

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	859 FRANKLIN AVE VALLEY STREAM, NY 11580				
<b>Property Identifier</b>	<b>35523 00050</b>				
Economic Unit Type					
Style	Cape				
Year Built & Depreciation	1949-92.43				
Total Floor Area	1269				
Quality Grade	C+				
Bathrooms & Fixtures	2-0-6				
Land Size	6660			Note: Land size reflects total Economic Unit.	
Market Area	5			<b>Current Land</b>	<b>\$209,000</b>
Neighborhood	Valley Stream-163			Current Improvement	\$263,000
Percent Complete	1	<b>Total Value*</b>	<b>\$472,000</b>		

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