

ADDRESS	33 SHEPHERD LN ROSLYN HEIGHTS NY 11577-2506
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PALM BEACH COUNTY



TOTAL CARDS:1

AUTOCAD:

BOOK	PAGE	DC	QC	S	PRICE	DATE
35466	905	WD	Q	I	1,325,000	19-DEC-24
29059	1436	WD	Q	I	715,000	10-APR-17
20164	249	WD	QD	I	820,545	04-APR-06

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
BLDG-22-06-123193	05-AUG-22	F	05	T	2023	12,757
BLDG-20-07-105997	20-JUL-20	F	05	T	2021	1,150
BLDG-20-06-105603	13-JUL-20	F	05	T	2021	12,428
05-09-004383	06-OCT-05	F	05	C	2007	14,185

LINE	CAL#	CROP	LUC	ACRES	RATE	CODE	VALUE
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TOTAL	100	100	100
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PETN2025-1236

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	4	PL1	2006	2006				1	1	D		28,560.00	A	A	33					100	9,425.00
																				OBV VALUE	9,425.00

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0130	PCD			U	ZW4				7,589	0.17	1	750,000.00		1.07		0	100	802,500.00

NOTES: Lake or man made pond

FUTURE LAND USE:

REV: 25 A 23-MAY-25

TOTAL ACRES .1742

TOTAL LAND VALUE	802,500.00
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SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	2913
BASE AREA				
A1	1	FOP	28	168
FINISHED OPEN PORCH				
A2	2	FOP	28	73
FINISHED OPEN PORCH				
A3	3	FGR	44	527
FINISHED GARAGE				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			3681	

52-42-42-03-10-000-0610

RESIDENTIAL

270 PORTO VECCHIO WAY

Diagram of Main Building (2913) showing dimensions and layout. The building is L-shaped with multiple rooms and porches. Dimensions are provided for various sections: 8, 21, 6, 15, 8, 21, 21, 70, 82, 8, 4, 8, 4, 7, 4, 16, 10, 6, 6, 3, 20, 22, 6, 9, 6.

VECTOR:
BAS(A0CD70VD3L3L8VL3U3L8D16L10D2L2D6L6U8R21U8VU4R4R15)FOP(A1L15VL4D4CD8X21)FOP(A2D70VD3L3L8CD4L11U7R8VR3D3)FGR(A3L15VL4D4D8L21D82CR6U6R2U2R10D6R3D22L6D1L9U1L6U20)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0300	ID	1	SFR-ZERO LOT	
			C&D	
1.27			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
3	/		BED RM / TOT RM	
3	/	1	FULL BA / HALF BA	
	/	11	ADD FIX / TOTAL FIX	
2006	/	2008	YRBLT / EFFYR	
2020	/	10	YR / % REMODELED	
N	Y		REMOD KTCH / BATH	
R3	/	AV	GRADE / CDU	
82	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
			EW2 NONE	
04			RS WOOD TRUSS	
07			RC CONCRETE TILE	
05			IW1 DRYWALL	
			IW2 N/A	
15			FT1 CERAMIC/QUARRY	
14			FT2 CARPETING	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
			3,212 EFF BLDG AREA	
			2,913 SQ FT LIVING AREA	
			3,212 TOTAL EBA	

NOTES:	
BLDG 001 CHATEAU (L) 3/3.5 + DEN	
BLDG 001 UPDATED PB10 BATHROOM	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

536,835	RCN
440,205	RCNLD
559,060	ADJRCNLD
1	TOTAL ID UNIT VALUE

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