

# Queens Assessment Detail Report

COMPS INC. - P.O. Box 255 - Sea Cliff, NY 11579 - T: (516) 676-0400 - F: (516) 676-4080

Owner: **59-07 DECATUR REALTY**  
 Address: **6938 67 ST**  
**QUEENS NY 11385**



6938 67 Street  
 B BLK LOT  
 4 3647 24

## Legal Description

Section:	<b>19</b>	Flood Panel:	<b>3604970209F</b>
Block:	<b>3647</b>	Flood Zone:	<b>X</b>
Lot:	<b>24</b>	Panel Date:	<b>09/05/07</b>
APN:	<b>4036470024</b>	Police Precinct:	<b>104</b>
Volume:	<b>2</b>	Fire District:	<b>L135</b>
Census:	<b>627</b>		

## Property Data

Lot SqFt:	<b>1924</b>	Lot Type:	<b>5</b>	Lot Size / Shape:	<b>20.25x95.00 / REGULAR</b>
Waterfront:	<b>NO</b>	Corner:		Tax Class:	<b>1</b>
				Easement:	<b>0</b>

## Building Data

Classification:	<b>B3</b>	Building Type:	<b>Semi-Attached</b>
Style:	<b>Old Style</b>	Construction:	<b>Frame</b>
Year Built:	<b>1925</b>	Ext Wall:	<b>Aluminum/Vinyl</b>
# of Buildings:	<b>1</b>	Ext Condition:	<b>Average</b>
Building Size:	<b>16.00x36.00</b>	Bldg Finished SQFT:	<b>1296</b>
Stories:	<b>2.00</b>	Bldg Unfinished SQFT:	<b>720</b>
Bldg SqFt:	<b>1296</b>	Basement:	<b>Below Grade Full</b>
Units:	<b>2</b>		<b>Basement</b>
Year Altered 1:		Garage Type:	
Year Altered 2:		Garage SQFT:	<b>400</b>
		Historic Name:	
		Landmark Name:	

## Building Area Breakdown:

Commercial Area:	<b>0</b>
Residential Area:	<b>1296</b>
Office Area:	<b>0</b>
Retail Area:	<b>0</b>
Garage Area:	<b>0</b>
Storage Area:	<b>0</b>
Factory Area:	<b>0</b>
Other Area:	<b>0</b>
Total Bldg Area:	

Building Classification Definition: **B3 B3 CONVERTED (FROM ONE FAMILY)**  
 Zoning :: Map# :: Description: **R4-1 :: 13d :: GENERAL RESIDENCE DISTRICT**  
 Building Far: **0.67** Residential Far: **0.9** Commercial Far: **0** Facility Far: **2**

## Tax Data

	Land:	Total:	
Current Assessed Value:	<b>9417</b>	<b>26209</b>	Current Market <b>590000</b>
Transitional Assessed Value:	<b>10747</b>	<b>26209</b>	Value According
Current Exemption:	<b>0</b>	<b>0</b>	to Assessor:
Current Tax Amount Total:	<b>1920</b>	<b>5343</b>	

## Value Statistics

Building Value:	<b>378,011</b>	Value Per Unit:	<b>189,005</b>	Land Value:	<b>211,989</b>
Building Value Per SqFt:	<b>656</b>	Land To Value Ratio:	<b>36</b>	Value Per SqFt:	<b>110</b>

## Sales History

Sales Date	Sales Price	Seller	Buyer	Doc ID	Arms Length
2003-03-28	315000	VENZA, THOMAS	GRUSS, DARLENE E	2003040202166001	
2016-10-18	610000	COLMONE, DARLENE E	59-07 DECATUR REAL	2016102401019001	J