

[illegible]

1988 38

046

069

61

33.37-3-9A

CITY OF PEEKSKILL - PROPERTY ASSESSMENT CARD

1988 MAP	SEC. 33.37	BLOCK 3	LOT 10	1965 MAP	SEC. 145	BLOCK 7	LOT 4	PUC 482	ZONING C-2
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PROPERTY ADDRESS: 907 SOUTH STREET

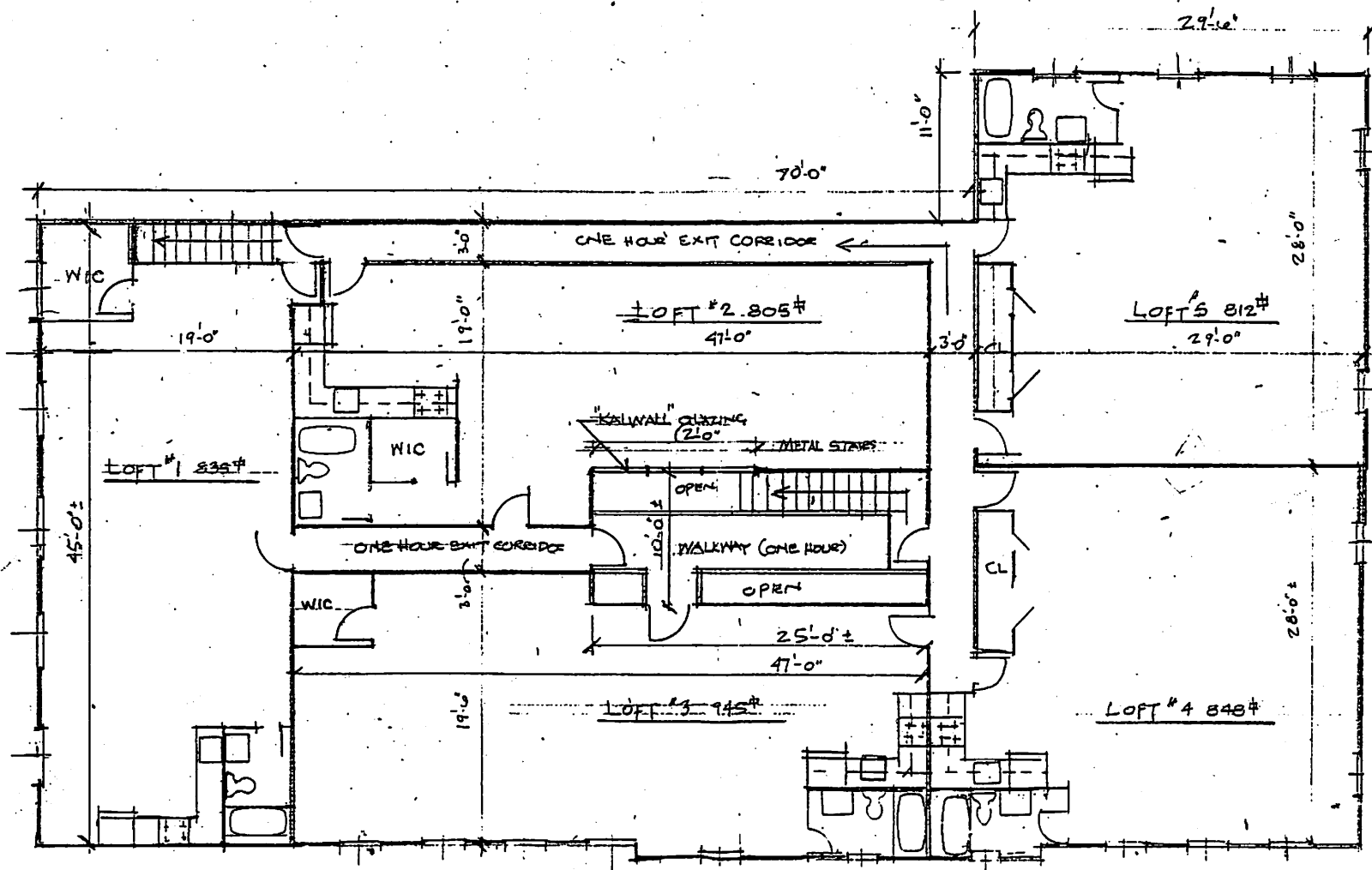
LAND		LAND		LAND		OWNERSHIP INFORMATION	PRICE	DATE	LIBER	PAGE
BLDG		BLDG		BLDG		GIST, DORIS W. & FAVALE, Francis		4-20-90	10007	347
TOTAL		TOTAL		TOTAL		GIST, DORIS	-0-	7/26/29	99344	507
LAND	4200	LAND		LAND		150 STATE STREET CORP	-0-	10/1/01	41349	72
BLDG	5670	BLDG		BLDG						
TOTAL	9870	TOTAL		TOTAL						
LAND	4200	LAND		LAND						
BLDG	5800	BLDG		BLDG						
TOTAL	10000	TOTAL		TOTAL						
LAND	4200	LAND		LAND						
BLDG	4300	BLDG		BLDG						
TOTAL	8500	TOTAL		TOTAL						

BUILDING PERMITS:

LAND SIZE: 23.7 x 100

MISC. NOTES:

2/1/96 + 130 EQ
5/1/03 - 1500 Sale EQ



LOFTS PLAN 911 SOUTH STREET 1/8"=1'-0"

96047

2/7/03

William Meyer
Architect
64 Bayne Place
White Plains, NY 10605

ASSESSMENT RECORD CITY OF PEEKSKILL.

ZONED

C-2

LOCATION South Street 911

482

COMM 103

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
AND		8730	4400		4400	4620	4620	4620	4620
IMPROVEMENTS		8820	10700		12300	12915	10915	11200	7000
TOTAL		17550	15100		16700	17535	15535	15900	12500

RENTAL INFORMATION CONCERNING THIS PROPERTY

Date	No. of Units	Size of Units	Use	Floor	Monthly Rate	Monthly Total	Services Incl. in Rent: Remarks
			rent	1st		400	
			2nd office			100	

CAPITALIZATION — GROSS — NET

500

Estimated Expenses	Cost or Percent	Gross Annual Income	\$
Salaries & Wages		Vacancies	5% - 300
Insurance	450		5700
Repairs & Maint.	100	Operating Expense	800
Management	5% 3760	Net Income before taxes	4900
Heating	189	and depreciation	-1084
Electricity	189	Land Interest	7.5 % Taxes 3.5 % 1190
Other	50	Bldg. Interest	7.5 % Taxes 3.5 % Depr. 4 %
		Computation:	3800' 15 = 25300
			land 9860
			35160
TOTAL	789		

Sales of this Property or Comparable Properties

Location:	Date	Bk. & Page	Ind. Price	Income Ratio & Remarks
				GIST DORIS 7/24/88 99344/507
	10/1/61		150 W STATE ST	41349/72
Comparison Remarks:				

PERMITS

7/1/96 + 365 EQ

DATE	TYPE	COST	INSPECTED
5/15/74	Am. OAU. Permitted to Enc. (Front)		
	COM. inc. Bldg.	1600	
TRB's - 2000 on Bldg. (decrease)			
Back '86 5/1/83 INLE EQ - 3400			

LAND VALUE COMPUTATIONS AND SUMMARY

FRONT & DEPTH	UNIT PRICE	DEPTH FACTOR	FR. FT. PRICE	CORNER FACTOR	ADJUSTMENT
25 X 100	375	100	375		9340
6 1/2 X 100-70	375	14	5250		520
					9860

OWNERSHIP

OWNERSHIP	DATE	PURCHASE PRICE
Miller, John C.		
" Constantine & ors.	7/74	no Sale
Zivica, Dennis & Joan	ins 380-8048-127	3/85 95,000
Gist, Doris & Favale, Frances	760. 9234-342	4/14/88 190,000*
* includes Lot 4		
GIST, RAYMOND	10007/344	48.9%
GIST, DORIS	10578/363	5/7/93 -0-
TOTAL VALUE LAND	9860	4400
TOTAL VALUE BUILDINGS	23700	10700
TOTAL VALUE LAND & BUILDINGS	33560	15100

ASSESSMENT RECORD CITY OF PEEKSKILL.

ZONED

C-2 ✓

482

COMM 10

LOCATION South Street 907

VALUES

1964

1965

1966

1967

1968

1969

1970

1971

1972

LAND

IMPROVEMENTS

TOTAL

7000

4000

4200

7700

5400

5670

14700

9400

9870

85' TRK N/C

RENTAL INFORMATION CONCERNING THIS PROPERTY

Date	No. of Units	Size of Units	Use	Floor	Monthly Rate	Monthly Total	Services Incl. in Rent: Remarks
			County	1st	250		
			Office	2nd	35		
					285		

PERMITS

DATE	TYPE	COST	INSPECTED

CAPITALIZATION — GROSS — NET

Estimated Expenses	Cost or Percent	Gross Annual Income	
Salaries & Wages		Vacancies	59 - 150
Insurance	275		3270
Repairs & Maint.	100	Operating Expense	- 550
Management	15.4	Net Income before taxes	2720
Heating		and depreciation	- 978
Electricity		Land Interest 7.5 % Taxes 3.5 %	1190 x 8890
Other	25	Bldg. Interest 7.5 % Taxes 3.5 % Depr. 3.5 %	
		Computation: 1712 x 14.590 = 12000	
		Land 8890	

LAND VALUE COMPUTATIONS AND SUMMARY

FRONT & DEPTH	UNIT PRICE	DEPTH FACTOR	FR. FT. PRICE	CORNER FACTOR	ADJUSTMENT	
23.7 X 100	375	100	375			8890

TOTAL

550

20890

+ 1st 5

Sales of this Property or Comparable Properties

Location:	Date	Bk. & Page	Ind. Price	Income Ratio & Remarks

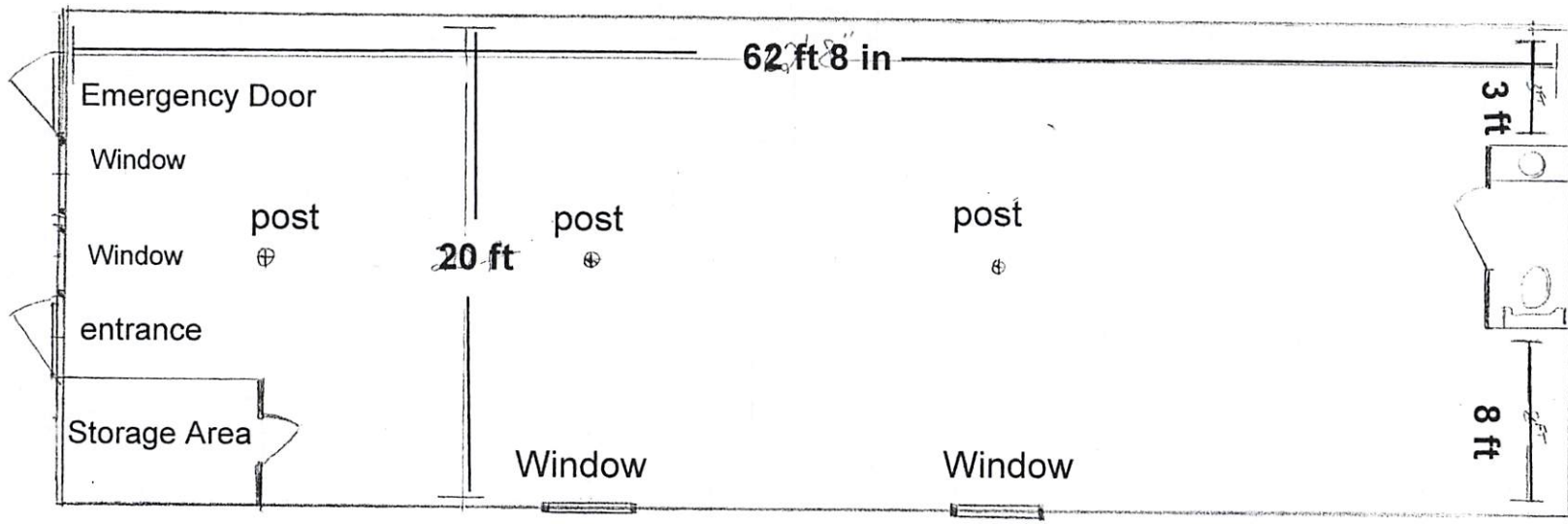
Comparison Remarks:

OWNERSHIP

	DATE	PURCHASE PRICE
Miller, John C.		
" Constantine J. Thomas J. George J. 7048-695	3/72	No Sale
Letter from Boyle 8/1/74	7212-198	7/74 no Sale
Zivica, Dennis & Jean 380-8048-127	3/85	95,000
SCHIVETTI		
Gist, Doris & Favale, Frances 760. 9234-342	6/14/88	190,000 *
* includes Lot 5		

TOTAL VALUE LAND	8890	4000
TOTAL VALUE BUILDINGS	12000	5406
TOTAL VALUE LAND & BUILDINGS	20890	9400

Two Skies School of Self Defense/Peekskill Fencing Center
911 907 South Street



11057
4-24-08
33-31-3-9