

LOCATION & OWNER INFORMATION

PARCEL ID

06-42-47-03-10-000-0310

NBHD

06N435RZ

PARCEL ADDR

2563 NW 63RD ST

LEGAL

BROKEN SOUND OF UNIVERSITY PARK PAR 18 LT 31

TAX DISTRICT

06154

OWNER

RIZZO CHARLES & RIZZO MARIE

ADDRESS

31 W OVERLOOK
PRT WASHINGTN NY 11050-4701



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

TOTAL CARDS:1

GIS ACRES: .2132

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	06-AUG-19	3	A	28

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	1,692,273
OVERRIDE	
INCOME	0
PRIOR YR VAL	1,744,075
BUILDING	954,148
OBY's	33,235
LAND	704,890
MARKET	1,692,273
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.42
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
32619	624	WD	Q	I	1,000,000	16-JUN-21
27782	1502	WD	QD	I	1,080,000	27-JUL-15
RATIO 57%, NO REASON FOUND TO DISQUALIFY SALE						
25210	1318	WD	QM	I	662,500	11-MAY-12
\$50,000 GOLF OR CLUB MEMBERSHIP, \$3,140 CC & SELLER MADE \$1,000 RE						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
13-4023	19-AUG-13	F	05	C	2014	59,500
13-4529	10-JUL-13	F	05	T	2014	5,638
13-508	29-JAN-13	F	05	T	2014	6,344
12-5279	11-OCT-12	F	01	C	2014	29,522

NOTES

PETN2024-1128 PETN2026-733

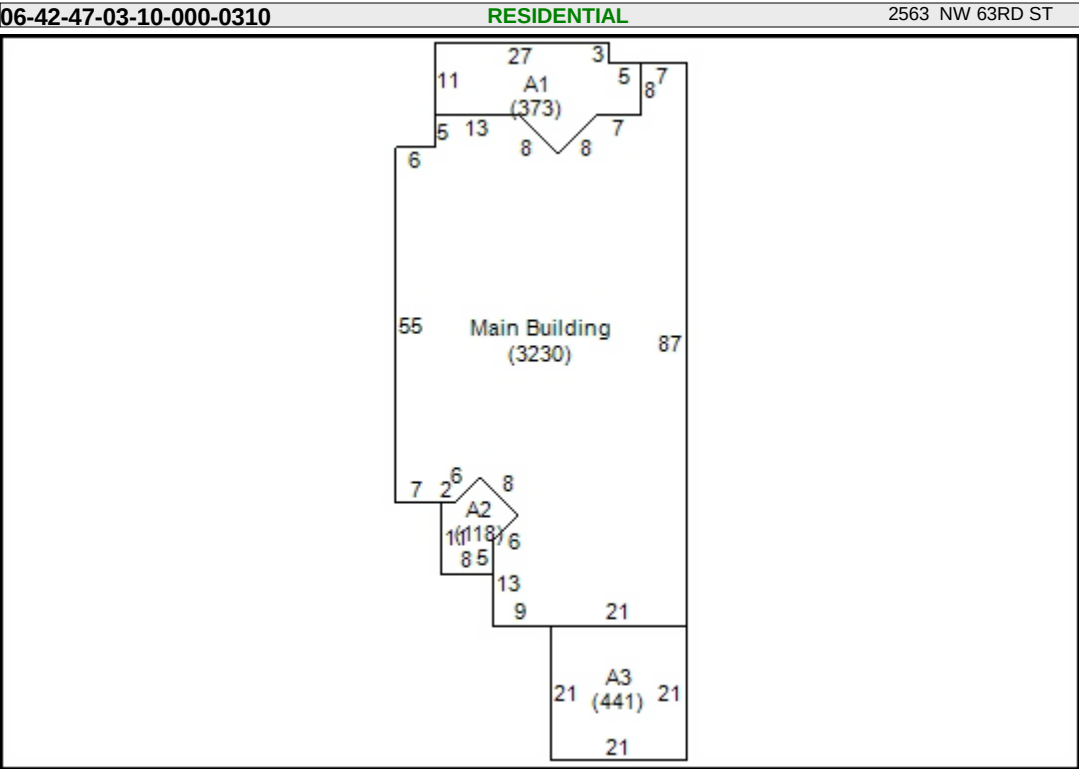
OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	2	BBQ	1991	2001		0	0	1	1	C		500.00	A	A	25					100	125.00
1	4	PL2	2013	2013		0	0	1	1	C	2 1	60,200.00	A	A	55					100	33,110.00
																				OBY VALUE	33,235.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0140	R-E-1			S	ZG32			0	9,289	0.21	1	82.00	T	1		0	100	704,890.00
NOTES: lake/golf view										FUTURE LAND USE:									
TOTAL ACRES										.2132									
										TOTAL LAND VALUE									
										704,890.00									

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	3230	
BASE AREA				
A1 1	FOP	28	373	
FINISHED OPEN PORCH				
A2 2	FOP	28	118	
FINISHED OPEN PORCH				
A3 3	FGR	43	441	
FINISHED GARAGE				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			4162	



VECTOR:
BAS(A0CL7D8L7VL6D6VL6U6L13D5L6D55R7R2VU4R4VD6R6VD4L4D13R9R21U87)FOP(A1L7CL5U3L27D11R13VD6R6VU
6R6R7U8)FOP(A2L38D68CD11R8U5VR4U4VL6U6VL4D4L2)FGR(A3L21D87CD21R21U21L21)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0500	ID	1	EXC-ZERO LOT	
			C&D	
1.41			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
3	/		BED RM / TOT RM	
4	/	1	FULL BA / HALF BA	
	/	14	ADD FIX / TOTAL FIX	
1991	/	2013	YRBLT / EFFYR	
2020	/	0	YR / % REMODELED	
Y	Y		REMOD KTCH / BATH	
R4	/	AV	GRADE / CDU	
86	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
03			RS GABLE/HIP	
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%	
			3,557 EFF BLDG AREA	
			3,230 SQ FT LIVING AREA	
			3,557 TOTAL EBA	

NOTES:

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

786,862	RCN
676,701	RCNLD
954,148	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