

COMM SW COR OF E1/2 OF SW1/4, RU
N R/W OF US-90, RUN E 383.39 FT
183.90 FT, NE ALONG ARC OF A CUR

G&E CAPITAL LLC
83 SEARINGTOWN RD
ALBERTSON, NEW YORK 11507

2026

36-3S-16-02611-018
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures	11	100	
Frame	03	MASONRY	100
Story Height	12	100	
RMS	3	100	
Stories	1.	1. 100	
Units	0	100	
Condition Adj	03	03 100	
Quality	07	07	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	192	100	
BAS	973	100	
BAS	1,199	100	
CAN	284	30	
TOTALS	2,648		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	RES F/FOOD	0%	- 2023																					
					Heated Area: 2364			HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2024</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2024	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		249,746	
TOTAL MARKET OB/XF VALUE		20,044	
TOTAL LAND VALUE - MARKET		532,538	
TOTAL MARKET VALUE		802,328	
SOH/AGL Deduction		0	
ASSESSED VALUE		802,328	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		802,328	
TOTAL JUST VALUE		802,328	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		800,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
47	REMODEL	50	03/20/2007
3729	REMODEL	50	05/11/2006
1770	COMMERCIAL	895	03/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/2443	1/25/2022	WD	U	I	37	1,760,000
GRANTOR: SUNSHINE CAR CARE LLC						
GRANTEE: G&E CAPITAL LLC						
1400/1425	12/04/2019	WD	U	I	35	1,700,000
GRANTOR: T B OF STARKE INC						
GRANTEE: SUNSHINE CAR CARE L						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	2,104.00	UT	1.50	1.50	100	2000	2000	3	100	3,156	
2	0260	PAVEMENT-A	0	0	0	0	18,870.00	UT	0.63	0.63	100	2000	2000	3	100	11,888	
3	0253	LIGHTING	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	5,000	
TOTALS													20,044				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 BAS= W16 S12 E16 N12 S12 W25 S25 W6 S8 BAS= S2 E2 S8 CAN= S19 E41 N19 W4 S15 W33 N15 W4 S4 S15 E33 N15 E7 N10 W7 N20 W13 S20 W26 S26 N20 E13 N25 S.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	2100	C	RESTAURANT	0		CI	0.00	0.00	28,402.00	SF		1.00	1.00	1.25	15.00	18.75	532,538								