

Owner : DAUGHTERS 613 CORP.
 Address : INDEPENDENCE AVE
 BRONX NY 0



LEGAL DESCRIPTION

Section : 19
 Block : 5955
 Lot : 616
 Volume : 6
 Census : 323
 APN : 2059550616

BUILDING DATA

Classification : V0
 Year Built : 0
 Number of Bldg : 0
 Building Size :
 Num of Stories :
 Bldg Sq Feet :
 Num of Units : 0
 Gross Bldg SF :
 FAR / MAX FAR : 0.000 / 0.500

PROPERTY DATA

Waterfront : NO
 Lot Size/Shape : 69.50x103.50 / IRREGULAR
 Lot Sq Feet : 7510
 Corner :
 Ext :
 Tax Class : 1
 Police Precinct : 50
 Fire District : E052
 Basement : Unknown
 Flood Panel : 3604970017F
 Flood Zone : X
 Panel Date : 09/05/07

Building Classification Definition : V0 VACANT LAND ZONED FOR 1, 2 OR 3 FAMILY HOMES
 Zoning :: Map# :: Definition : R1-2 :: 1c :: 1 FAM DETACHED RESIDENCE DIST

TAX DATA

	<i>LAND</i>	<i>TOTAL</i>	
Current Assessed Value :	29,261	29,261	
Transitional Assessed Value :	29,261	29,261	
Current Exemption :	34,440	34,440	
Current Tax Amount Total :	5,841	5,841	** CURRENT EXEMPTIONS NOT INCLUDED
Current Market Value According to Assessor :		672,000	

VALUE STATISTICS

Building Value :		Land to Value Ratio :	100
Bldg Value per Sq FT :		Land Value :	672,000
Value per Unit :		Value per Square Foot :	89



Beds N/A	Full Baths N/A	Half Baths N/A	MLS List Price \$599,999	Sale Date 03/23/2004
Bldg Sq Ft N/A	Lot Sq Ft 7,193	Yr Built N/A	Type RES LOT	

OWNER INFORMATION

Owner Name	Daughters 613 Corp	Tax Billing Zip	10471
Tax Billing Address	6015 Independence Ave	Tax Billing Zip+4	1248
Tax Billing City & State	Bronx, NY	Owner Occupied	Yes

LOCATION INFORMATION

School District	Nyc Dept Of Ed	Section	19-06-19
Zip Code Property	10471	Most hazardous flood zone within 250 feet - See Flood Map tab for more info	X
Census Tract	323.00	Flood Zone Panel	3604970017F
Carrier Route	C006	Flood Zone Date	09/05/2007
Zoning	R1-2		

TAX INFORMATION

SWIS	1	Parcel ID	059550616
Block	5955	Tax Year	2024
Lot	616	Annual Tax	\$5,877
APN	05955-0616		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$34,440	\$40,320	\$42,420
Assessed Value - Land	\$34,440	\$40,320	\$42,420
YOY Assessed Change (\$)	-\$5,880	-\$2,100	
YOY Assessed Change (%)	-14.58%	-4.95%	
Market Value - Total	\$574,000	\$672,000	\$707,000
Tax Year	*Total Tax	Change (\$)	Change (%)
2022	\$5,464		
2023	\$5,727	\$263	4.81%
2024	\$5,877	\$150	2.62%

*Indicates amount includes exemptions and/or re-lieves

CHARACTERISTICS

Land Use -CoreLogic	Residential Lot	Lot Acres	0.1651
Lot Frontage	69.5	Lot St Ft	7,193
Lot Depth	103.5		

SELL SCORE

Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE

RealAVM™	\$724,800	Confidence Score	67
RealAVM™ Range	\$557,200 - \$892,400	Forecast Standard Deviation	23
Value As Of	06/30/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	L3592107	Days on Market	237
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MLS Status **Active**
 MLS Area **NEW YORK**
 Current Listing Price **\$599,999**

Original Listing Price **\$699,999**
 Listing Agent Name **211779-Mahir Sadman SFR**
 Listing Broker Name **EXP REALTY**

LAST MARKET SALE & SALES HISTORY

Recording Date **07/05/2004**
 Settle Date **03/23/2004**
 Sale Price **\$1,060,000**
 Document Number **406260**

Deed Type **Deed (Reg)**
 Owner Name **Daughters 613 Corp**
 Seller **Delany-Stent Madelon**

Recording Date **06/09/2016**
 Sale/Settlement Date **04/26/2016**
 Sale Price
 Nominal **Y**
 Buyer Name **Daughters 613 Corp**
 Seller Name **Avgush Doran & Rachel**
 Document Number **194111**
 Document Type **Bargain & Sale Deed**

Recording Date **07/05/2004**
 Sale/Settlement Date **03/23/2004**
 Sale Price **\$1,060,000**
 Buyer Name **Avgush Doron**
 Seller Name **Delany-Stent Madelon**
 Document Number **406260**
 Document Type **Deed (Reg)**

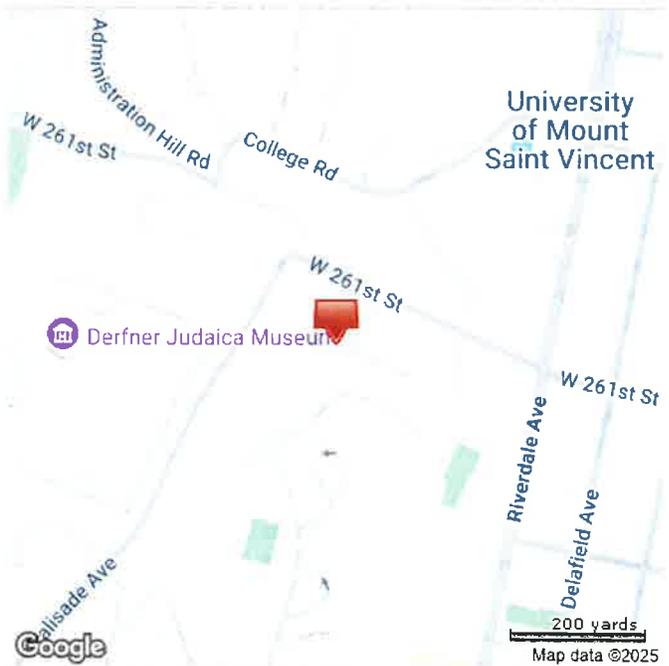
MORTGAGE HISTORY

Mortgage Date	10/24/2008	09/19/2008	07/05/2004	07/05/2004
Mortgage Amount	\$200,000	\$200,000	\$795,000	\$159,000
Mortgage Code	Private Party Lender		Conventional	Conventional
Borrower Name	Adar & Family Inc	Adar & Family Inc	Avgush Doron	Avgush Doron
Borrower Name 2	Avgush Doron		Avgush Rachel	Avgush Rachel
Mortgage Int Rate		12		
Mortgage Type	Refi	Construction	Resale	Resale
Mortgage Term		1		

FORECLOSURE HISTORY

Document Type	Release Of Lis Pendens/Notice	Lis Pendens
Foreclosure Filing Date		06/30/2014
Recording Date	12/03/2015	07/07/2014
Original Doc Date	07/07/2014	
Lien Type		Other

PROPERTY MAP



*Lot Dimensions are Estimated