

	Beds 4	Bldg Sq Ft 1,868	Lot Sq Ft 36,155	Sale Price N/A
	Baths 2	Yr Built 1940	Type SFR	Sale Date N/A

OWNER INFORMATION			
Owner Name	Brandon Ollie	Mailing Zip	10701
Owner Name 2	Turhan Brandon	Mailing Zip + 4 Code	2604
Mailing Address	205 N Broadway	Owner Occupied	No
Mailing City & State	Yonkers, NY		

LOCATION INFORMATION			
MLS Area	64	Carrier Route	C033
Magisterial	Midlothian	Zoning	R15
Zip Code	23235	Census Tract	1009.02
Zip + 4	3123		

TAX INFORMATION			
PID	757-71-86-82-400-000	Parcel ID	757718682400000
Old Map #	401677002	% Improved	66%
Legal Description	BY BON AIR IMP CO		

ASSESSMENT & TAX			
Assessment Year	2019	2018	2017
Assessed Value - Total	\$124,000	\$124,400	\$118,200
Assessed Value - Land	\$42,000	\$42,000	\$40,000
Assessed Value - Improved	\$82,000	\$82,400	\$78,200
Market Value - Total	\$124,000	\$124,400	\$118,200
Market Value - Land	\$42,000	\$42,000	\$40,000
Market Value - Improved	\$82,000	\$82,400	\$78,200
YOY Assessed Change (%)	-0.32%	5.25%	
YOY Assessed Change (\$)	-\$400	\$6,200	
Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$1,135		
2017	\$1,135	\$0	0%
2018	\$1,182	\$47	4.15%

CHARACTERISTICS			
Lot Acres	0.83	Garage Sq Ft	720
Lot Sq Ft	36,155	Roof Material	Composition Shingle
Land Use - County	Single Dwelling	Interior Wall	Drywall
Land Use - CoreLogic	SFR	Exterior	Vinyl
Style	Traditional	Floor Cover	Carpet/Wood
Stories	1	Construction	Wood
Year Built	1940	Foundation	Concrete Block
Bldg Area - Finished Sq Ft	1,868	Water	Public
Bldg Area - Total Sq Ft	1,868	Sewer	Public Service
Bldg Area - Above Grade Sq Ft	1,868	Electric Service Type	Available
Total Rooms	8	Condition	Fair
Bedrooms	4	Quality	Poor
Baths - Total	2	Porch Type	Open Porch
Baths - Full	2	Patio Type	Wood Deck
Cooling Type	Yes	No. of Patios	1
Heat Type	Forced Air	Patio/Deck 1 Area	110
Garage Type	Garage	Porch	Open Porch
Parking Type	Type Unknown	Porch 1 Area	280

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Value
1 Stry	S	1,868			
Wood Deck	S	110			
Open Porch	S	280			
1 St Garage	S	720	30	24	\$7,986
Storage Shed	S	80	8	10	\$709

SELL SCORE			
Rating	High	Value As Of	2020-04-13 23:35:24
Sell Score	657		

ESTIMATED VALUE			
RealAVM™	\$288,500	Confidence Score	65
RealAVM™ Range	\$256,765 - \$320,235	Forecast Standard Deviation	11
Value As Of	04/09/2020		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Owner Name	Brandon Ollie	Document Number	342-214
Owner Name 2	Turhan Brandon	Deed Type	Deed (Reg)
Buyer Name	Brandon Ollie		
Document Number	342-214		
Document Type	Deed (Reg)		

PROPERTY MAP

The left map displays a red-outlined lot with the following dimensions: 72' (top), 497' (left), 513' (right), and 74' (bottom). A scale bar indicates 55 yards. The right map shows the lot's location on a street grid, with a red arrow pointing to the lot. Surrounding streets include Wyndham Dr, Anwell Dr, Chelmsford Rd, Forest Hill Ave, Thurloe Dr, Bendemeer Rd, Greenock Dr, and Ben Nevis Dr. A scale bar indicates 200 yards.

*Lot Dimensions are Estimated