

No Image

**MBLU :** 35/ 116/ ///  
**Location:** 40-42 LEE AVE  
**Owner Name:** WEST END REALTY CAPITAL  
**Account Number:** R06731

**Parcel Value**

Item	Assessed Value
Improvements	249,000
Land	165,800
<b>Total:</b>	<b>414,800</b>

**Owner of Record**

WEST END REALTY CAPITAL  
 PARTNERS, LLC  
 C/O JOSEPH BENCIVENGA  
 200 EAST 90 ST APT 6F  
 NEW YORK, NY 10128

**Ownership History**

Owner Name	Book/Page	Sale Date	Sale Price
WEST END REALTY CAPITAL	1265/ 268	2/7/2003	339,000
TAKESIAN TERESA	1163/ 118	6/5/2002	0
TAKESIAN TERESA	1066/ 30	10/1/2001	0
TOEGEMANN BARBARA	936/ 314	6/8/2000	0

**Land Line Valuation**

Size	Zone	Assessed Value
0.06 AC	R10	165,800

**Construction Detail**

Building # 1		
<b>STYLE</b> Two Family	<b>Grade:</b> Average +	<b>Stories:</b> 1 3/4 Stories
<b>Exterior Wall 1</b> Clapboard	<b>Exterior Wall 2</b> Wood on Sheath	<b>Roof Structure:</b> Gable/Hip
<b>Roof Cover</b> Asph/F Gls/Cmp	<b>Interior Wall 1</b> Plastered	<b>Interior Flr 1</b> Hardwood
<b>Interior Flr 2</b> Carpet	<b>Heat Fuel</b> Electric	<b>Heat Type:</b> Electr Basebrd
<b>AC Type:</b> None	<b>Total Bedrooms:</b> 04	<b>Total Bthrms:</b> 2
<b>Total Half Baths:</b> 0	<b>Total Rooms:</b> 10	

**Building Valuation**

<b>Living Area:</b> 2,060 square feet	<b>Replacement Cost:</b> 342,628	<b>Year Built:</b> 1860
<b>Depreciation:</b> 28%	<b>Building Value:</b> 246,700	

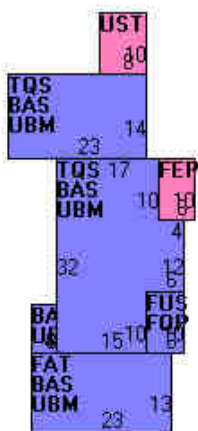
### Extra Features

Code	Description	Units
FPL3	2 STORY CHIM	1 UNITS

### Outbuildings

Code	Description	Units
No Outbuildings		

### Building Sketch



### Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1225	1225
FAT	Attic, Finished	299	60
FEP	Porch, Enclosed, Finished	60	0
FOP	Porch, Open, Finished	60	0
FUS	Upper Story, Finished	60	60
TQS	Three Quarter Story	894	715
UBM	Basement, Unfinished	1225	0
UST	Utility, Storage, Unfinished	80	0