

# 74 PINE POINT RD

**Location** 74 PINE POINT RD

**Mblu** 000U-1/ 000027 / /

**Acct#** 000U-1 000027

**Owner** LABIENTO ALETA

**PBN** SINGLE FAMILY

**Assessment** \$351,100

**Appraisal** \$351,100

**PID** 835

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$9,300	\$341,800	\$351,100

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$9,300	\$341,800	\$351,100

## Owner of Record

<b>Owner</b>	LABIENTO ALETA	<b>Sale Price</b>	\$398,000
<b>Co-Owner</b>	LABIENTO ANTHONY	<b>Certificate</b>	435900
<b>Address</b>	333 EAST SHORE DR MASSAPEQUA, NY 11758	<b>Book &amp; Page</b>	71944/326
		<b>Sale Date</b>	11/29/2018
		<b>Instrument</b>	10

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LABIENTO ALETA	\$398,000	435900	71944/326	10	11/29/2018
DOERING LIVING TRUST	\$1	372200	45830/102	1F	08/10/2005
DOERING RITA	\$0	0	12138/510	00	01/01/1972
BEAUREGARD, FLORENCE A.	\$0		10274/522		01/01/1963

## Building Information

**Building 1 : Section 1**

**Year Built:** 1925  
**Living Area:** 1,336  
**Replacement Cost:** \$189,640  
**Building Percent Good:** 3  
**Replacement Cost Less Depreciation:** \$5,700

**Building Attributes**

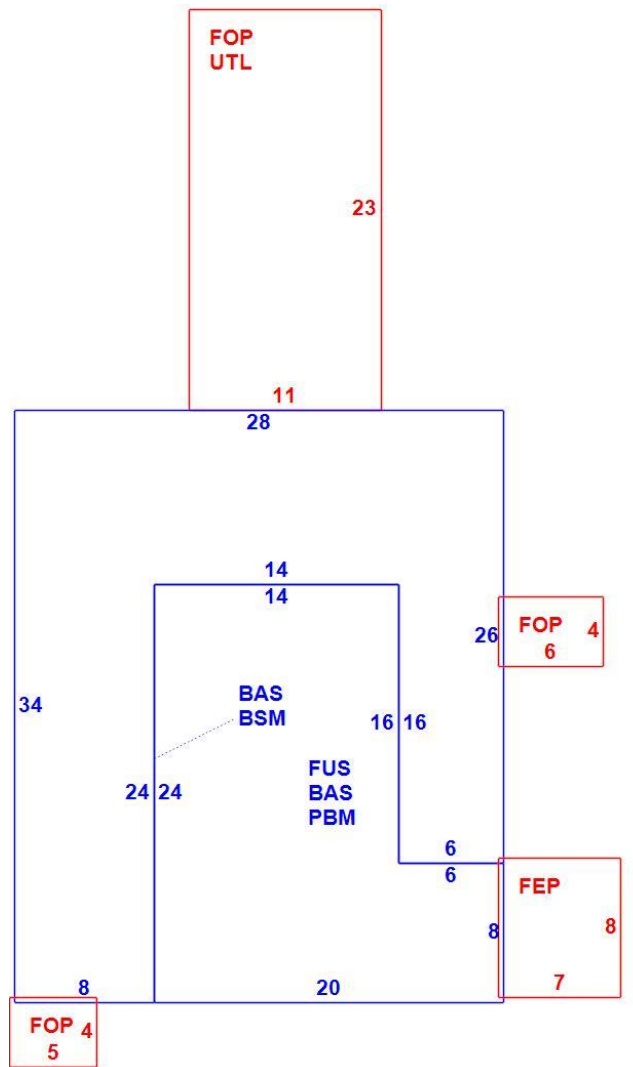
Field	Description
Style	Conventional
Model	Residential
Grade	D-
Stories	2
House Color	Natural
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Average
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Forced Air-Duc
AC Type	None
Bedrooms	2
Full Baths	2
Half Baths	0
Extra Fixtures	0
Total Rooms	5
Bath Style	Average
Kitchen Style	Average
Extra Kitchens	0
Interior/Exterior	Same
Rec Room	0
Fin Bsmt Area	0
Attic	None
WB FPL Openings	0
MTL FPL Stacks	0
Unfinished Area	0
WB FPL Stacks	0
MTL FPL Openings	0.00
Basement Area	952
Bsmt Garage	0

**Building Photo**



(<http://images.vgsi.com/photos/StowMAPotos/\PICTURE\00085701.JPG>)

**Building Layout**



(ParcelSketch.ashx?pid=835&bid=835)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	952	952
FUS	Finished Upper Story	384	384
BSM	Basement	568	0

In-Law Apts	0
Special Feature	Unknown
Family Room(s)	0
Brick Size 1	0
Stone Size 1	0
CDU	Fair CDU
Basement	Part
Unheated Area	0
Stone Size 2	0
Bath Remodel	No
Kitchen Remodel	No
Brick Size 2	0

FEP	Enclosed Porch	56	0
FOP	Open Porch	297	0
PBM	Partial Basement	384	0
UTL	Utility	253	0
		2,894	1,336

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 1010  
**Description** Single Family  
**Zone** R  
**Neighborhood** 104.01  
**Alt Land Appr Category** No

#### Land Line Valuation

**Size (Acres)** 0.23  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$341,800  
**Appraised Value** \$341,800

### Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage - 1 Story			640.00 SF	\$3,600	1

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$94,100	\$345,200	\$439,300
2019	\$90,700	\$345,200	\$435,900
2018	\$0	\$0	\$391,600

### Assessment

<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2020	\$94,100	\$345,200	\$439,300
2019	\$90,700	\$345,200	\$435,900
2018	\$0	\$0	\$391,600

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