Factor %
Interior Wall 2				Unit Type	S	SUP IMP	110
Interior Floor 1	3		HARDWOOD	Unit Locn	D	DETACHED	108
Interior Floor 2	4		CARPET	COST/MARKET VALUATION			
Heat Fuel	2		GAS	Adj. Base Rate:			165.09
Heat Type	1		FORCED H/A	23 16 12 11 23 23 1 15 3 6 3 46 16 4 55 9 99 24 24 14 6 10 24 10 55 9 55 16 WDK FFL BMT GAR OFF			
AC Type	03		FULL				
Bedrooms	2						
Full Baths	2						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	G		GOOD				
Kitchen Style	G		GOOD				
Num Kitchens	1						
Central Vac	0						
#Heat Sys	1						
Frame	1		WOOD				
Foundation	1		CONCRETE				
Bsmt Floor	12		CONCRETE				
Bsmt Garage							
Fireplaces	1						
WS Flues							
				Replace Cost 640,530 AYB 2010 EYB 2014 Dep Code GD Remodel Rating Year Remodeled Dep % 4 Functional Obslnc External Obslnc Cost Trend Factor 1 Condition % Complete 96 Overall % Cond 614,900 Apprais Val 0 Dep % Ovr 0 Dep Ovr Comment 0 Misc Imp Ovr 0 Misc Imp Ovr Comment 0 Cost to Cure Ovr 0 Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
GEN	GENERATOR			B	1	0.00	2014	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	3,005		33.02	99,216	
FFL	1ST FLOOR	3,005	3,005		165.09	496,081	
GAR	GARAGE	0	576		65.92	37,970	
OPF	OPEN PORCH	0	45		18.34	825	
WDK	WOOD DECK	0	276		23.33	6,438	
Ttl. Gross Liv/Lease Area:		3,005	6,907	3,880		640,530	

