


Your property has been valued using market data from similar properties that sold in your area. Sales prices were **time-adjusted** to the end of the period, December 31, 2018, as if they were sold on that date. The **time-adjusted sales price** reflects market conditions on that date.

Physical Address	246 WARNER AVE ROSLYN HEIGHTS, NY 11577		
Property Identifier	07321 00020		
Economic Unit Type			
Style	Old Style		
Year Built & Depreciation	1923-91.04		
Total Floor Area	1605		
Quality Grade	C		
Bathrooms & Fixtures	1-0-4		
Land Size	5000	Note:Land size reflects total Economic Unit.	
Market Area	1	Current Land	\$230,000
Neighborhood	Roslyn-233	Current Improvement	\$387,000
Percent Complete	1	Total Value*	\$617,000

* The values represent the Tentative value for the 2021 tax year.