

Situs : 59 PERRY AV

Parcel ID: 139-034

Class: Tw o-Fam ily

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

US BANK TRUST NA
13801 WIRELESS WAY
PONCE PR 00731

GENERAL INFORMATION

Living Units	2
Neighborhood	210
Alternate ID	15
Vol / Pg	51779/182
District	
Zoning	R2
Class	Residential

Property Notes

VAC&ABAN



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	200		150

Total Acres: .1653
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/28/20	GL	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	294,400	294,200	0	254,800
Total	373,000	372,800	0	328,400

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/12/20	840	22,500	REMODEL	
08/06/13	B58631	25,000	BLDG Remdl Kitchen	0
10/15/12	57317	5,000	BLDG Temp Mobil/Fire	0

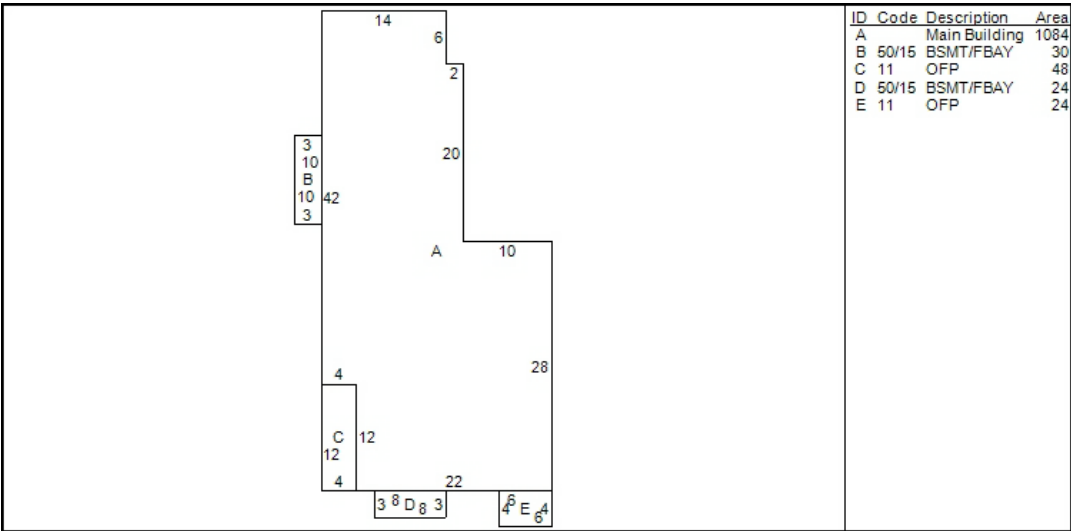
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/11/19	319,272	Land + Bldg	Repossession	51779/182	Foreclosure	US BANK TRUST NA
05/11/07	75,000	Land + Bldg	Outlier-Written Desc Needed	34519/228		US BANK TRUST, N A
10/12/00	154,500	Land + Bldg	Valid Sale	18964/65		

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Dwelling Information			
Style	Tw o Family	Year Built	1900
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	2013
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	369,842	% Good	62
Plumbing	9,787	% Good Override	
Basement	23,136	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	402,770	Additions	19,530
Ground Floor Area	1,084		
Total Living Area	1,951	Dwelling Value	294,220

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	15			8,740	
2		11			1,860	
3	50	15			7,750	
4		11			1,180	