



Property Description Report For: 749 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.28
Land Assessment: 2022 - \$773,200
Full Market Value: 2022 - \$1,182,300
Equalization Rate: ----
Deed Book: 11025
Grid East: 707000

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.68-1-11
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,182,300
Property Desc:
Deed Page: 199
Grid North: 770918

Area

Living Area:	2,216 sq. ft.	First Story Area:	1,137 sq. ft.
Second Story Area:	1,079 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	2 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-open/deck	Porch Area:	360.00
Basement Garage Cap:	0	Attached Garage Cap:	300.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1950	Eff Year Built:	1986

Owners

Jonathan Sands	Seife Sands
749 Soundview Dr	749 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
11/10/1994	\$305,000	210 - 1 Family Res	Land & Building	SPEDAFINO FRANCIS & ELISS	Yes	Yes	No	11025/199

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	360.00 sq ft	Average	Normal	1950
Porch-open/deck	80.00 sq ft	Average	Normal	1950
Gar-1.0 att	300.00 sq ft	Average	Normal	1950
Porch-coverd	20.00 sq ft	Average	Normal	1950
Porch-open/deck	0 x 0	Average	Normal	1950

Land Types

Type	Size
Primary	12,230.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$1,182,300
CS483-VOM Sewer	0	0%	\$1,182,300

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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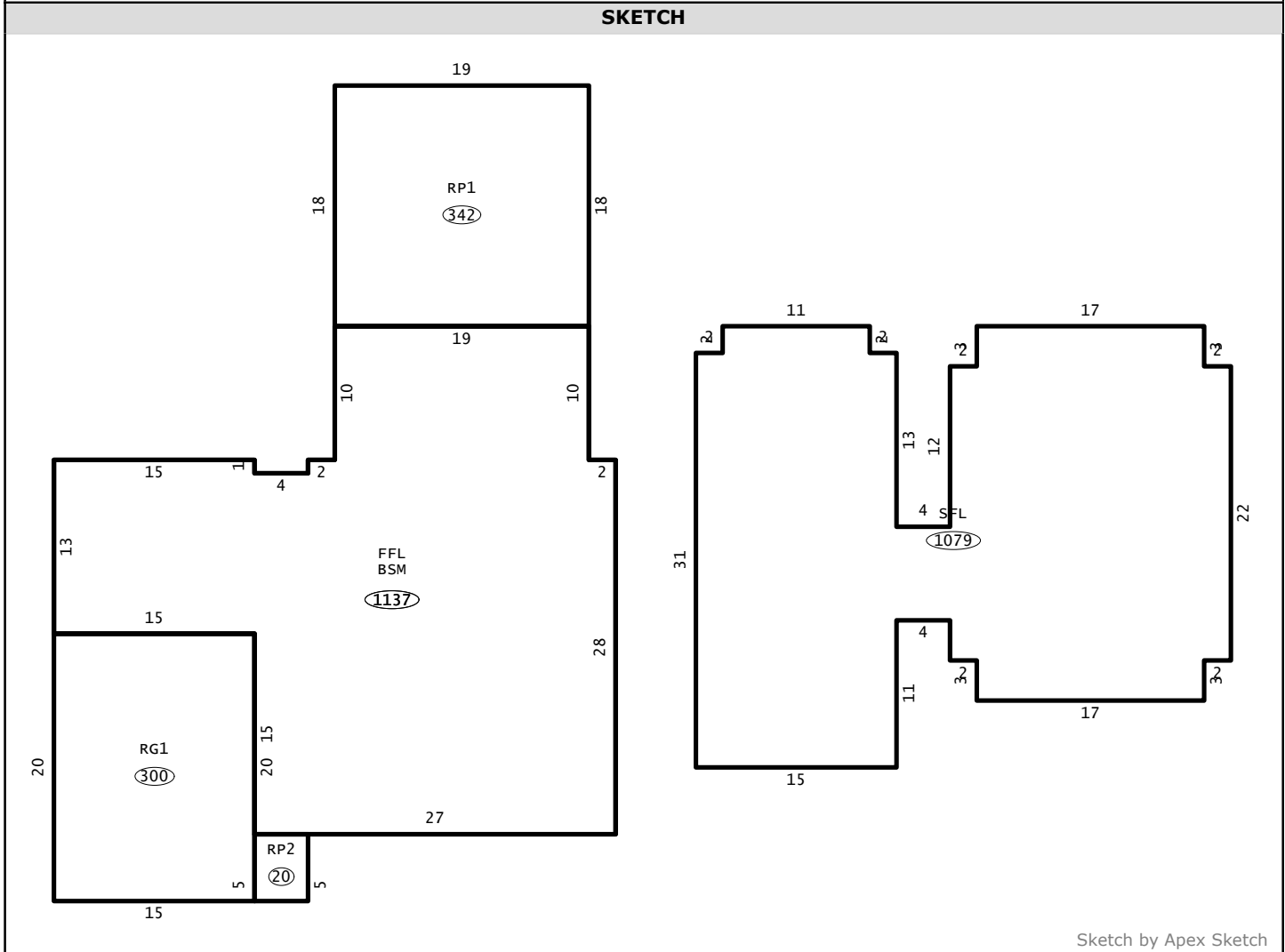
Taxes

Year	Description	Amount
2021	County	\$4,629.30

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
Township:	Parcel No.: 154.68-1-11			
Property Address:				
City:	County:	State:	ZipCode:	
Owner:				
Client:	Client Address:			
Appraiser Name:		Inspection Date:		



AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
BSM	Basement	1.0	1137.0	162.0	1137.0					
FFL	1st Story	1.0	1137.0	162.0	1137.0					
RG1	Garage, Attach	1.0	300.0	70.0	300.0					
RP1	Wood Deck	1.0	342.0	74.0	342.0					
RP2	Porch, Coverd	1.0	20.0	18.0	20.0					
SFL	2nd Story	1.0	1079.0	188.0	1079.0					





Property Description Report For: 755 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.29
Land Assessment: 2022 - \$778,300
Full Market Value: 2022 - \$979,000
Equalization Rate: ----
Deed Book: 9663
Grid East: 707028

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-33
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$979,000
Property Desc:
Deed Page: 282
Grid North: 771003

Area

Living Area:	2,002 sq. ft.	First Story Area:	1,322 sq. ft.
Second Story Area:	680 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	2 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	30.00
Basement Garage Cap:	1	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Fair	Overall Grade:	Average
Year Built:	1925	Eff Year Built:	1955

Owners

Frederick W Bartels
 755 Soundview Dr
 Mamaroneck NY 10543

Laurie A Bartels
 755 Soundview Dr
 Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/19/1989	\$330,000	210 - 1 Family Res	Land Only	LOEWE, EVA	Yes	No	No	9663/282

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-covered	30.00 sq ft	Average	Fair	1925
Porch-open/deck	368.00 sq ft	Average	Fair	1925

Land Types

Type	Size
Primary	12,743.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$979,000
SW481-Solid Waste All Vlg	0	0%	\$979,000

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2022	BAS STAR	\$80,270	0	1998				0

Taxes

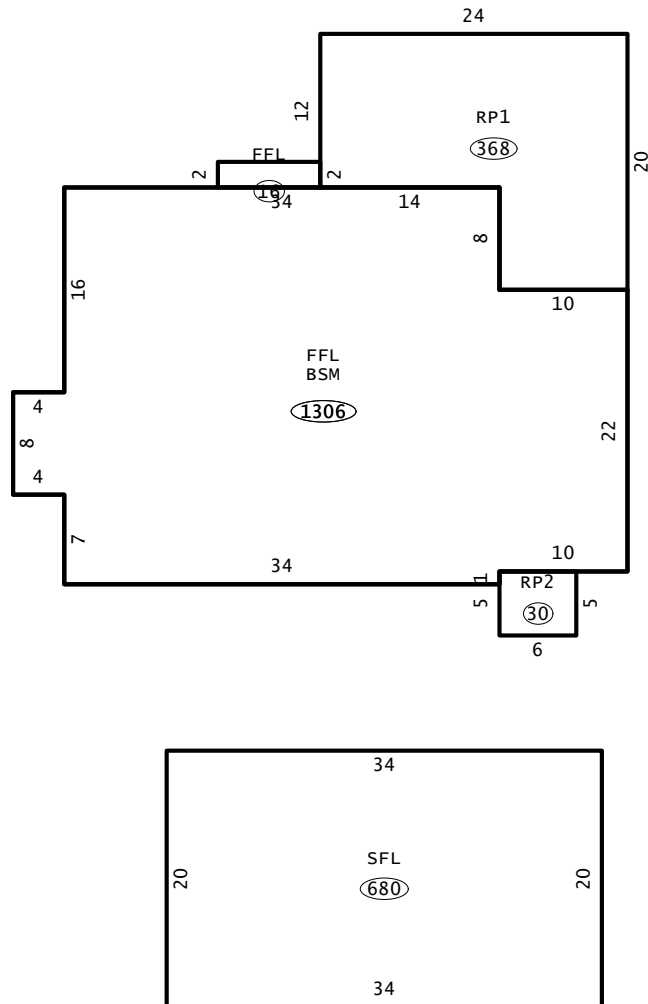
Year	Description	Amount
2021	County	\$3,833.27

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
Township:	Parcel No.: 154.60-1-33		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by Apex Sketch

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Property Description Report For: 759 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.27
Land Assessment: 2022 - \$768,200
Full Market Value: 2022 - \$1,079,300
Equalization Rate: ----
Deed Book: 58186
Grid East: 707067

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-32
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,079,300
Property Desc:
Deed Page: 3153
Grid North: 771096

Area

Living Area:	1,864 sq. ft.	First Story Area:	1,120 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	744 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.7
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Cape cod	Bathrooms (Full - Half):	2 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-open/deck	Porch Area:	24.00
Basement Garage Cap:	1	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1939	Eff Year Built:	1985

Owners

Frederic PierreAndre Sem	Sophie Sem
759 Soundview Dr	759 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/11/2018	\$1,040,000	210 - 1 Family Res	Land & Building	Shriber, Robert	Yes	Yes	No	58186/3153

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	24.00 sq ft	Average	Normal	1990
Patio-concr	120.00 sq ft	Average	Normal	1939
Porch-open/deck	216.00 sq ft	Average	Normal	1990

Land Types

Type	Size
Primary	11,553.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$1,079,300
CS483-VOM Sewer	0	0%	\$1,079,300

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2021	County	\$4,225.88

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 154.60-1-32

Property Address:

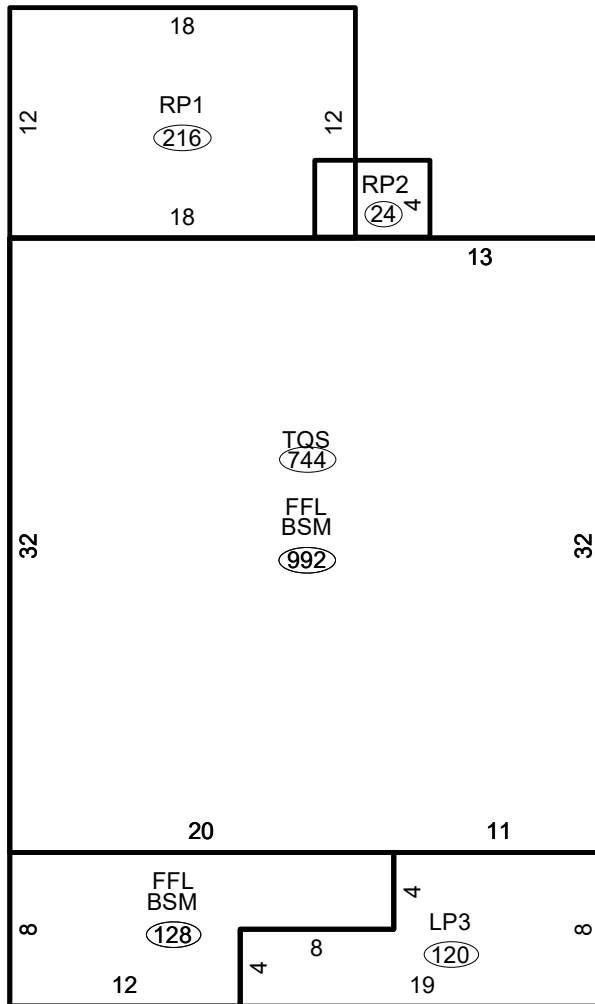
City: County: State: ZipCode:

Owner:

Client: Client Address:

Appraiser Name: Inspection Date:

SKETCH




Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BSM	Basement	1.0	992.0	126.0	
	Basement	1.0	128.0	56.0	1120.0
FFL	1st Story	1.0	992.0	126.0	
	1st Story	1.0	128.0	56.0	1120.0
LP3	Patio, Concret	1.0	120.0	54.0	120.0
RP1	Wood Deck	1.0	216.0	60.0	216.0
RP2	Porch, Coverd	1.0	24.0	20.0	24.0
TQS	3/4 Story	0.8	744.0	126.0	744.0

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
0 total items (rounded) 0				

An aerial photograph of a residential area. A creek flows through the foreground, with a small wooden bridge crossing it. A large, dense green tree is on the left, and a large, dark green tree is on the right. In the background, a house with a white roof and a blue roof is visible. The text "Otter Creek" is overlaid on the left side of the image.

Otter Creek



Property Description Report For: 765 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.26
Land Assessment: 2022 - \$763,100
Full Market Value: 2022 - \$1,439,500
Equalization Rate: ----
Deed Book: 57284
Grid East: 707128

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-31
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,439,500

Property Desc:
Deed Page: 3085
Grid North: 771175

Area

Living Area:	2,670 sq. ft.	First Story Area:	1,264 sq. ft.
Second Story Area:	1,270 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	136 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2.4
Finished Rec Room	625 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	4 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	2	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	216.00
Basement Garage Cap:	0	Attached Garage Cap:	462.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1964	Eff Year Built:	1988

Owners

Christopher Andrew Barker	Nikki Lynn Barker
765 Soundview Dr	765 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/26/2017	\$1,285,000	210 - 1 Family Res	Land & Building	Zinaman, James	Yes	Yes	No	57284/3085
8/14/1991	\$467,000	210 - 1 Family Res	Land & Building	LEVIEN	Yes	Yes	No	10104/265

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	216.00 sq ft	Average	Normal	1964
Gar-1.0 att	462.00 sq ft	Average	Normal	1964
Porch-open/deck	252.00 sq ft	Average	Normal	1964

Land Types

Type	Size
Primary	11,116.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$1,439,500
CS483-VOM Sewer	0	0%	\$1,439,500

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2021	County	\$5,636.19

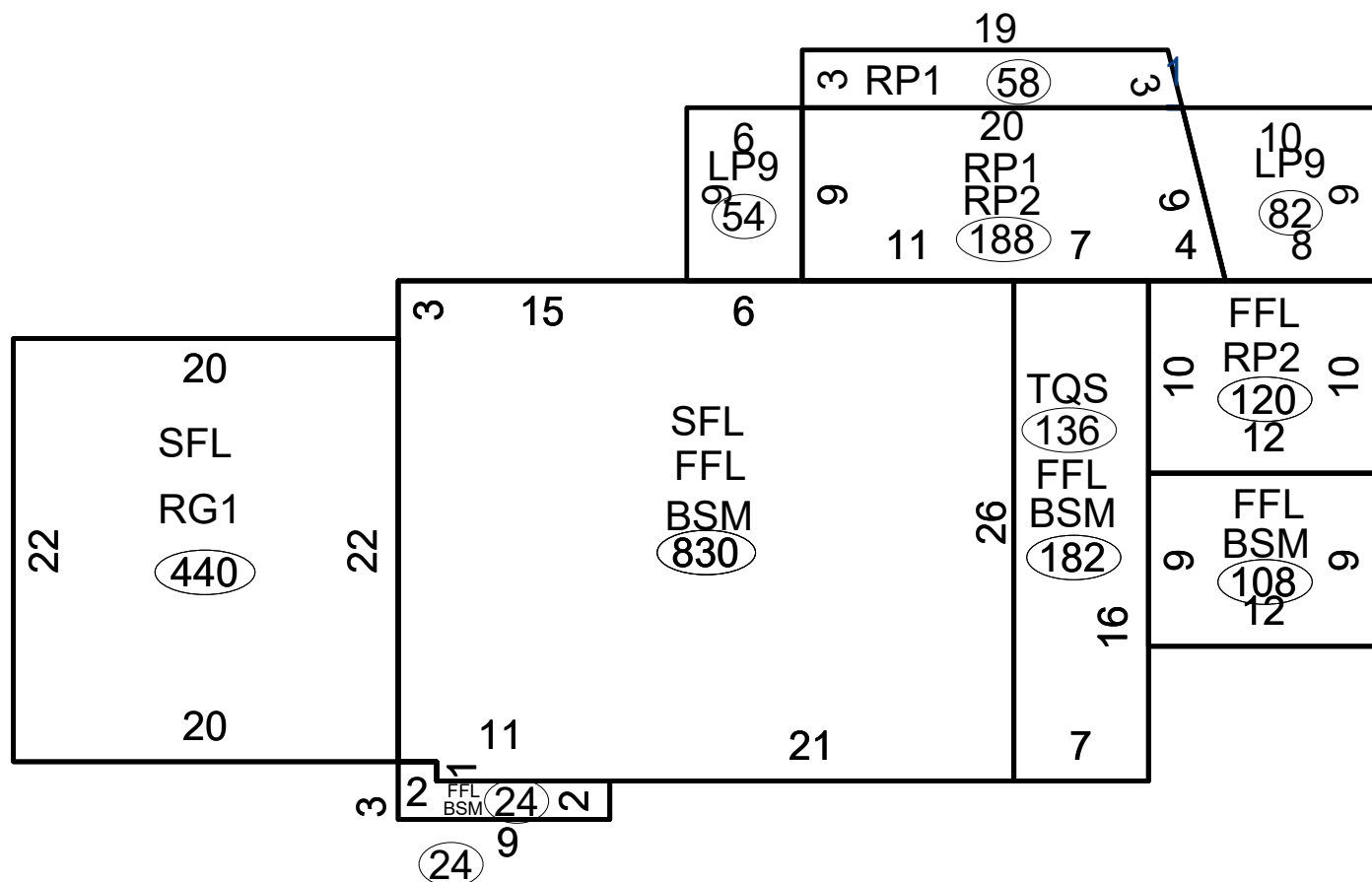
*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 154.60-1-31
 Property Address:
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BSM	Basement	1.0	24.0	28.0	
	Basement	1.0	108.0	42.0	
	Basement	1.0	182.0	66.0	
	Basement	1.0	830.0	116.0	1144.0
FFL	1st Story	1.0	830.0	116.0	
	1st Story	1.0	120.0	44.0	
	1st Story	1.0	108.0	42.0	
	1st Story	1.0	182.0	66.0	
	1st Story	1.0	24.0	28.0	1264.0
LP9	Patio, Brick	1.0	54.0	30.0	
	Patio, Brick	1.0	82.1	36.5	
	Patio, Brick	1.0	0.0	17.0	136.1
RG1	Garage, 1 Stor	1.0	440.0	84.0	440.0
RP1	Wood Deck	1.0	187.9	60.0	
	Wood Deck	1.0	58.1	44.8	246.0
RP2	Porch, Coverd	1.0	120.0	44.0	
	4 addl items				

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
0 total items			(rounded)	0



Otter Creek



Property Description Report For: 771 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size:	0.26	Status:	Active
Land Assessment:	2022 - \$763,100	Roll Section:	Taxable
Full Market Value:	2022 - \$1,595,100	Swis:	554803
Equalization Rate:	----	Tax Map ID #:	154.60-1-30
Deed Book:	49232	Property Class:	210 - 1 Family Res
Grid East:	707184	Site:	RES 1
		In Ag. District:	No
		Site Property Class:	210 - 1 Family Res
		Zoning Code:	02
		Neighborhood Code:	03003 - VOM & RNSD
		School District:	Rye Neck
		Total Assessment:	2022 - \$1,595,100
		Property Desc:	
		Deed Page:	299
		Grid North:	771264

Area

Living Area:	3,523 sq. ft.	First Story Area:	2,337 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	1,186 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.7
Finished Rec Room	450 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Cape cod	Bathrooms (Full - Half):	4 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-open/deck	Porch Area:	176.00
Basement Garage Cap:	0	Attached Garage Cap:	336.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1941	Eff Year Built:	1988

Owners

Christoph Buettner 771 Soundview Dr Mamaroneck NY 10543	Susanne Burger 771 Soundview Dr Mamaroneck NY 10543
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Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/6/2009	\$1,180,000	210 - 1 Family Res	Land & Building	Bondy, Eugene L	Yes	Yes	No	49232/299
2/20/1991	\$347,115	210 - 1 Family Res	Land & Building	HALSEY STEWART & HELEN	Yes	Yes	No	10179/4

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	336.00 sq ft	Average	Good	1941
Porch-open/deck	176.00 sq ft	Average	Good	1941

Land Types

Type	Size
Primary	11,469.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,595,100
SW481-Solid Waste All Vlg	0	0%	\$1,595,100

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2021	County	\$6,245.45

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
Township:		Parcel No.: 154.60-1-30		
Property Address:				
City:	County:	State:	ZipCode:	
Owner:				
Client:		Client Address:		
Appraiser Name:		Inspection Date:		

SKETCH

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
BSM	Basement	1.0	1921.0	186.0	1921.0					
FFL	1st Story	1.0	0.0	44.0						
	1st Story	1.0	0.0	202.0						
	1st Story	1.0	2337.0	258.0	2337.0					
RG1	Garage, Attach	1.0	324.0	78.0	324.0					
RP1	Wood Deck	1.0	176.0	54.0	176.0					
SFL	2nd Story	1.0	1186.0	194.0	1186.0					
						0 total items			(rounded)	0





Property Description Report For: 821 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.41
Land Assessment: 2022 - \$839,100
Full Market Value: 2022 - \$1,380,900
Equalization Rate: ----
Deed Book: 51356
Grid East: 707251

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-29
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,380,900
Property Desc:
Deed Page: 3043
Grid North: 771353

Area

Living Area:	2,787 sq. ft.	First Story Area:	1,293 sq. ft.
Second Story Area:	1,053 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2.4
Finished Rec Room	540 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	3 - 2
Bedrooms:	3	Kitchens:	1
Fireplaces:	2	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	216.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1925	Eff Year Built:	1980

Owners

Detlef Joerss
 821 Soundview Dr
 Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/28/2011	\$600,000	210 - 1 Family Res	Land & Building	Detlef, Joerss	No	No	No	51356/3043
8/17/1989	\$541,000	210 - 1 Family Res	Land Only	BEACH, THOMAS & ROSANNE	Yes	No	No	9619/159

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	216.00 sq ft	Average	Normal	1925
Porch-coverd	24.00 sq ft	Average	Normal	1925

Land Types

Type	Size
Primary	17,745.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$1,380,900
CS483-VOM Sewer	0	0%	\$1,380,900

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2022	BAS STAR	\$80,270	0	2014				0

Taxes

Year	Description	Amount
2021	County	\$5,406.66

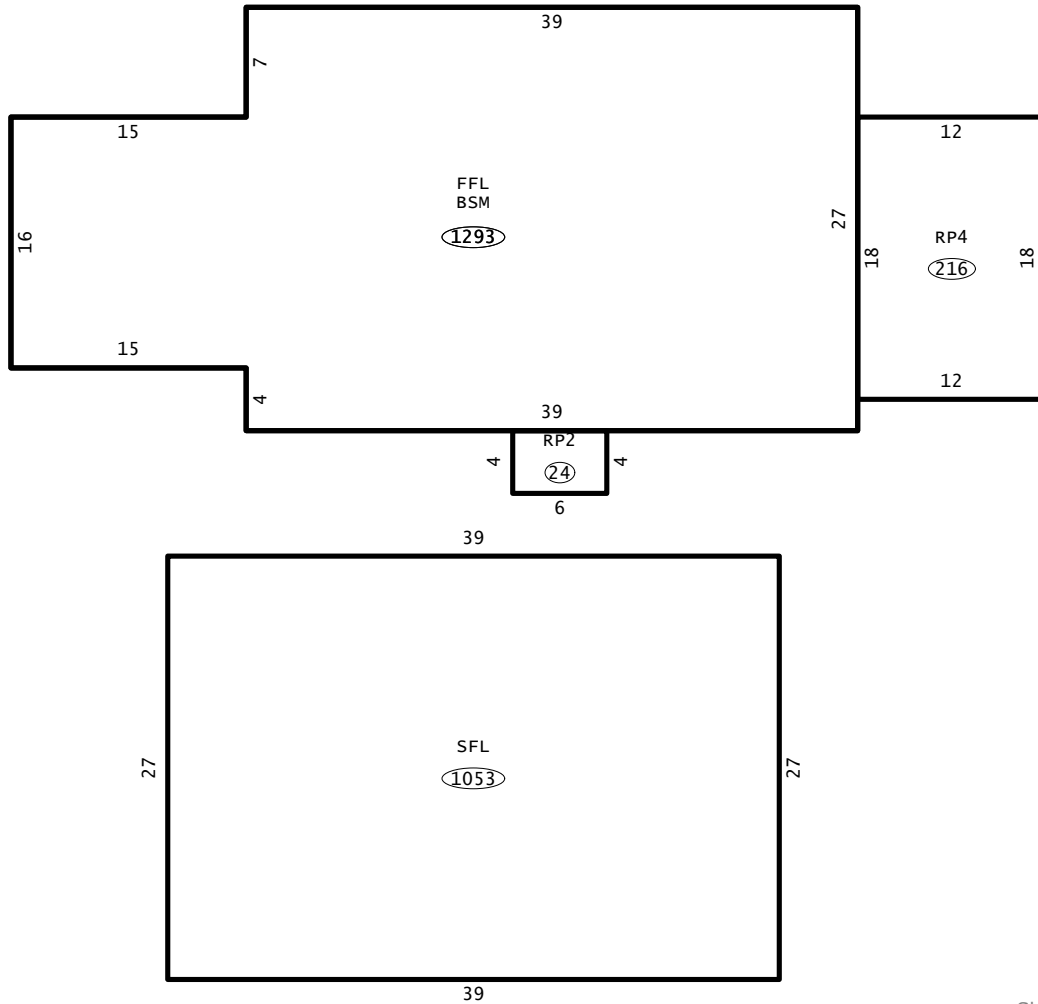
*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 154.60-1-29
 Property Address:
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BSM	Basement	1.0	1293.0	162.0	1293.0
FFL	1st Story	1.0	1293.0	162.0	1293.0
RP2	Porch, Coverd	1.0	24.0	20.0	24.0
RP4	Porch, Enclose	1.0	216.0	60.0	216.0
SFL	2nd Story	1.0	1053.0	132.0	1053.0

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
0 total items (rounded) 0				





Property Description Report For: 826 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.24
Land Assessment: 2022 - \$684,500
Full Market Value: 2022 - \$1,616,500
Equalization Rate: ----
Deed Book: 54288
Grid East: 707140

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-39
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,616,500

Property Desc:
Deed Page: 3539
Grid North: 771540

Area

Living Area:	3,201 sq. ft.	First Story Area:	1,861 sq. ft.
Second Story Area:	1,340 sq. ft.	Half Story Area:	1,102 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2.5
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	3 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Partial
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Good
Year Built:	1929	Eff Year Built:	1982

Owners

Nina Trevisani-Rubin
 826 Soundview Dr
 Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/17/2014	\$1	210 - 1 Family Res	Land & Building	Rubin, Mark C	No	No	No	54288/3539
3/9/2005	\$990,000	210 - 1 Family Res	Land & Building	Warren, Frank B III	Yes	Yes	No	45075/112

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Patio-flg/cn	408.00 sq ft	Good	Normal	1930
Patio-flg/cn	24.00 sq ft	Good	Normal	1930
Patio-flg/cn	171.00 sq ft	Good	Normal	1930

Land Types

Type	Size
Primary	10,256.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$1,616,500
CS483-VOM Sewer	0	0%	\$1,616,500

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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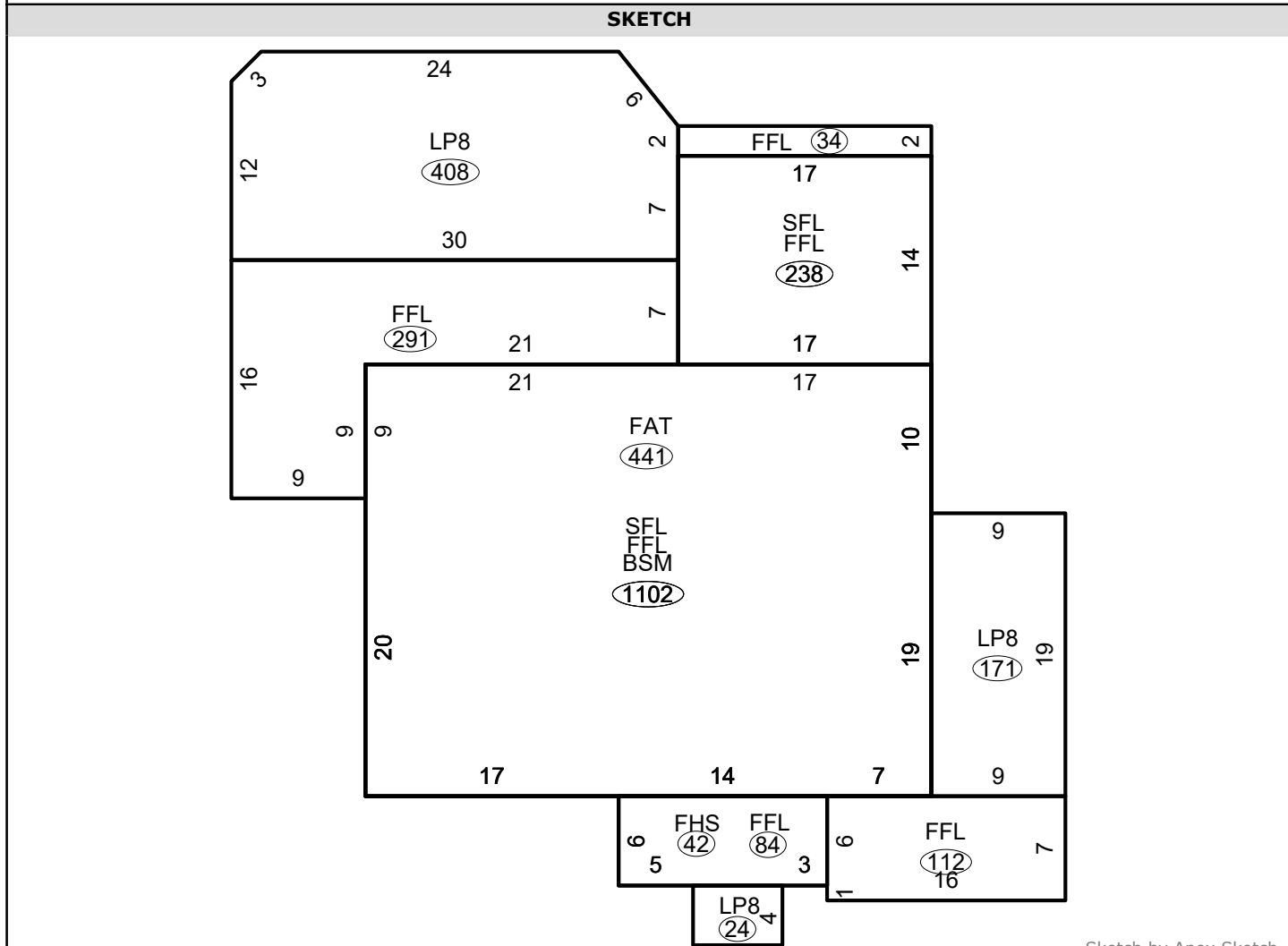
Taxes

Year	Description	Amount
2021	County	\$6,329.29

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
Township:	Parcel No.: 154.60-1-39			
Property Address:				
City:	County:	State:	ZipCode:	
Owner:				
Client:		Client Address:		
Appraiser Name:		Inspection Date:		



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
BSM	Basement	1.0	1102.0	134.0	1102.0					
FAT	Finished Attic	0.4	440.8	134.0	440.8					
FFL	1st Story	1.0	291.0	92.0						
	1st Story	1.0	238.0	62.0						
	1st Story	1.0	34.0	38.0						
	1st Story	1.0	1102.0	134.0						
	1st Story	1.0	112.0	46.0						
	1st Story	1.0	84.0	40.0	1861.0					
FHS	1/2 Story	0.5	42.0	40.0	42.0					
LP8	patio, flgstn in	1.0	408.0	84.2						
	patio, flgstn in	1.0	171.0	56.0						
	patio, flgstn in	1.0	24.0	20.0	603.0					
SFL	2nd Story	1.0	238.0	62.0						
	2nd Story	1.0	1102.0	134.0	1340.0					
						0 total items		(rounded)		0



Property Description Report For: 829 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.30
Land Assessment: 2022 - \$783,400
Full Market Value: 2022 - \$1,381,800
Equalization Rate: ----
Deed Book: 57118
Grid East: 707303

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-28
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No (CL 5/20/48)
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,381,800

Property Desc:
Deed Page: 3261
Grid North: 771436

Area

Living Area:	2,473 sq. ft.	First Story Area:	1,683 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	790 sq. ft.	Number of Stories:	1
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Raised ranch	Bathrooms (Full - Half):	3 - 0
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-open/deck	Porch Area:	333.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1967	Eff Year Built:	1999

Owners

Julien Thinat	Mireille Ferrier
829 Soundview Dr	829 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
5/1/2017	\$1,210,000	210 - 1 Family Res	Land & Building	Love, John Michael	Yes	Yes	No	57118/3261
6/2/2005	\$1,035,000	210 - 1 Family Res	Land & Building	Montagner, Germaine	Yes	Yes	No	45174/30
2/3/2000	\$540,000	210 - 1 Family Res	Land & Building	SIEGEL, FRED AND SANDRA	Yes	Yes	No	40108/621
7/8/1998	\$522,500	210 - 1 Family Res	Land & Building	PRIDMORE, MARGARET	Yes	Yes	No	12041/131

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	333.00 sq ft	Average	Good	2018
Porch-coverd	36.00 sq ft	Average	Good	1967
Porch-coverd	261.00 sq ft	Average	Good	1967
Patio-flg/cn	333.00 sq ft	Average	Good	1967

Land Types

Type	Size
Primary	12,945.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,381,800
SW481-Solid Waste All Vlg	0	0%	\$1,381,800

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2021	County	\$5,104.10

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 154.60-1-28

Property Address:

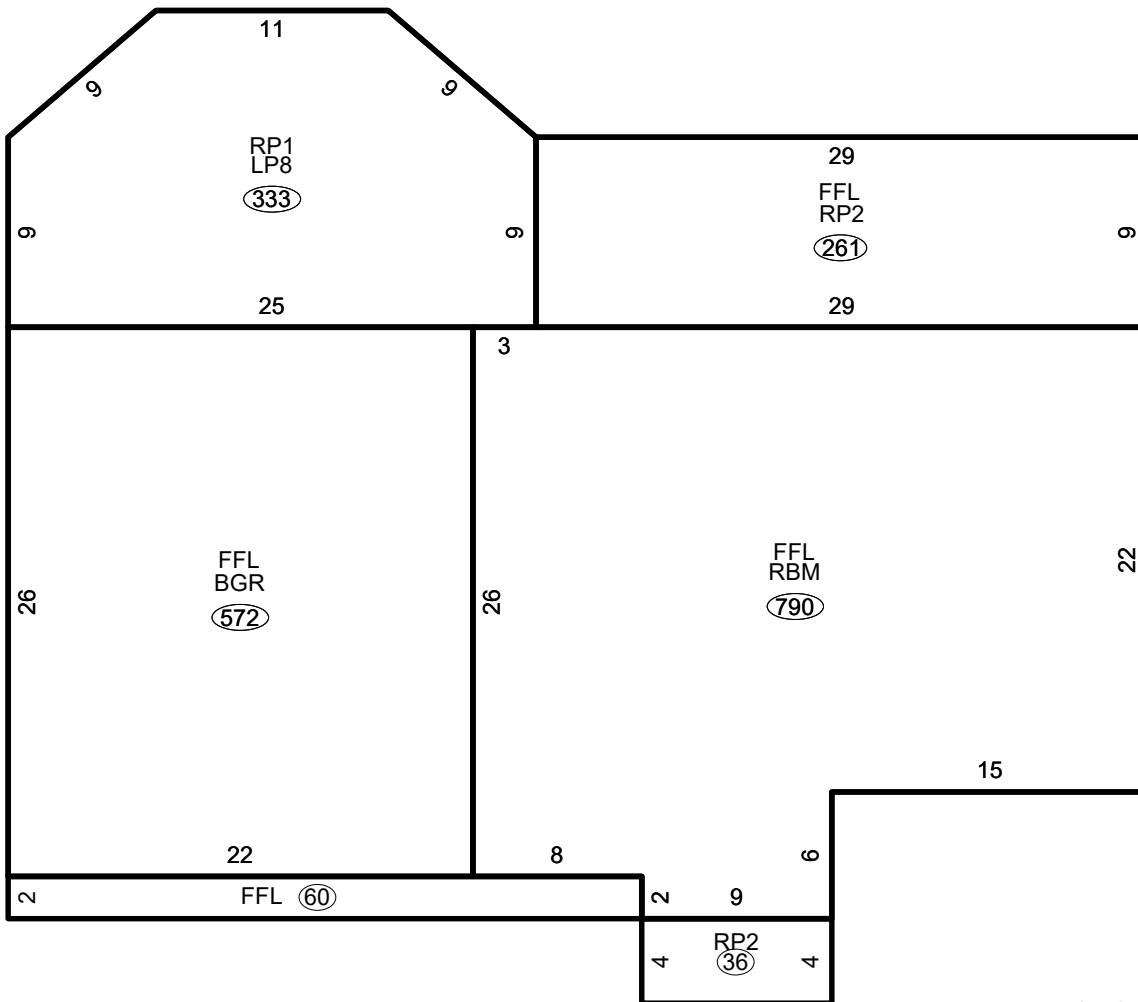
City: County: State: ZipCode:

Owner:

Client: Client Address:

Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BGR	Basement Gar	1.0	572.0	96.0	572.0
FFL	1st Story	1.0	261.0	76.0	
	1st Story	1.0	790.0	120.0	
	1st Story	1.0	572.0	96.0	
	1st Story	1.0	60.0	64.0	1683.0
LP8	patio, flgstn in	1.0	333.0	72.4	333.0
RBM	Raised Basem	1.0	790.0	120.0	790.0
RP1	Wood Deck	1.0	333.0	72.4	333.0
RP2	Porch, Coverd	1.0	261.0	76.0	
	Porch, Coverd	1.0	36.0	26.0	297.0

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
0 total items (rounded) 0				





Property Description Report For: 834 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.38
Land Assessment: 2022 - \$749,000
Full Market Value: 2022 - \$1,457,500
Equalization Rate: ----
Deed Book: 51186
Grid East: 707190

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-40
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,457,500
Property Desc:
Deed Page: 3066
Grid North: 771635

Area

Living Area:	2,802 sq. ft.	First Story Area:	1,425 sq. ft.
Second Story Area:	1,377 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	3 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Partial
Porch Type:	Porch-screen	Porch Area:	135.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Good
Year Built:	1925	Eff Year Built:	1983

Owners

Jonathan S Schube	Miren Mirari Barriola
834 Soundview Dr	Ormaechea
Mamaroneck NY 10543	834 Soundview Dr
	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/6/2011	\$1,300,000	210 - 1 Family Res	Land & Building	Kingsley, Living	Yes	Yes	No	51186/3066
5/13/1999	\$999,999	210 - 1 Family Res	Land & Building	KINGSLEY, NOBUKO SERA	No	No	No	12356/277

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 det	810.00 sq ft	Average	Normal	1925
Porch-screen	135.00 sq ft	Excellent	Good	1925

Land Types

Type	Size
Primary	16,432.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,457,500
SW481-Solid Waste All Vlg	0	0%	\$1,457,500

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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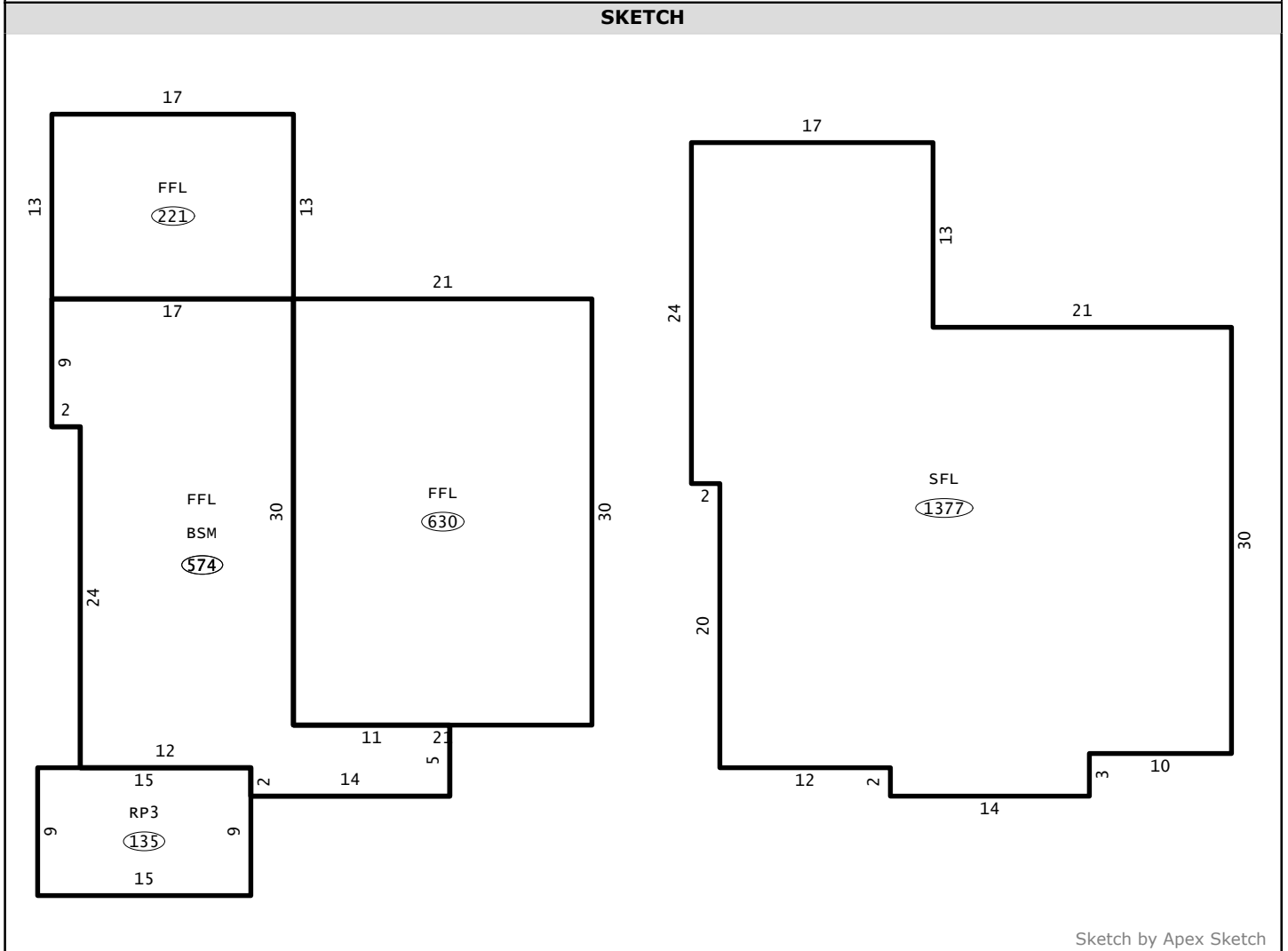
Taxes

Year	Description	Amount
2021	County	\$5,706.73

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
Township:		Parcel No.: 154.60-1-40		
Property Address:				
City:	County:	State:	ZipCode:	
Owner:				
Client:		Client Address:		
Appraiser Name:		Inspection Date:		



AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
BSM	Basement	1.0	574.0	126.0	574.0					
FFL	1st Story	1.0	221.0	60.0						
	1st Story	1.0	574.0	126.0						
	1st Story	1.0	630.0	102.0	1425.0					
RP3	Porch, Screen	1.0	135.0	48.0	135.0					
SFL	2nd Story	1.0	1377.0	168.0	1377.0					
						0 total items			(rounded)	0



Property Description Report For: 835 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.39
Land Assessment: 2022 - \$829,000
Full Market Value: 2022 - \$1,358,900
Equalization Rate: ----
Deed Book: 56081
Grid East: 707349

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-27
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,358,900

Property Desc:
Deed Page: 3280
Grid North: 771511

Area

Living Area:	2,656 sq. ft.	First Story Area:	1,682 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	974 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.5
Finished Rec Room	500 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Cape cod	Bathrooms (Full - Half):	3 - 0
Bedrooms:	5	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	80.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1953	Eff Year Built:	1993

Owners

James N Lawhon Living Trust
 835 Soundview Dr
 Mamaroneck NY 10543

Margaret J Wynne Living Trust
 835 Soundview Dr
 Mamaroneck NY 10543

James N Lawhon
 835 Soundview Dr
 Mamaroneck NY 10543
 Margaret J Wynne
 835 Soundview Dr
 Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
3/24/2016	\$1,300,000	210 - 1 Family Res	Land & Building	Coye, Michael	Yes	Yes	No	56081/3280
10/11/2002	\$0	210 - 1 Family Res	Land & Building	COYE, MICHAEL & JENNIFER	No	No	No	42347/242
12/28/1995	\$462,500	210 - 1 Family Res	Land & Building	HOEGBERG, BENTE	Yes	Yes	No	11353/275
6/16/1993	\$365,000	210 - 1 Family Res	Land & Building	WILSON, FRED T.	Yes	Yes	No	10613/263

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	80.00 sq ft	Average	Good	1953
Porch-coverd	276.00 sq ft	Average	Good	1953

Land Types

Type	Size
Primary	16,804.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,358,900
SW481-Solid Waste All Vlg	0	0%	\$1,358,900

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2019	County	\$4,761.17

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 154.60-1-27

Property Address:

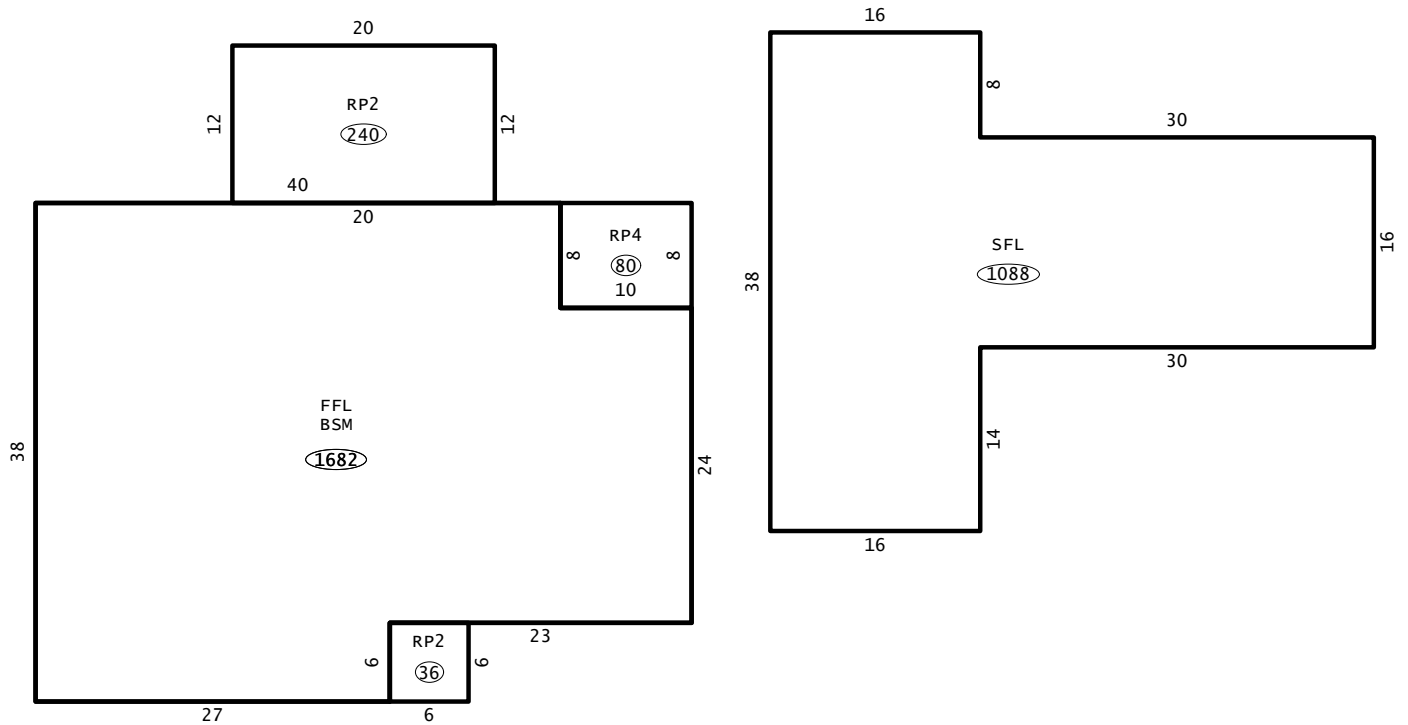
City: County: State: ZipCode:

Owner:

Client: Client Address:

Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BSM	Basement	1.0	1682.0	176.0	1682.0
FFL	1st Story	1.0	1682.0	176.0	1682.0
RP2	Porch, Coverd	1.0	240.0	64.0	
	Porch, Coverd	1.0	36.0	24.0	276.0
RP4	Porch, Enclose	1.0	80.0	36.0	80.0
SFL	2nd Story	1.0	1088.0	168.0	1088.0

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
0 total items (rounded) 0				





Property Description Report For: 847 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.31
Land Assessment: 2022 - \$788,400
Full Market Value: 2022 - \$1,224,300
Equalization Rate: ----
Deed Book: 60231
Grid East: 707390

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-26
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,224,300
Property Desc:
Deed Page: 3597
Grid North: 771597

Area

Living Area:	2,264 sq. ft.	First Story Area:	1,304 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	960 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.7
Finished Rec Room	850 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Cape cod	Bathrooms (Full - Half):	3 - 0
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-open/deck	Porch Area:	240.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1931	Eff Year Built:	1982

Owners

John Marchese	Shelby Marchese
847 Soundview Dr	847 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/19/2020	\$1,155,000	210 - 1 Family Res	Land & Building	Dufault, Peter Scott	Yes	Yes	No	60231/3597
10/30/2009	\$430,000	210 - 1 Family Res	Land & Building	Dufault, Peter Scoot Joa	No	No	No	49355/517
9/10/1997	\$492,000	210 - 1 Family Res	Land & Building	GOLDBERG, HARRIET	Yes	Yes	No	11818/98
8/3/1993	\$0	210 - 1 Family Res	Land & Building	GOLDBERG, JOEL & HARRIET	No	No	No	10687/43

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Patio-concr	240.00 sq ft	Average	Normal	1931
Porch-open/deck	240.00 sq ft	Average	Normal	1931

Land Types

Type	Size
Primary	13,645.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$1,224,300
CS483-VOM Sewer	0	0%	\$1,224,300

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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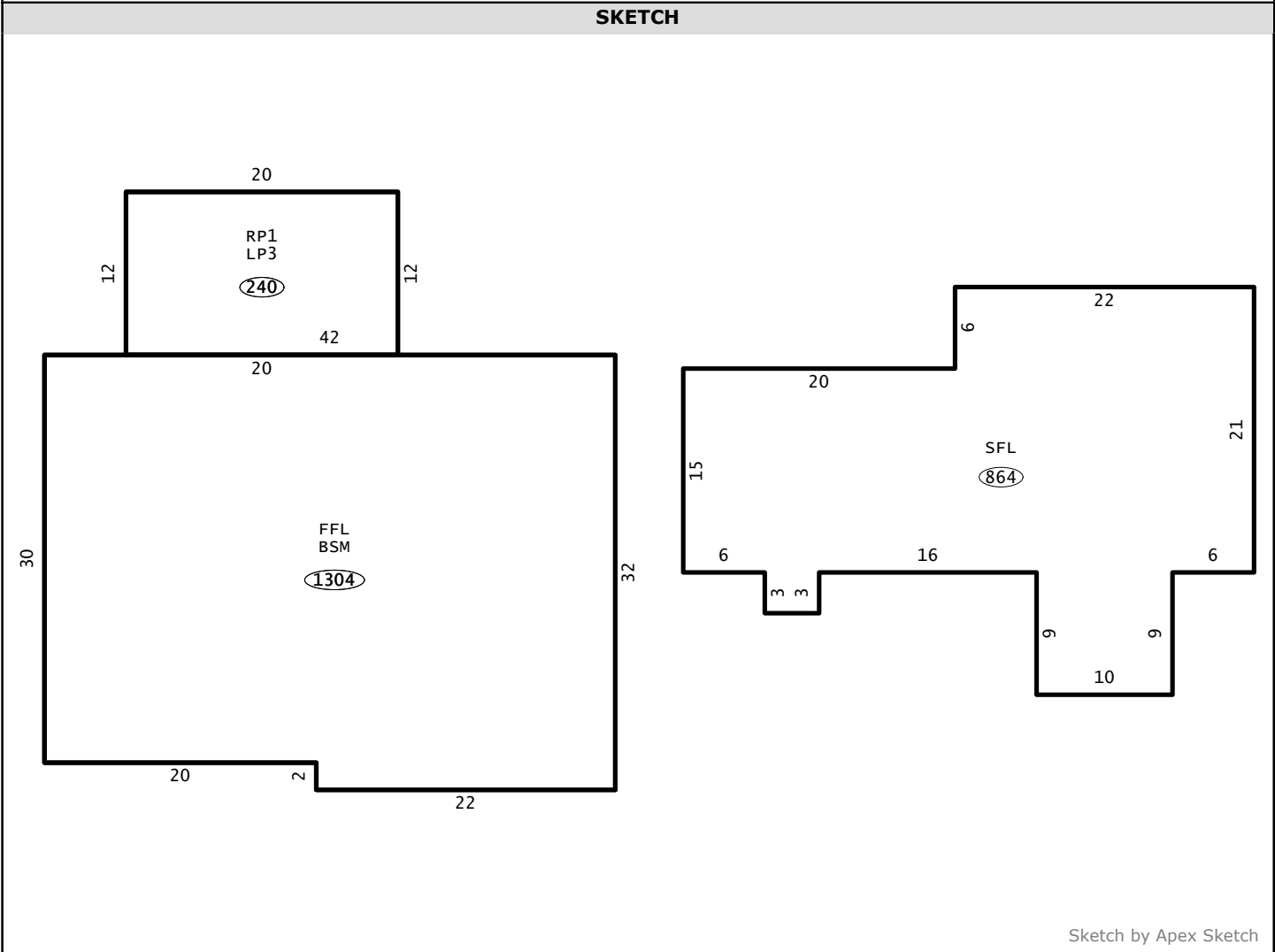
Taxes

Year	Description	Amount
2021	County	\$4,934.35

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
Township:		Parcel No.: 154.60-1-26	
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	



AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
BSM	Basement	1.0	1304.0	148.0	1304.0					
FFL	1st Story	1.0	1304.0	148.0	1304.0					
LP3	Patio, Concret	1.0	240.0	64.0	240.0					
RP1	Wood Deck	1.0	240.0	64.0	240.0					
SFL	2nd Story	1.0	864.0	150.0	864.0					
						0 total items (rounded) 0				





Property Description Report For: 850 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.25
Land Assessment: 2022 - \$689,100
Full Market Value: 2022 - \$1,296,400
Equalization Rate: ----
Deed Book: 55180
Grid East: 707238

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-41
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,296,400
Property Desc:
Deed Page: 3575
Grid North: 771734

Area

Living Area:	2,558 sq. ft.	First Story Area:	1,533 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	455 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	570 sq. ft.	Number of Stories:	1.5
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Split level	Bathrooms (Full - Half):	3 - 0
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	15.00
Basement Garage Cap:	1	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1953	Eff Year Built:	2001

Owners

Steven Rand	Abbe Rand
850 Soundview Dr	850 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/1/2015	\$1,195,000	210 - 1 Family Res	Land & Building	Amigorena, Christophe & Cecile	Yes	Yes	No	55180/3575
5/25/2006	\$1,135,000	210 - 1 Family Res	Land & Building	Willis, Richard C	Yes	Yes	No	46198/196
8/31/2004	\$923,000	210 - 1 Family Res	Land & Building	Kuck, Elaine	Yes	Yes	No	44279/398

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	15.00 sq ft	Good	Excellent	1953
Patio-concr	270.00 sq ft	Good	Excellent	1953

Land Types

Type	Size
Primary	11,090.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,296,400
SW481-Solid Waste All Vlg	0	0%	\$1,296,400

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2021	County	\$5,075.88

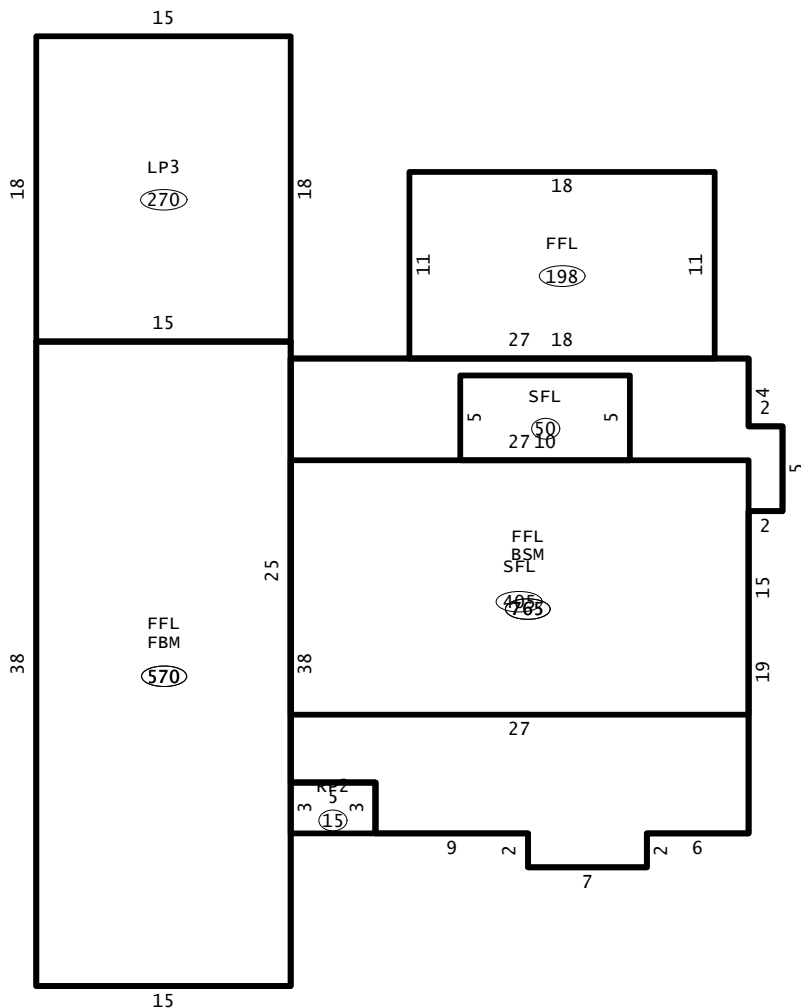
*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 154.60-1-41
 Property Address:
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BSM	Basement	1.0	765.0	118.0	765.0
FBM	Finished Base	1.0	570.0	106.0	570.0
FFL	1st Story	1.0	570.0	106.0	
	1st Story	1.0	765.0	118.0	
	1st Story	1.0	198.0	58.0	1533.0
LP3	Patio, Concret	1.0	270.0	66.0	270.0
RP2	Porch, Coverd	1.0	15.0	16.0	15.0
SFL	2nd Story	1.0	405.0	84.0	
	2nd Story	1.0	50.0	30.0	455.0

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
0 total items				(rounded) 0



Property Description Report For: 901 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.44
Land Assessment: 2022 - \$854,300
Full Market Value: 2022 - \$1,838,300
Equalization Rate: ----
Deed Book: 57191
Grid East: 707463

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-23
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,838,300
Property Desc:
Deed Page: 3305
Grid North: 771724

Area

Living Area:	3,470 sq. ft.	First Story Area:	1,998 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	1,472 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.7
Finished Rec Room	900 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Cape cod	Bathrooms (Full - Half):	4 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	2	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	96.00
Basement Garage Cap:	0	Attached Garage Cap:	440.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1950	Eff Year Built:	1993

Owners

Robert Chu	Emmanuelle Chu
901 Soundview Dr	901 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/14/2017	\$1,760,000	210 - 1 Family Res	Land & Building	Shaner, William M	Yes	Yes	No	57191/3305
9/5/1996	\$651,500	210 - 1 Family Res	Land & Building	SCHINDEL, AARON J. & MIRI	Yes	Yes	No	11535/339

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	96.00 sq ft	Good	Good	1950
Gar-1.0 att	440.00 sq ft	Good	Good	1950
Porch-coverd	30.00 sq ft	Good	Good	1950
Porch-open/deck	240.00 sq ft	Good	Good	1950

Land Types

Type	Size
Primary	19,127.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$1,838,300
CS483-VOM Sewer	0	0%	\$1,838,300

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

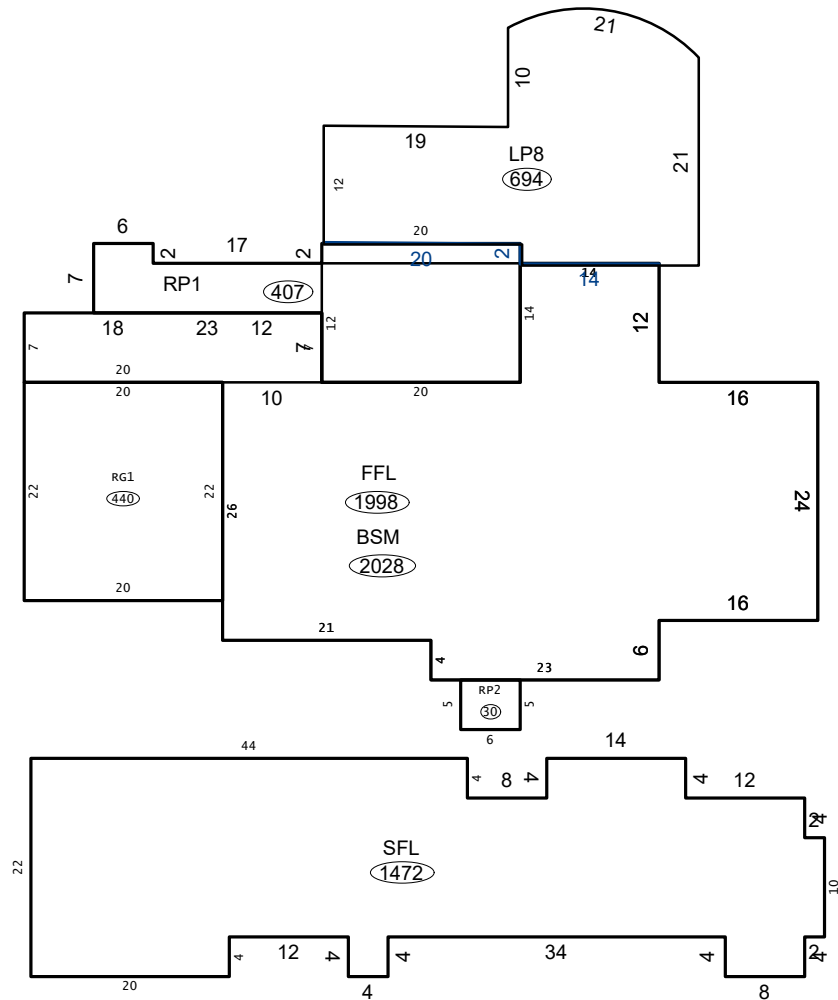
Year	Description	Amount
2021	County	\$7,197.55

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
Township:	Parcel No.: 154.60-1-23		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by Apex Sketch

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Property Description Report For: 906 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.32
Land Assessment: 2022 - \$721,400
Full Market Value: 2022 - \$1,830,000
Equalization Rate: ----
Deed Book: 61186
Grid East: 707311

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-19
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,830,000
Property Desc:
Deed Page: 3108
Grid North: 771858

Area

Living Area:	4,012 sq. ft.	First Story Area:	1,683 sq. ft.
Second Story Area:	1,785 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2.4
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	4 - 2
Bedrooms:	4	Kitchens:	1
Fireplaces:	2	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	216.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Good
Year Built:	1931	Eff Year Built:	1988

Owners

Nathalie Dutang	Eric Dutang
906 Soundview	906 Soundview
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/6/2021	\$1,830,000	210 - 1 Family Res	Land & Building	Loffredo, Paul	Yes	Yes	No	61186/3108

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	216.00 sq ft	Excellent	Normal	1960
Porch-coverd	162.00 sq ft	Excellent	Normal	1960
Porch-open/deck	240.00 sq ft	Excellent	Normal	1960

Land Types

Type	Size
Primary	13,802.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$1,830,000
CS483-VOM Sewer	0	0%	\$1,830,000

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

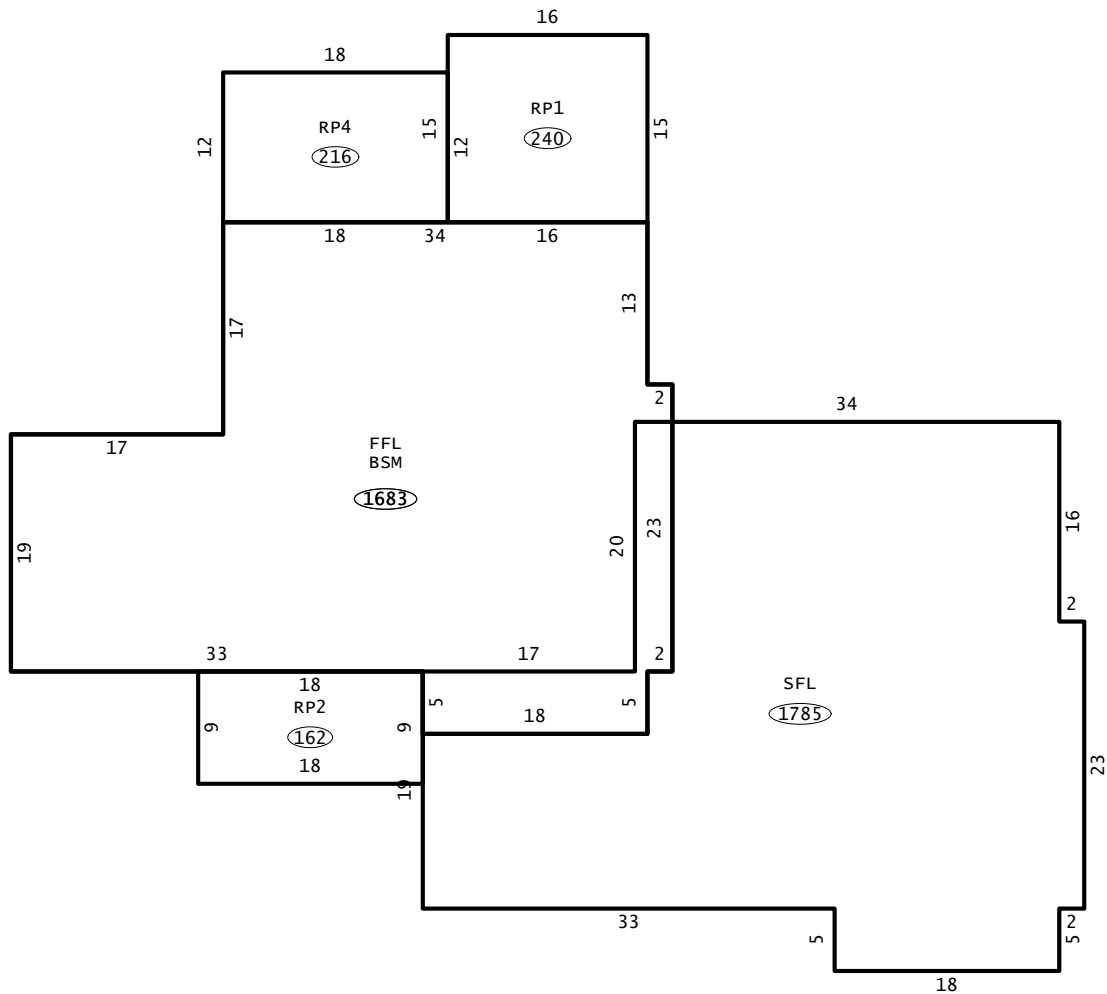
Year	Description	Amount
2019	County	\$7,078.88

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
Township:	Parcel No.: 154.60-1-19		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by Apex Sketch

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Property Description Report For: 911 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.90
Land Assessment: 2022 - \$1,102,400
Full Market Value: 2022 - \$1,922,600
Equalization Rate: ----
Deed Book: 49131
Grid East: 707550

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-22
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,922,600
Property Desc:
Deed Page: 128
Grid North: 771836

Area

Living Area:	3,925 sq. ft.	First Story Area:	2,462 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	1,463 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.7
Finished Rec Room	570 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Cape cod	Bathrooms (Full - Half):	4 - 0
Bedrooms:	5	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-open/deck	Porch Area:	80.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1950	Eff Year Built:	1986

Owners

Thiery Hasse	Clarise Hasse
911 Soundview Dr	911 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
4/28/2009	\$1,095,000	210 - 1 Family Res	Land & Building	D'arcangelo, Rick A	Yes	Yes	No	49131/128

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	80.00 sq ft	Good	Good	2009
Shed-machine	242.00 sq ft	Average	Normal	1980
Porch-coverd	261.00 sq ft	Good	Normal	1950
Patio-flg/cn	523.00 sq ft	Good	Good	1950

Land Types

Type	Size
Primary	39,229.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,922,600
SW481-Solid Waste All Vlg	0	0%	\$1,922,600

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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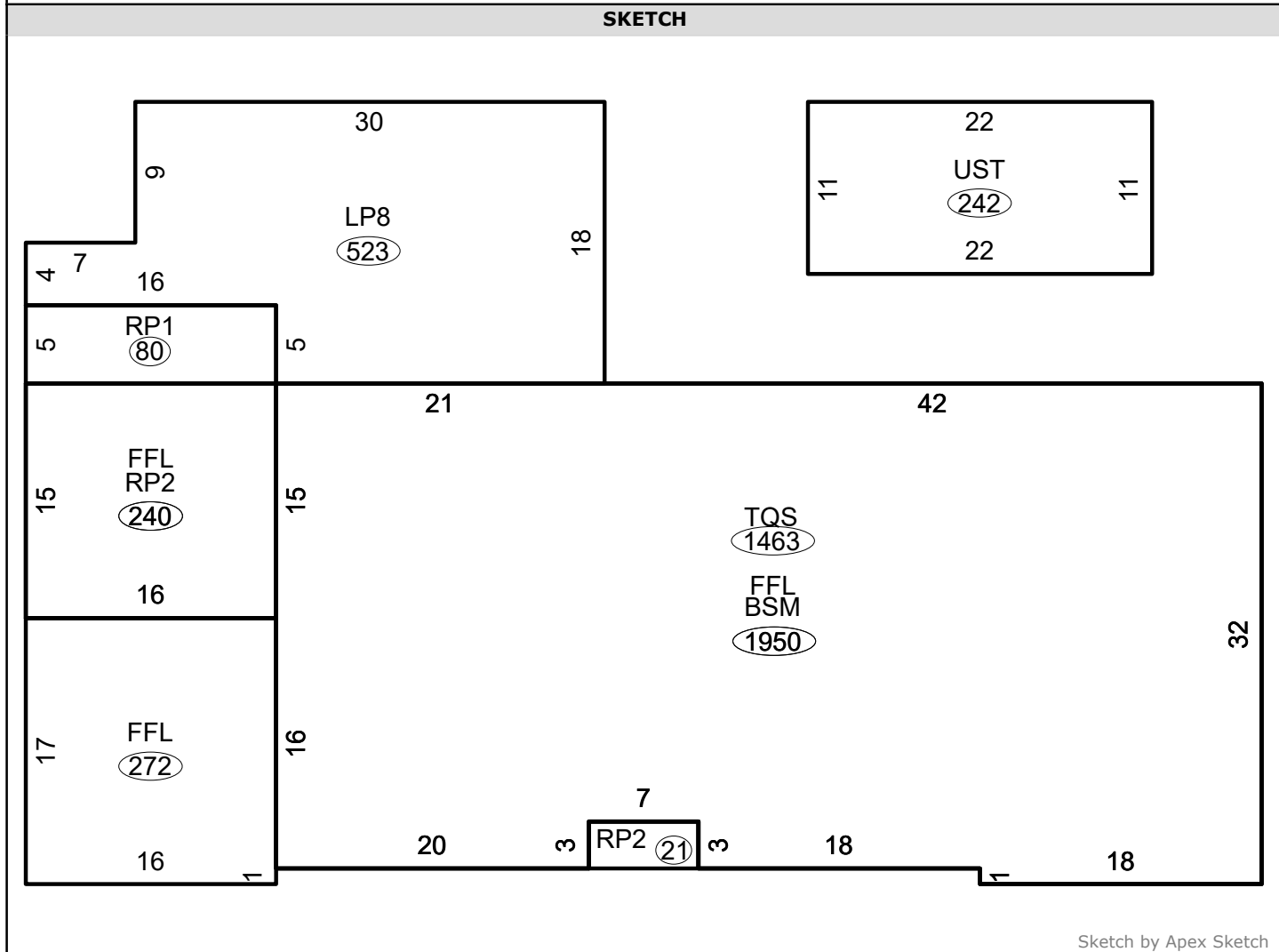
Taxes

Year	Description	Amount
2021	County	\$7,527.92

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
Township:	Parcel No.: 154.60-1-22			
Property Address:				
City:	County:	State:	ZipCode:	
Owner:				
Client:	Client Address:			
Appraiser Name:		Inspection Date:		



AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
BSM	Basement	1.0	1950.0	196.0	1950.0					
FFL	1st Story	1.0	1950.0	196.0						
	1st Story	1.0	240.0	62.0						
	1st Story	1.0	272.0	66.0	2462.0					
LP8	patio, flgstn in	1.0	523.0	110.0	523.0					
RP1	Wood Deck	1.0	80.0	42.0	80.0					
RP2	Porch, Coverd	1.0	21.0	20.0						
	Porch, Coverd	1.0	240.0	62.0	261.0					
TQS	3/4 Story	0.8	1462.5	196.0	1462.5					
UST	Unfinished Util	1.0	242.0	66.0	242.0					
						0 total items			(rounded)	0





Property Description Report For: 920 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.43
Land Assessment: 2022 - \$772,000
Full Market Value: 2022 - \$1,734,900
Equalization Rate: ----
Deed Book: 43067
Grid East: 707369

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.60-1-20
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,734,900

Property Desc:
Deed Page: 44
Grid North: 771975

Area

Living Area:	3,756 sq. ft.	First Story Area:	2,598 sq. ft.
Second Story Area:	1,158 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	3 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	2	Basement Type:	Partial
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	594.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Good
Year Built:	1949	Eff Year Built:	1984

Owners

Anna Muggia
 920 Soundview Dr
 Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
2/4/2003	\$1,170,000	210 - 1 Family Res	Land & Building	Lacor, Jean-Pierre	Yes	Yes	No	43067/44
8/24/1994	\$602,000	210 - 1 Family Res	Land & Building	CRUSE, XAVIER & FLORENCE	Yes	Yes	No	10960/169
10/16/1991	\$577,500	210 - 1 Family Res	Land & Building	TAYLOR JOHN C 3RD	Yes	Yes	No	10146/316

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	594.00 sq ft	Good	Normal	1949
Shed-machine	48.00 sq ft	Average	Normal	1949
Patio-flg/cn	260.00 sq ft	Good	Normal	1949

Land Types

Type	Size
Primary	18,880.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$1,734,900
CS483-VOM Sewer	0	0%	\$1,734,900

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

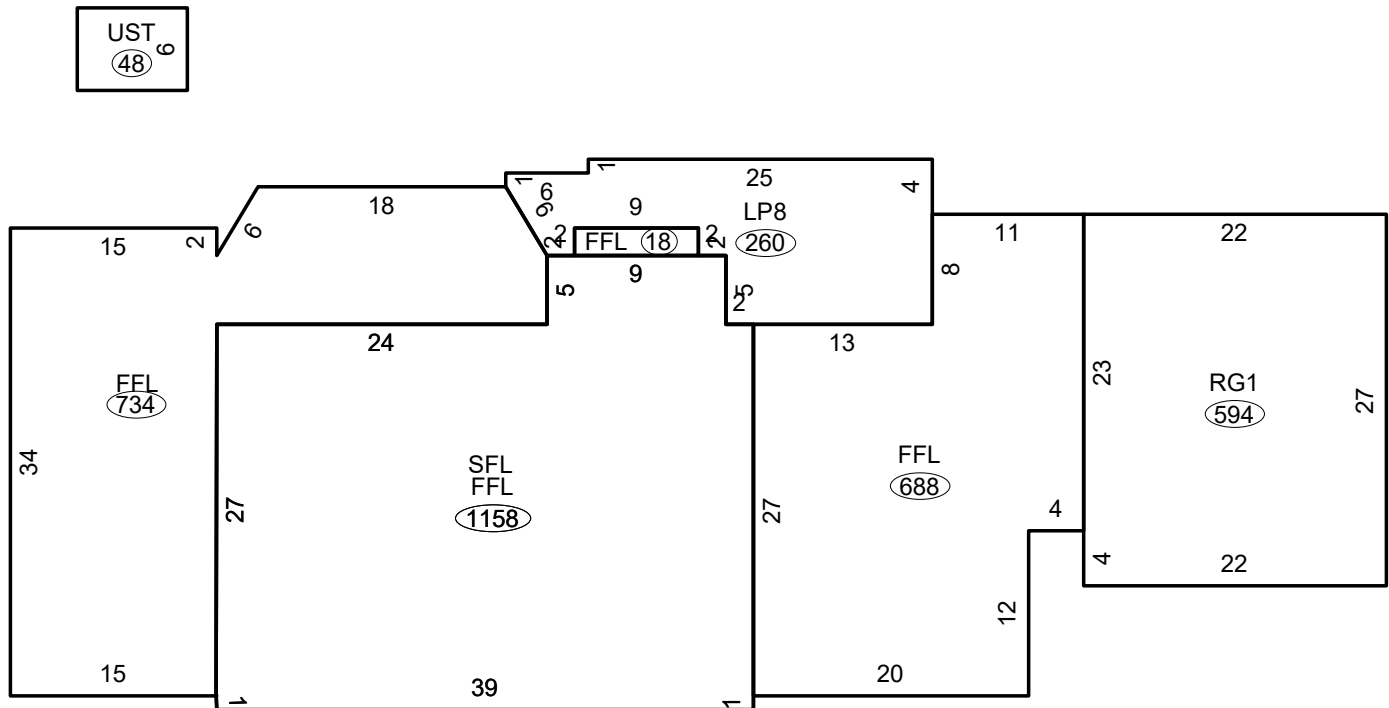
Year	Description	Amount
2021	County	\$6,792.87

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
Township:	Parcel No.: 154.60-1-20		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by Apex Sketch

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Property Description Report For: 926 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.34
Land Assessment: 2022 - \$730,600
Full Market Value: 2022 - \$1,080,100
Equalization Rate: ----
Deed Book: 62174
Grid East: 707416

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.52-1-48
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No (CG 7-3-21)
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,080,100

Property Desc:
Deed Page: 3119
Grid North: 772110

Area

Living Area:	2,737 sq. ft.	First Story Area:	1,721 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	584 sq. ft.
Finished Basement:	432 sq. ft.	Number of Stories:	1.7
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Split level	Bathrooms (Full - Half):	3 - 0
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Partial
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Fair	Overall Grade:	Average
Year Built:	1959	Eff Year Built:	1986

Owners

Uriel Gerardo Rodriguez	Ann Marie Costello
926 Soundview Dr	926 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/6/2022	\$1,150,000	210 - 1 Family Res	Land & Building	Greenberg Irrevocable Trust, Claire K	Yes	Yes	No	62174/3119
2/27/2017	\$1	210 - 1 Family Res	Land & Building	Greenberg, Claire	No	No	No	57024/3667

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Patio-flg/cn	192.00 sq ft	Average	Good	1959
Patio-flg/cn	181.00 sq ft	Average	Normal	1959

Land Types

Type	Size
Primary	14,853.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,080,100
SW481-Solid Waste All Vlg	0	0%	\$1,080,100

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2021	County	\$4,690.52

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
Township:	Parcel No.: 154.52-1-48		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by Apex Sketch

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Property Description Report For: 931 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.22
Land Assessment: 2022 - \$728,700
Full Market Value: 2022 - \$1,113,000
Equalization Rate: ----
Deed Book: 10942
Grid East: 707598

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.52-1-47
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,113,000
Property Desc:
Deed Page: 103
Grid North: 772044

Area

Living Area:	2,131 sq. ft.	First Story Area:	2,131 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1
Finished Rec Room	672 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Contemporary	Bathrooms (Full - Half):	2 - 1
Bedrooms:	3	Kitchens:	1
Fireplaces:	2	Basement Type:	Partial
Porch Type:	Porch-open/deck	Porch Area:	110.00
Basement Garage Cap:	0	Attached Garage Cap:	330.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1964	Eff Year Built:	1984

Owners

Susan Smith Berenzweig
 931 Soundview Dr
 Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/29/1994	\$452,500	210 - 1 Family Res	Land & Building	MENDELL, ANDREA & THOMAS	Yes	Yes	No	10942/103

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	330.00 sq ft	Average	Normal	1964
Porch-open/deck	11 x 10	Economy	Normal	1964

Land Types

Type	Size
Primary	9,417.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,113,000
SW481-Solid Waste All Vlg	0	0%	\$1,113,000

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2022	BAS STAR	\$80,270	0	1998				0

Taxes

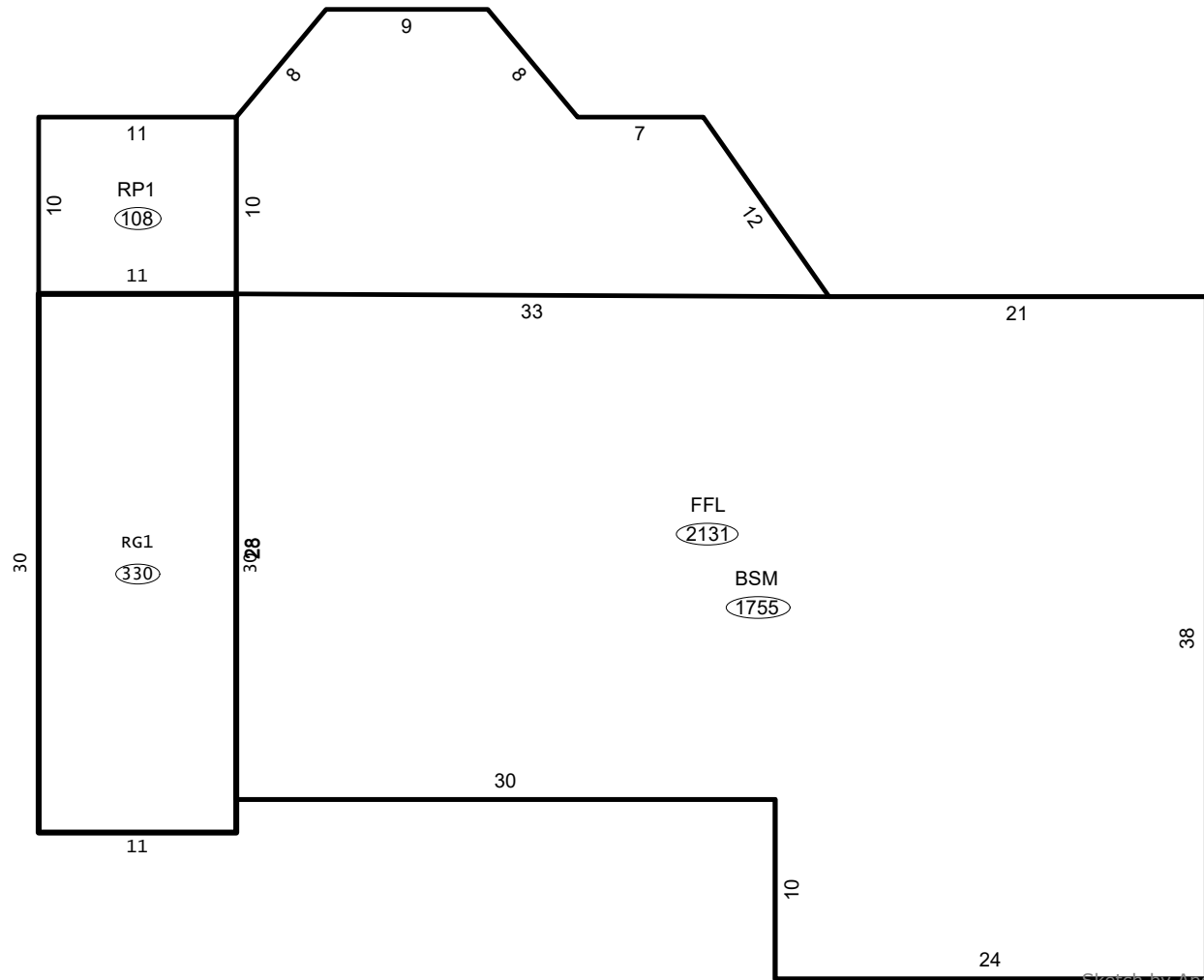
Year	Description	Amount
2021	County	\$4,628.47

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
Township:	Parcel No.: 154.52-1-47		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by Apex Sketch

[illegible]





Property Description Report For: 936 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.49
Land Assessment: 2022 - \$799,700
Full Market Value: 2022 - \$1,679,100
Equalization Rate: ----
Deed Book: 51305
Grid East: 707489

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.52-1-49
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,679,100
Property Desc:
Deed Page: 3255
Grid North: 772196

Area

Living Area:	3,342 sq. ft.	First Story Area:	2,182 sq. ft.
Second Story Area:	1,160 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	3 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	2	Basement Type:	Partial
Porch Type:	Porch-enclsd	Porch Area:	65.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1910	Eff Year Built:	1980

Owners

936 Soundview Family LTD
 936 Soundview Dr
 Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/27/2011	\$1	210 - 1 Family Res	Land & Building	Zyngier, Alexandre	No	No	No	51305/3255
8/28/2007	\$1,280,000	210 - 1 Family Res	Land & Building	Moch, Gerald M	Yes	Yes	No	47255/541
1/27/1990	\$0	210 - 1 Family Res	Land & Building	MOCH GERALD M & JOAN K	No	No	No	9743/218

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	65.00 sq ft	Good	Normal	1910
Porch-coverd	52.00 sq ft	Good	Normal	1910
Patio-concr	448.00 sq ft	Good	Normal	1910
Porch-open/deck	586.00 sq ft	Good	Normal	1910
Pool-concret	20 x 44	Good	Good	2018

Land Types

Type	Size
Primary	21,262.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,679,100
SW481-Solid Waste All Vlg	0	0%	\$1,679,100

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2021	County	\$6,574.57

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
Township:	Parcel No.: 154.52-1-49				
Property Address:					
City:	County:	State:	ZipCode:		
Owner:					
Client:	Client Address:				
Appraiser Name:		Inspection Date:			
SKETCH					
<p>The sketch shows a complex property layout with several distinct areas. On the left side, there are three vertical rectangular sections labeled RP1 (top), RP1 FFL (middle), and RP1 FFL (bottom). To their right is a large central area labeled FFL BSM. Further right is another section labeled LP3. Below the LP3 section is a small square labeled RP2. To the right of the main FFL BSM area is a section labeled RP4. At the bottom center is a small square labeled RP2. To the far right is a large rectangular area labeled SFL. Dimensions are provided for each section's sides. The overall shape is irregular with multiple corners and setbacks.</p>					
Sketch by Apex Sketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
BSM	Basement	1.0	992.0	138.0	992.0
FFL	1st Story	1.0	234.0	70.0	
	1st Story	1.0	176.0	60.0	
	1st Story	1.0	992.0	138.0	
	1st Story	1.0	168.0	52.0	
	1st Story	1.0	60.0	64.0	
	1st Story	1.0	156.0	50.0	
	1st Story	1.0	396.0	80.0	2182.0
LP3	Patio, Concret	1.0	448.0	94.0	448.0
RP1	Wood Deck	1.0	176.0	60.0	
	Wood Deck	1.0	234.0	70.0	
	Wood Deck	1.0	176.0	60.0	586.0
RP2	Porch, Coverd	1.0	40.0	26.0	
	Porch, Coverd	1.0	12.0	14.0	52.0
RP4	Porch, Enclose	1.0	65.0	36.0	65.0
SFL	2nd Story	1.0	1160.0	138.0	1160.0
0 total items (rounded) 0					



Property Description Report For: 941 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.83
Land Assessment: 2022 - \$1,063,700
Full Market Value: 2022 - \$2,097,700
Equalization Rate: ----
Deed Book: 47239
Grid East: 707696

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.52-1-46
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$2,097,700
Property Desc:
Deed Page: 231
Grid North: 772075

Area

Living Area:	3,598 sq. ft.	First Story Area:	2,048 sq. ft.
Second Story Area:	1,550 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	497 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	3 - 1
Bedrooms:	5	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	300.00
Basement Garage Cap:	0	Attached Garage Cap:	576.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Good
Year Built:	1900	Eff Year Built:	1980

Owners

David J Freeman	Ellen G Freeman
941 Soundview Dr	941 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
9/1/2007	\$1	210 - 1 Family Res	Land & Building	Overholser, Renee V	No	No	Yes	47239/219
8/1/2007	\$2,075,000	210 - 1 Family Res	Land & Building	Freeman, David J & Ellen G	Yes	Yes	Yes	47239/231

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	300.00 sq ft	Good	Normal	1900
Gar-1.0 att	516.00 sq ft	Good	Normal	1900
Porch-coverd	108.00 sq ft	Good	Normal	1900
Patio-flgstn	352.00 sq ft	Good	Normal	1900
Porch-open/deck	0 x 0	Good	Normal	1900
Porch-up opn	0 x 0	Good	Normal	1900

Land Types

Type	Size
Primary	36,183.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
SW481-Solid Waste All Vlg	0	0%	\$2,097,700
CS483-VOM Sewer	0	0%	\$2,097,700

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

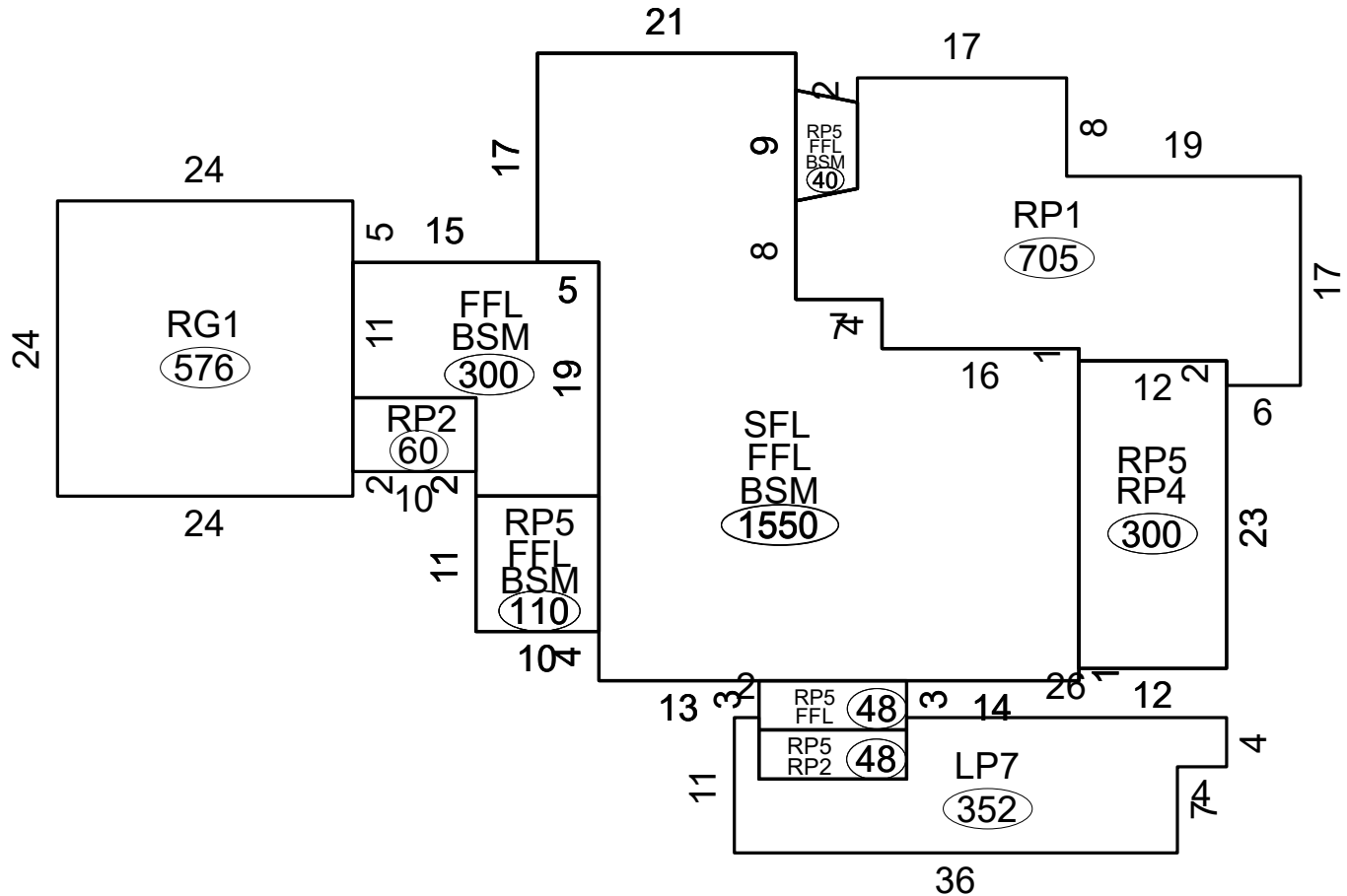
Year	Description	Amount
2021	County	\$8,213.56

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
Township:	Parcel No.: 154.52-1-46		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:	Inspection Date:		

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
BSM	Basement	1.0	40.0	26.2	2000.0					
	Basement	1.0	1550.0	190.0						
	Basement	1.0	300.0	78.0						
	Basement	1.0	110.0	42.0						
FFL	1st Story	1.0	40.0	26.2	2048.0					
	1st Story	1.0	1550.0	190.0						
	1st Story	1.0	300.0	78.0						
	1st Story	1.0	48.0	32.0						
	1st Story	1.0	110.0	42.0						
LP7	Patio, Stone	1.0	352.0	112.0	352.0					
RG1	Garage, 1 Stor	1.0	576.0	96.0	576.0					
RP1	Wood Deck	1.0	704.5	131.1	704.5					
RP2	Porch, Coverd	1.0	48.0	32.0	108.0					
	Porch, Coverd	1.0	60.0	32.0						
RP4	Porch, Enclose	1.0	300.0	74.0	300.0					
RP5	Upper Deck	1.0	300.0	74.0						
	5 addl items									
						0 total items			(rounded)	0





Property Description Report For: 946 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.30
Land Assessment: 2022 - \$712,100
Full Market Value: 2022 - \$1,617,000
Equalization Rate: ----
Deed Book: 46212
Grid East: 707554

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.52-1-50
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,617,000
Property Desc:
Deed Page: 714
Grid North: 772302

Area

Living Area:	3,191 sq. ft.	First Story Area:	1,674 sq. ft.
Second Story Area:	1,517 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	540 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	3 - 1
Bedrooms:	5	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	55.00
Basement Garage Cap:	0	Attached Garage Cap:	384.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1963	Eff Year Built:	1988

Owners

Federic Garnier	Benedicte Garnier
946 Soundview Dr	946 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/23/2006	\$1,380,000	210 - 1 Family Res	Land & Building	Cohen, Jeffrey D	Yes	Yes	No	46212/714
7/9/1997	\$663,000	210 - 1 Family Res	Land & Building	VALETTE, BERNARD	Yes	Yes	No	11800/209
8/13/1993	\$622,000	210 - 1 Family Res	Land & Building	AGNELLO, JOHN	Yes	Yes	No	10658/235
9/7/1988	\$660,000	210 - 1 Family Res	Land Only	MANN J ROBERT JR	Yes	No	No	9303/144

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	384.00 sq ft	Good	Normal	1963
Porch-coverd	55.00 sq ft	Good	Normal	1963
Porch-open/deck	480.00 sq ft	Good	Normal	1963

Land Types

Type	Size
Primary	13,226.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,617,000
SW481-Solid Waste All Vlg	0	0%	\$1,617,000

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

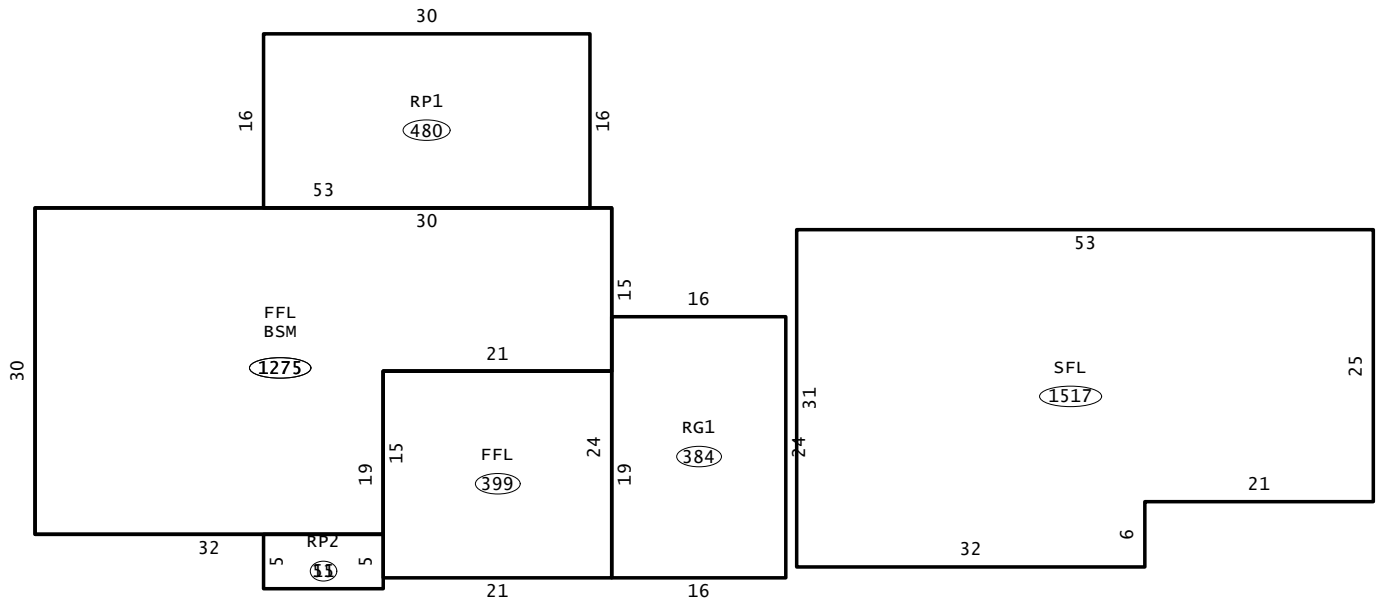
Year	Description	Amount
2021	County	\$6,331.37

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
Township:	Parcel No.: 154.52-1-50		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:		Inspection Date:	

SKETCH



Sketch by Apex Sketch

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Property Description Report For: 950 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 0.33
Land Assessment: 2022 - \$726,000
Full Market Value: 2022 - \$1,623,600
Equalization Rate: ----
Deed Book: 58073
Grid East: 707612

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.52-1-51
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$1,623,600

Property Desc:
Deed Page: 3265
Grid North: 772374

Area

Living Area:	3,177 sq. ft.	First Story Area:	1,967 sq. ft.
Second Story Area:	1,210 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	3 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	2	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	216.00
Basement Garage Cap:	0	Attached Garage Cap:	360.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1946	Eff Year Built:	2005

Owners

Mikhail Z Vanyo	Lindsey M Vanyo
950 Soundview Dr	950 Soundview Dr
Mamaroneck NY 10543	Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
3/20/2018	\$1,550,000	210 - 1 Family Res	Land & Building	Lynch, Ann Marie	Yes	Yes	No	58073/3265
3/20/2013	\$1	210 - 1 Family Res	Land & Building	Lynch, William C	No	No	No	53268/3390
9/22/1999	\$485,000	210 - 1 Family Res	Land & Building	ROBERTS, PETER & BRENDA	Yes	Yes	No	40074/95
2/18/1991	\$999,999	210 - 1 Family Res	Land & Building	FRANCINE R CHRISTIANSEN T	No	No	No	9981/123

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	216.00 sq ft	Average	Normal	1946
Gar-1.0 att	18 x 20	Average	Normal	1946
Porch-coverd	120.00 sq ft	Average	Normal	1946
Patio-flg/cn	10 x 17	Average	Normal	1946
Patio-flg/cn	0 x 0	Average	Good	2010

Land Types

Type	Size
Primary	14,495.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$1,623,600
SW481-Solid Waste All Vlg	0	0%	\$1,623,600

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2021	County	\$6,357.10

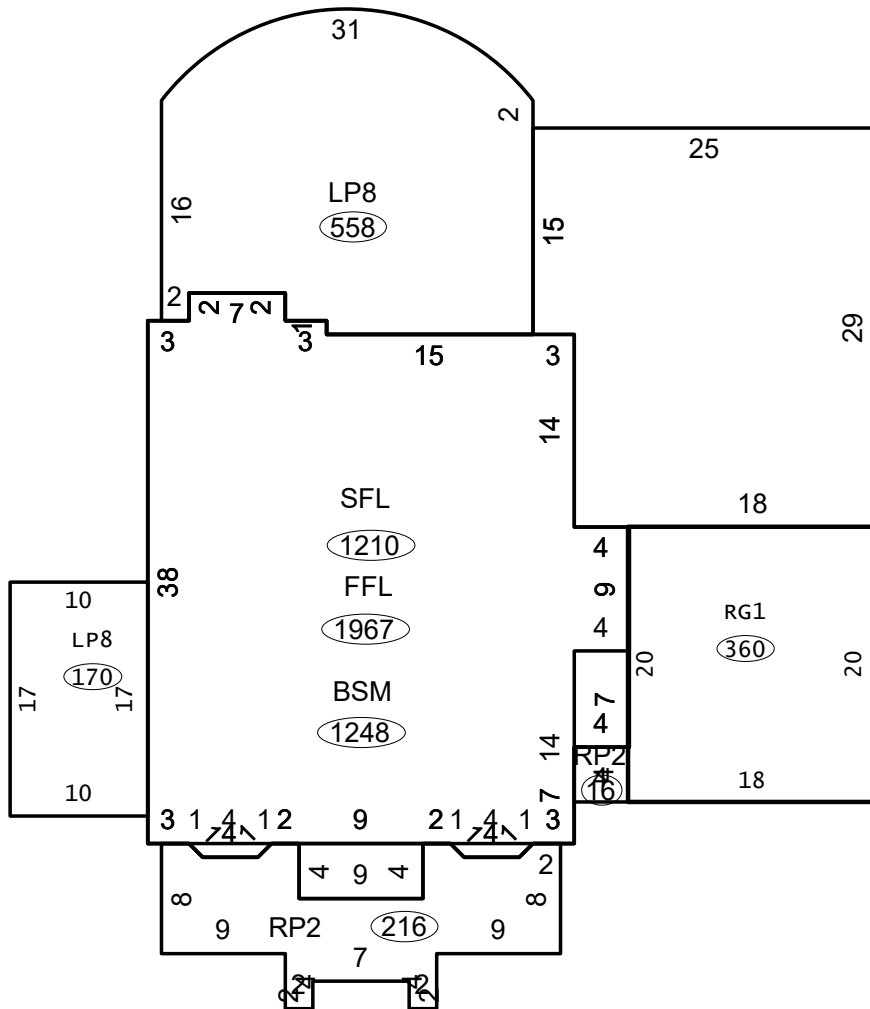
*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 154.52-1-51
 Property Address:
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BSM	Basement	1.0	1248.0	151.7	1248.0
FFL	1st Story	1.0	1967.0	225.7	1967.0
LP8	patio, flgstrn in	1.0	170.0	54.0	
	patio, flgstrn in	1.0	558.5	96.2	728.5
RG1	Garage, Attach	1.0	360.0	76.0	360.0
RP2	Porch, Coverd	1.0	15.6	15.8	
	Porch, Coverd	1.0	216.0	95.7	231.6
SFL	2nd Story	1.0	1210.0	150.0	1210.0

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
0 total items				(rounded) 0



Property Description Report For: 955 Soundview Dr, Municipality of Village of Mamaroneck



Total Acreage/Size: 1.20
Land Assessment: 2022 - \$1,274,800
Full Market Value: 2022 - \$3,248,400
Equalization Rate: ----
Deed Book: 10944
Grid East: 707842

Status: Active
Roll Section: Taxable
Swis: 554803
Tax Map ID #: 154.52-1-44
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 03003 - VOM & RNSD
School District: Rye Neck
Total Assessment: 2022 - \$3,248,400
Property Desc:
Deed Page: 165
Grid North: 772334

Area

Living Area:	5,990 sq. ft.	First Story Area:	2,340 sq. ft.
Second Story Area:	2,390 sq. ft.	Half Story Area:	1,260 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2.5
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	5 - 0
Bedrooms:	6	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	161.00
Basement Garage Cap:	0	Attached Garage Cap:	1,251.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Excellent
Year Built:	1925	Eff Year Built:	1986

Owners

Barry Novick
 955 Soundview Dr
 Mamaroneck NY 10543

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/2/1994	\$410,000	210 - 1 Family Res	Land & Building	ALTER (EST. OF MAGID)	Yes	Yes	No	10944/165

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	1,251.00 sq ft	Excellent	Normal	1925
Porch-enclsd	161.00 sq ft	Excellent	Normal	1925
Patio-concr	1,950.00 sq ft	Excellent	Normal	1925
Patio-concr	554.00 sq ft	Good	Normal	1925
Patio-flg/cn	0 x 0	Good	Normal	1925

Land Types

Type	Size
Primary	52,161.00 sq ft

Special Districts for 2022

Description	Units	Percent	Value
CS483-VOM Sewer	0	0%	\$3,248,400
SW481-Solid Waste All Vlg	0	0%	\$3,248,400

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2021	County	\$12,036.02

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 154.52-1-44

Property Address:

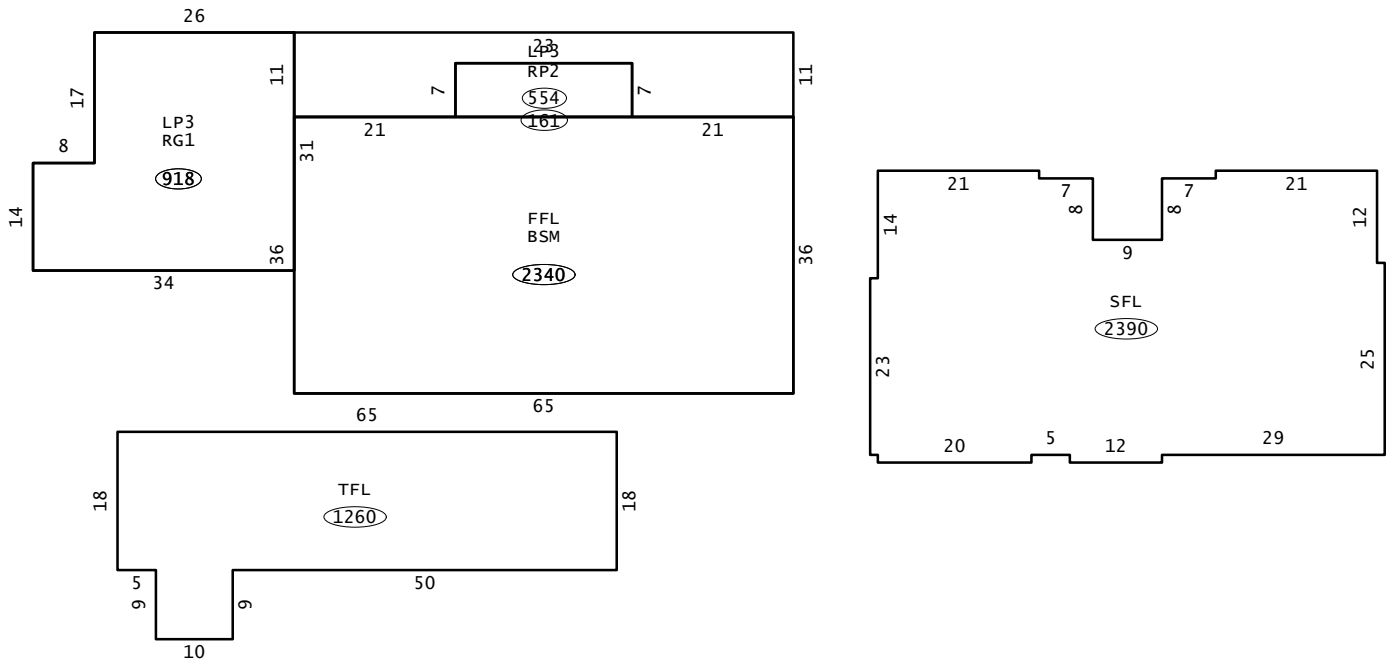
City: County: State: ZipCode:

Owner:

Client: Client Address:

Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
BSM	Basement	1.0	2340.0	202.0	2340.0
FFL	1st Story	1.0	2340.0	202.0	2340.0
LP3	Patio, Concret	1.0	918.0	130.0	
	Patio, Concret	1.0	554.0	166.0	1472.0
RG1	Garage, Attach	1.0	918.0	130.0	918.0
RP2	Porch, Coverd	1.0	161.0	60.0	161.0
SFL	2nd Story	1.0	2390.0	230.0	2390.0
TFL	Addl Story	1.0	1260.0	184.0	1260.0

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
0 total items				(rounded) 0

