

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
SNR 24 BLUEBIRD ESTATES OWNER C/O FORTRESS INVESTMENT GROU 55 WEST 46TH ST #2204												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		125	9194100		9,194,100										
												RES LAND		125	1546700		1,546,700										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		125	29700		29,700										
NEW YORK NY 10016				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10																	
				Mailed						Assoc Pid#																	
GIS ID F_387261_2856266										Total						10,770,500		10,770,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
SNR 24 BLUEBIRD ESTATES OWNER LLC EAST LONGMEADOW RETIREMENTLLC WIEZBICKI EUGENE S,				20648		0366		04-01-2015		U		I		27,203,112		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				16116		0294		08-09-2006		U		V		1,350,000		1		2019		125	8,985,200	2018	125	8,999,800	2017	125	8,516,100
				03184		0385		05-10-1966		U		I		0						125	1,509,700		125	1,509,700		125	1,501,000
																				125	29,700		125	29,700		125	29,700
																Total		10524600		Total		10539200		Total		10046800	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount	Code	Description			YEAR	Amount											Comm Int					
				Total		0.00																					
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								125			BG																
NOTES																											
FY 11 ABATED. NC=REVIEW FOR FY 12.						AREAS HAVE GAS FHA HEAT -2 UNITS								Appraised BLDG. Value (Card)						8,990,600							
OCCUPY INCREASED FROM 30% TO 64%						FOUNDATION ONLY + 1/4 FRAMED 1/10/7								Appraised Xf (B) Value (Bldg)						203,500							
OCCUPIED FROM 1/10 TO 1/11. SUB DIV						FIRE TO THE GROUND 9-27-07 FY 10 ADDED								Appraised Ob (B) Value (Bldg)						29,700							
1011-CONGREGATE HOUSING-RETIREMENT						THE STREET TO THIS PARCEL=.76 AC								Appraised Land Value (Bldg)						1,546,700							
RESIDENCE-PUBLIC DINING-NO														Special Land Value						0							
KITCHEN-RENTALS-130 UNITSCONTROL COMMON														Total Appraised Parcel Value						10,770,500							
														Valuation Method						C							
														Adjustment													
														Net Total Appraised Parcel Value						10,770,500							
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			
201901231		04-09-2019		42	REPAIRS		19,073		06-06-2019		100		06-06-2019		WATER DAMAGE R		06-06-2019					400	15	PERMIT VISIT			
201900475		02-11-2019		42			10,000		06-06-2019		100		06-06-2019		WATER DAMAGE A		12-30-2010					317	15	PERMIT VISIT			
60		03-17-2010		6	SIGN		2,000								72" X 60" FREE STA		02-27-2009					317	15	PERMIT VISIT			
131		04-03-2008		61	CONGREG LIVI		9,326,560								OC 2/23/2009 REB		01-31-2008					317	15	PERMIT VISIT			
42		02-14-2008		41	FOUNDATION		250,000								REBUILD EXISTING		03-16-2007					311	15	PERMIT VISIT			
338		10-29-2007		5	DEMOLITION		96,000								DEMOLITION AFTE		03-16-2007					311	7	INFO FM PLAN			
252		08-10-2007		6	SIGN		5,000								BLUEBIRD ESTATE		01-05-1980					500	3	MEAS+INSPCTD			
LAND LINE VALUATION SECTION																											
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value		
1	125	ASSISTD LIV		RA				217,800	SF	2.39	1.560	D	LAND	1.00	BA	1.00					0	INT1	1.5	1.000	5.60	1,219,700	
1	125	ASSISTD LIV		RA				6.540	AC	50,000.00	1.000	0		1.00	BA	1.00		INCLUDES TH			0			1.000	50,000.00	327,000	
Total Card Land Units								11.540	AC	Parcel Total Land Area:				11.5400							Total Land Value						1,546,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	52	SR LIVING	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	133.00	
Stories	3.00	3 STORY	Units	130	
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			125	ASSISTD LIV	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		61.44
Interior Floor 1	4	CARPET	RCN		10,101,804
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built		2008
Heat Type	7	UNIT HTRS	Effective Year Built		2007
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	152		Remodel Rating		
Full Baths	130		Year Remodeled		
Half Baths	3		Depreciation %		11
Extra Fixtures	136		Functional Obsol		
Total Rooms	247		External Obsol		
Bath Style			Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		89
Extra Kitchens	0		RCNLD		8,990,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OFF
(10,689 sf)

CPT
(792 sf)

FFL
(43,406 sf)

SFL
(36,602 sf)

TFL
(36,615 sf)

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	120	7.48	2006	70	0.00	GD	A	1.00	600
82	FREEZER			B	48	69.00	2007	89	1.00	GD	A	1.00	2,900
84	SIGN-ILU			L	30	40.25	2010	70	0.00	GD	A	1.00	800
85	PAVING			L	11.0	1.61	2006	60	0.00	AV	A	1.00	10,600
83	SIGN			L	48	28.75	2008	70	0.00	GD	G	1.25	1,200
77	LITE-SIN			L	1	690.00	2008	70	0.00	GD	G	1.25	600
06	CARPORT			L	1,08	8.63	2008	70	0.00	GD	G	1.25	8,200
06	CARPORT			L	828	8.63	2008	70	0.00	GD	G	1.25	6,300
53	BUNKER			L	285	6.90	2008	70	0.00	GD	A	1.00	1,400
61	ELEV-COMM			B	3	75000.00	2007	88	1.00	GD		0.00	198,000

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
CPT	CARPORT	0	792		8.83	6,994							
FFL	1ST FLOOR	43,406	43,406		88.53	3,842,599							
OFF	OPEN PORCH	0	10,689		8.85	94,635							
SFL	2ND FLOOR	36,602	36,602		88.53	3,240,262							
TFL	3RD FLOOR	36,615	36,615		79.68	2,917,315							
Ttl Gross Liv / Lease Area		116,623	128,104	114,110		10,101,804							



State Use 125
Print Date 12/19/2019 1:31:43 P

Property Location 1 APPLE BLOSSOM LN
Vision ID 4504 Account # 4577

Map ID 59/ 9/ B/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 125
Print Date 12/19/2019 1:31:43 P

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)								
Element		Cd	Description				Element		Cd	Description				
Style Model Grade Stories Foundation Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Heat Fuel Heat Type AC Type Bedrooms Full Baths Half Baths Extra Fixtures Total Rooms Bath Style Half Bath Style Kitchens Kitchen Style Extra Kitchens Extra Kitchen St FBM Sqft FBM Quality Fireplaces WS Flues Central Vac Frame							Basement Floor							
							Bsmnt Garage							
							#Heat Sys							
							Units							
							MIXED USE							
							Code		Description			Percentage		
							COST / MARKET VALUATION							
									Adj Base Rate					
		RCN												
		Net Other Adj												
		Year Built												
		Effective Year Built												
		Depreciation Code												
		Remodel Rating												
		Year Remodeled												
		Depreciation %												
		Functional Obsol												
		External Obsol												
		Cost Trend Factor												
		Condition												
		% Complete												
		Overall % Condition												
		RCNLD												
		Dep % Ovr												
		Dep Ovr Comment												
		Misc Imp Ovr												
		Misc Imp Ovr Comment												
		Cost to Cure Ovr												
		Cost to Cure Ovr Comment												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)														
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va	
81	COOLER	EX	Extra Fea	B	64	46.00	2007	89	1.00	GD	A	1.00	2,600	
BUILDING SUB-AREA SUMMARY SECTION														
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area														