

Nassau Calculation Ladder

S/B/L: 52/349/12

The following calculation Ladder demonstrates the market derived components of value that make up this subject property value.

Adjustment Calculation Ladder			
Parcel ID #	52349 00120		
Estimation Model	Market 2A 2021 Final		
Predicted Value	\$452,746	Override Value	N/A
Group Name	PROPERTY CHARACTERISTICS	ADJUSTMENT (Factor)	VALUE (dollars)
Living Area	1098.00	0.0000	138,701.41
Size Adjustment	(2500)	1.7899	248,264.95
Upper Living Area	00.00	1.0000	248,264.95
Attic	00.00	1.0000	248,264.95
No Basement	Full	1.0000	248,264.95
Basement	00.00	1.0000	248,264.95
Rec Room	800.00	1.0367	257,377.05
Luc	One Family	1.0000	257,377.05
Style	Ranch	0.9564	246,147.94
Quality	C	1.0000	246,147.94
Bathrooms And Fixtures	2-0-6	1.0941	269,319.29
Year Built Depreciation	1951-89.95	0.8995	242,265.45
Ext Wall	Composition	0.9839	238,354.50
Heat System	Cntrl Ht	1.0000	238,354.50
Fireplace	00.00	1.0000	238,354.50
Parking	Att-200	1.0171	242,424.30
Terrace Or Patio	00.00	1.0000	242,424.30
Porch	Op-42	1.0035	243,261.63
Wood Deck	00.00	1.0000	243,261.63
Pool	00.00	1.0000	243,261.63
Living Area Bldg2	00.00	1.0000	243,261.63
Shed	00.00	1.0000	243,261.63
Land Size	6000.00	1.9466	473,521.47
Location	00.00	1.0000	473,521.47
Fronting	ResidentialStreet	1.0000	473,521.47
Traffic	Light	1.0000	473,521.47
Neighborhood	Plainedge-65	0.9561	452,746.12
Village	00.00	1.0000	452,746.12

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Section Block	52 349	1.0000	452,746.12
Subarea Adjustment	00.00	1.0000	452,746.12
Misc Cost Items	00.00	0.0000	452,746.12