



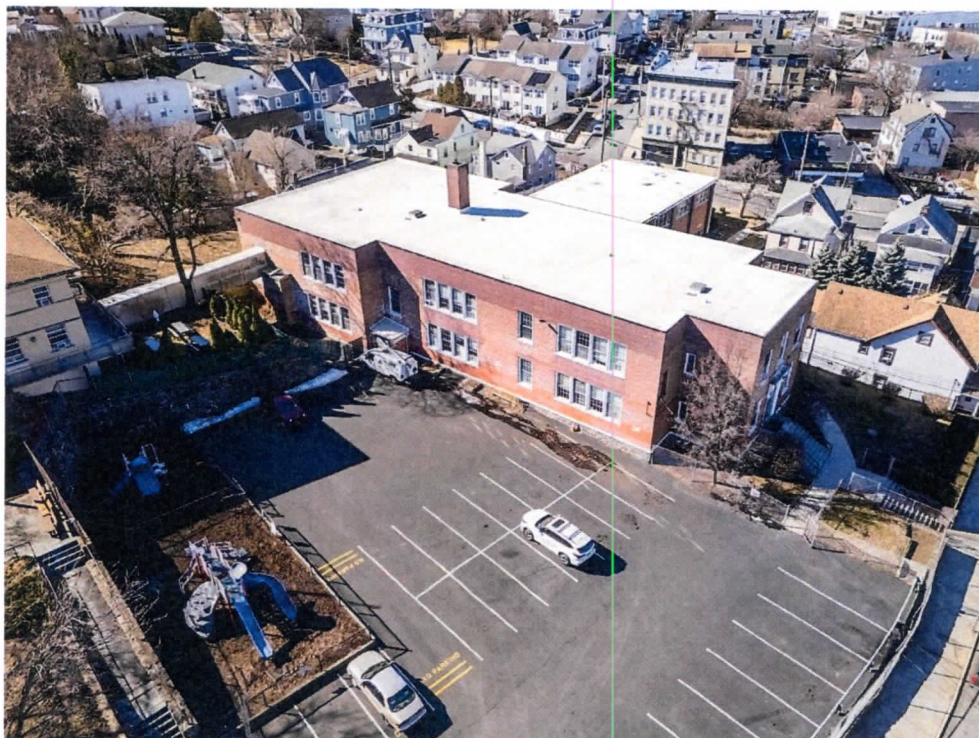
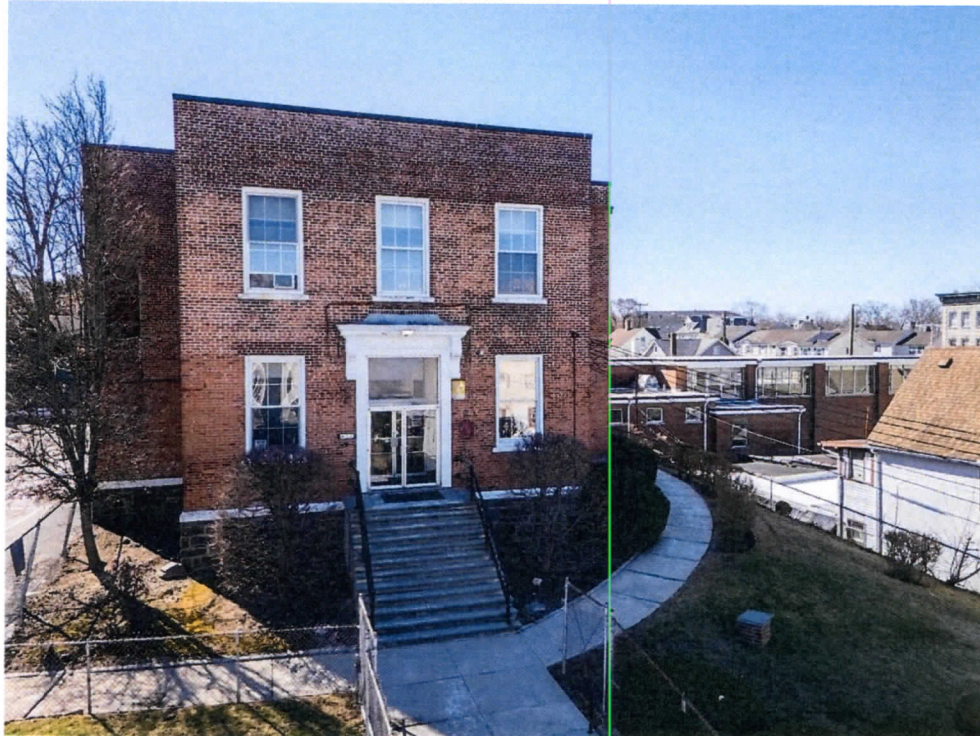
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81 Maple Avenue
15 Quintard Drive
ryeportrealestate.com

Rye, New York 10580
Port Chester, NY 10573
kathleen@ryeportrealestate.com

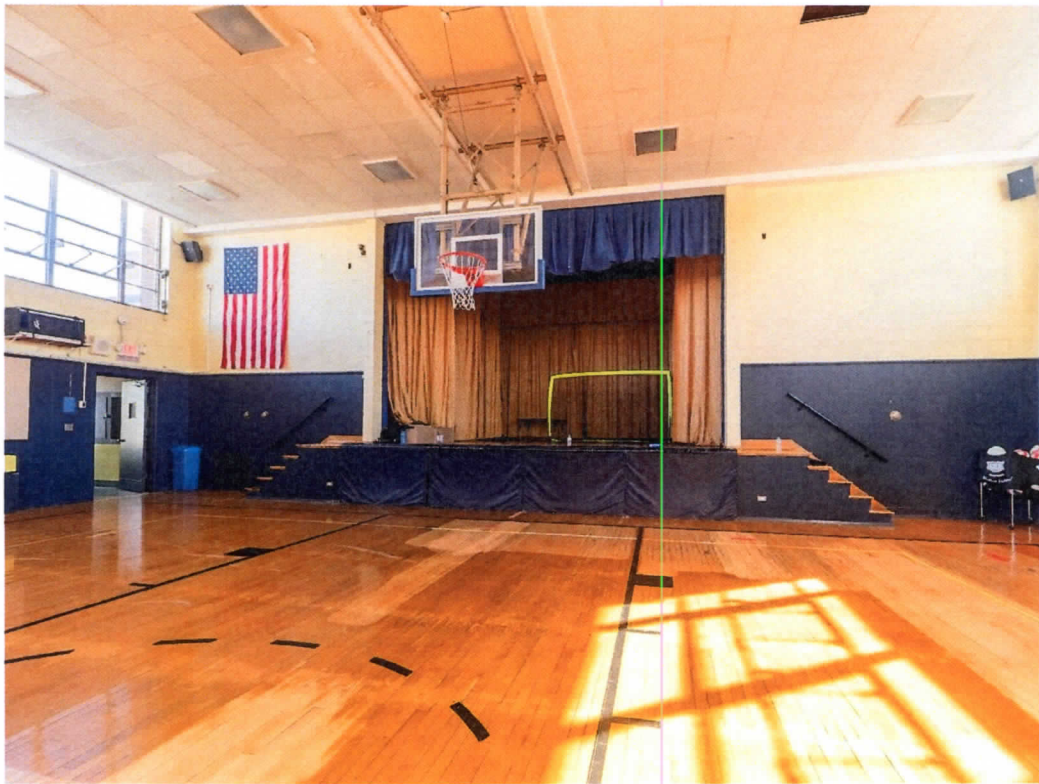
(914) 843-3225
(914) 937-1995
Fax: (914) 937-4956

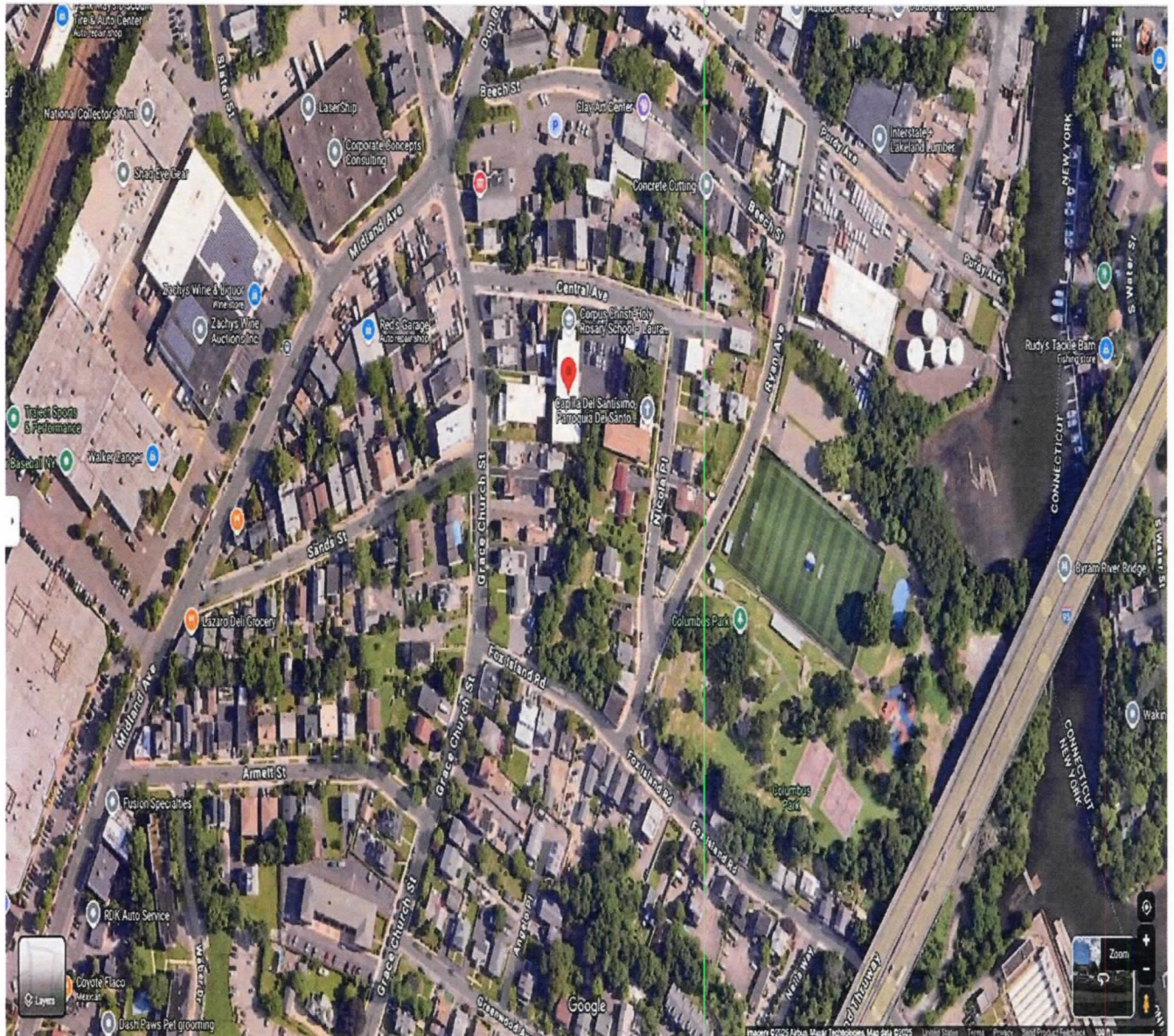
18 Central Ave
Port Chester NY 10573



Possibilities include:

Non -profit organization, municipal community center, releasing to
another educational institution





Holy Rosary School
18 Central Avenue
Port Chester, NY 10573

First Floor

1-Conference Room with bathroom
1-Nurses Office with bathroom
1-Main Office
1-Principles Office
1-Boys Room
1-Girls Room
6-Classrooms
1-Multipurpose Room with bathroom
1-Storage Room

Second Floor

1-Conference Room
1-Teachers Lounge with bathroom
1-Boys Room
1-Girls Room
8-Classrooms

First Floor Addition

1-Gymnasium
1-Stage
1-Dressing Room with bathroom
4-Storage Rooms

1-Pantry

Basement Addition

1-Cafeteria

1-Kitchen

2-Kitchen Storage Areas

1-Pantry Area

1-Boys Room

1-Girls Room

1-Janitorial Closet

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 142.46-1-20

Property Address:

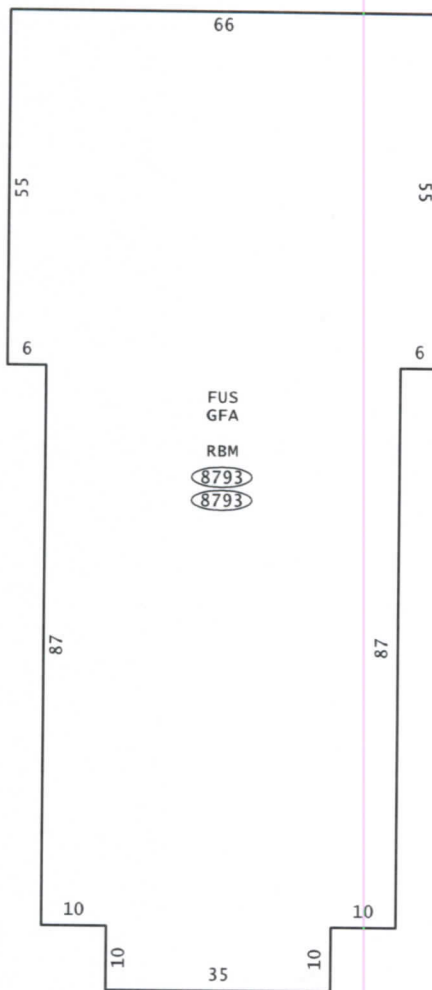
City:	County:	State:	ZipCode:
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Owner:

Client: _____ Client Address: _____

Appraiser Name: Inspection Date:

SKETCH



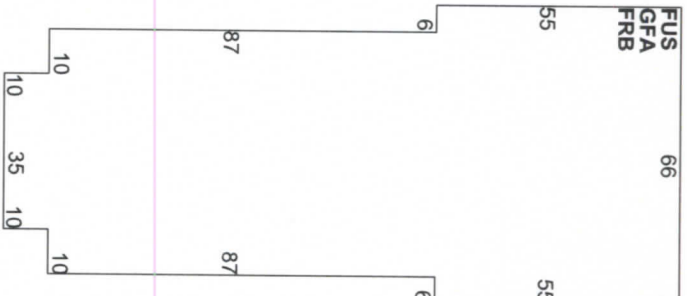
Building
on 18 Central Ave.
Port Chester, N.Y.

Sketch by Apex Sketch

[illegible]

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	83		School				
Model	94		Comm/Ind				
Grade	09		Above Avg.				
Stories	2						
Occupancy	1						
Exterior Wall A	02		Brick				
Exterior Wall B							
Roof Type	01		Flat				
Roof Cover	04		T+G/Rubber				
Interior Wall 1	01		Mining/Masonry				
Interior Wall 2							
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2							
Fuel Type	0		Typical				
Heat Type	0		Typical				
Basement Type	1		Unfin/None				
Class	0613						
Bldg. Use	612		Schools				
Frame Type	3		Masonry				
Plumbing	02		Average				
Wall Height	12						
Rooms/Partitions	02		Average				
Air Cond %							
Sprinkler %							
Exterior Wall A %							
Exterior Wall B %							
No. Elevators							
Alarm %							

OB-OUTBUILDING & YARD ITEMS(D) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp Rlt	Cnd	%Cnd	App Value
	</										



Schwaco!

No Photo On Record

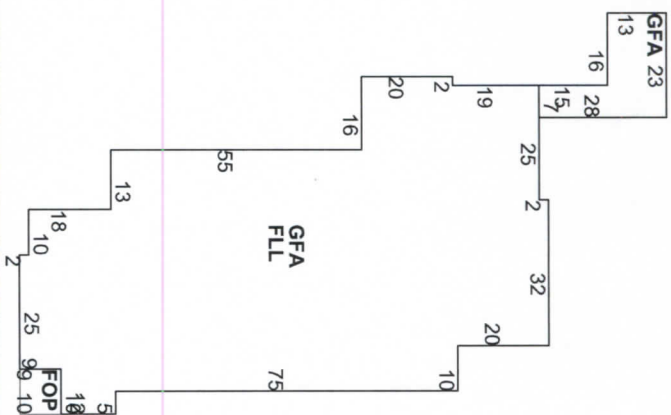
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style Model Grade Stories Occupancy Exterior Wall A Exterior Wall B Roof Type Roof Cover Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Fuel Type Heat Type Basement Type Class Bldg. Use Frame Type Plumbing Wall Height Rooms/Partitions Air Cond % Sprinkler % Exterior Wall A % Exterior Wall B % No. Elevators Alarm %	83 94 08 1 1 02 01 04 01 05 2 2 2 620 3 02 12 02 0 0 0 0		School Comm./Ind Average Brick Flat T+C/Rubber Minim/Masonry Vinyl/Asphalt Gas Hot Air Part Finish Religious Masonry Average Average				
				MIXED USE			
				Code Description Percentage			
				620 Religions 100			
				COST/MARKET VALUATION			
				Adj. Base Rate:	244.04		
				Replace Cost AYB	2,924.606 1940		
				Dep Code Remodel Rating Year Remodeled	A		
				Dep % Functional Obslnc External Obslnc Cost Trend Factor Special Cond Code % Complete Overall % Cond Apprais Val Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Comment	38 0 0 0 62 1,813.300 0 0 0		

OB-OUTBUILDING & YARD ITEM(S) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Descript	LB/Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
ELL	Finished Lower Level	6,247	6,247			1,295,866
FOP	Open Porch	0	90			5,612
GFA	Ground Floor Area	6,651	6,651			1,623,122

Ttl. Gross Liv/Lease Area:	12,898	12,988		2,974,600



Extension on
Grace Church Street
Port Chester, N.Y.



Rye Port
Real Estate, Inc.

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RYEPORTREALESTATE.COM

RYE, NEW YORK 10580
PORT CHESTER, NY 10573
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