

LOCATION & OWNER INFORMATION

PARCEL ID

06-42-46-34-24-000-2450

NBHD

063500RS

PARCEL ADDR

2560 NW 70TH BLVD

LEGAL

ROYAL PALM POLO PLAT 2 LT 245

TAX DISTRICT

06625

OWNER

29 24 21ST AVE LP

ADDRESS

24038 DEPEW AVE
FLUSHING NY 11363-1611



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

TOTAL CARDS:1

GIS ACRES: .3145

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	09-APR-25	3	F	66

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	2,735,720
OVERRIDE	
INCOME	0
PRIOR YR VAL	2,396,904
BUILDING	2,088,661
OBY's	38,969
LAND	608,090
MARKET	2,735,720
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.22
SOH%	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
36249	606	WD	Q	I	3,100,000	29-DEC-25
34297	1577	WD	Q	I	3,000,000	26-APR-23
30752	1068	WD	Q	I	1,230,000	19-JUN-19

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
BPQ-2023-02643	23-NOV-23	F	05	T	2025	10,525
BPR-2023-00912	28-JUN-23	F	05	T	2024	18,100
BPR-2023-00735	23-JUN-23	F	02	C	2025	54,256
21-1640	22-FEB-21	F	03	T	2022	8,015

NOTES

PER MLS#R11152783 ADDED BBQ; PHOTOS UPLOADED FOR BBQ & BLDR-FLR-PLN PER MLS #06 PETN2026-2139

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PL2	2018	2018				1	1	C		41,700.00	A	A	74					100	30,858.00
1	2	BBQ	2018					1	1	B	6 4 5	10,961.00	A	A	74					100	8,111.00
																				OBY VALUE	38,969.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0100	R1D-PUD			S	S1				13,700	0.31	1	51.00	T	1	MS	-2	100	608,090.00
NOTES: FACES COMMON-AREA/TENNIS-CT										FUTURE LAND USE:									
TOTAL ACRES										.3145									
										TOTAL LAND VALUE									
										608,090.00									

REV: 06 A 4/14/2025

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	3418	
BASE AREA				
A1 1	BAS	100	403	
BASE AREA				
A2 2	FGR	43	762	
FINISHED GARAGE				
A3 3	FOP	28	113	
FINISHED OPEN PORCH				
A4 4	FUS	87	1138	
FINISHED UPPER STORY				
A5 5	FUS	87	108	
FINISHED UPPER STORY				
A6 6	NVA	0	775	
NO VALUE AREA				
A7 7	NVA	0	113	
NO VALUE AREA				
A8 8	FOP	28	144	
FINISHED OPEN PORCH				
A9 9	UST	39	136	
UNFINISHED STORAGE				
A10 10	UST	39	16	
UNFINISHED STORAGE				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			7126	

06-42-46-34-24-000-2450

RESIDENTIAL

2560 NW 70TH BLVD

VECTOR:

BAS(A0CD61L2D5L11U5L2U9L5VL3U3L8VL3D3L6VL3U3L3D3L14U74R7D8R13D17R3VR3D3D5R18U11VR3U3R10VR3D3)
BAS(A1L16D3CD8L18U5VL3U3L3U17L13U8R19D25R18)FGR(A2L39D52CD35L4D1L13U1L4U35R14U3R3VR3D3R1)FOP(A3
L19D52CD5L16U5R1VR3U3R8VR3D3R1)FUS(A4R80CVL8D8VR3D3D9VR7D7D11R1VL3D3L5D16L13U23L8U34R26)FUS(A
5R86CD6VL7D7VL3U3VL1D1VL3U3VR8U8R6)NVA(A6R98CD24R3VR3D3D14L10VL3U3L9U11VL7U7U9VR1U1VR3D3VR7U
7U6R12)NVA(A7R95D41CD5L16U5R1VR3U3R8VR3D3R1)FOP(A8R98U8CD8L18U8R18)UST(A9R80U8CD8L17U8R17)UST(
A10R63U8CD8L2U8R2)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0900	ID	1	EXC-RESIDENT	
			C&D	
1.18			NBHD FACTOR	
			LEVEL / UNIT TYPE	
2	/		UNIT HEIGHT / BLDG HEIGHT	
5	/		BED RM / TOT RM	
5	/	1	FULL BA / HALF BA	
1	/	18	ADD FIX / TOTAL FIX	
2018	/	2020	YRBLT / EFFYR	
2024	/	0	YR / % REMODELED	
N	Y		REMOD KTCH / BATH	
R6	/	AV	GRADE / CDU	
92	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
04			RS WOOD TRUSS	
07			RC CONCRETE TILE	
05			IW1 DRYWALL	
00			IW2 N/A	
19			FT1 MARBLE	
15			FT2 CERAMIC/QUARRY	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
			5,364 EFF BLDG AREA	
			5,067 SQ FT LIVING AREA	
			5,364 TOTAL EBA	

NOTES:				
BLDG 001 PER MLSR11152783 EYB WAS RETAINED #06				

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

1,923,969	RCN
1,770,052	RCNLD
2,088,661	ADJRCNLD
1	TOTAL ID UNIT VALUE

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	SIZE	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD