

131 LEEDER HILL DR #U6

Location 131 LEEDER HILL DR #U6

Mblu 2227/ 014/ 00/ 0006/

Acct#

Owner PONTONE BROTHERS
ASSOCIATES LLC

Total Assessed Val... \$217,140

Appraisal \$310,200

PID 20420

Building Count 1

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$288,100	\$22,100	\$0	\$0	\$310,200

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$201,670	\$15,470	\$0	\$0	\$217,140

Owner of Record

Owner PONTONE BROTHERS ASSOCIATES LLC
Co-Owner
Address 90 BENEDICT AVE
STATEN ISLAND, NY 10314

Sale Price \$426,000
Certificate
Book & Page 3064/0294
Sale Date 12/01/2005

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PONTONE BROTHERS ASSOCIATES LLC	\$426,000		3064/0294	12/01/2005
H K L EQUITIES II	\$0		0864/0183	11/03/1987

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 7,523
Building Percent Good: 65

Building Attributes

Field	Description
Style:	Indust Condo
Model	Com Condo
Stories:	1 Story
Grade	C
Occupancy	1
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Hot Air-no Duc
AC Type:	Partial A/C
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Parking Type	Typical1
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Lochn	
Grade	C
Stories:	1
Residential Units:	0
Exterior Wall 1:	Concr/Cinder
Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	T&G/Rubber

Building Photo



https://images.vgsi.com/photos/HamdenCTPhotos/00068\P1050420_6825

Building Layout

BAS
SLB
(6,243 sf)

SDA
SLB
(1,280 sf)

[\(ParcelSketch.ashx?pid=20420&bid=20420\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,243	6,243
SDA	Store Display Area	1,280	1,280
SLB	Slab	7,523	0
		15,046	7,523

Cmrc Units:	8
Res/Com Units:	0
Section #:	1
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	6243.00 S.F.	\$14,200	1
SPR2	WET/CONCEALED	1280.00 S.F.	\$3,700	1
A/C	AIR CONDITIONING	1280.00 S.F.	\$4,200	1

Land

Land Use

Use Code 4021
 Description IND CONDO M06
 Zone M
 Neighborhood T3
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0
 Frontage 0
 Depth 0
 Total Market Land \$0
 Appraised Value \$0

Outbuildings

Outbuildings		<u>Legend</u>
No Data for Outbuildings		

Valuation History

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$288,100	\$22,100	\$0	\$0	\$310,200
2023	\$221,600	\$17,600	\$0	\$0	\$239,200

Assessment

Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$201,670	\$15,470	\$0	\$0	\$217,140
2023	\$155,120	\$12,320	\$0	\$0	\$167,440

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