

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
RYE KING ASSOCIATES LLC			3 Public Sewer		2 Typical Site	Description	Code	Appraised Value	Assessed Value
200 MADISON AVE 26TH FL		B Type B	3 Public Water		4 Commercial	Comm.	400	13,081,200	13,081,200
NEW YORK, NY 10016			4 Gas & Electric		2	Comm.	400	7,808,300	7,808,300
Additional Owners:		SUPPLEMENTAL DATA							
		Other ID:	129.68-1-13					19439400	
		Swiss	554805					19439400	
		Old SBL	1-6-2A1					19439400	
		Homestead	N					19439400	
		School Distr	554805					19439400	
		GIS ID:	129.68-1-13	ASSOC PID#				Total	20,889,500
								Total	20,889,500

9001
TOWN OF RYE, NY
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
RYE KING ASSOCIATES LLC		/	01/02/1900		I			Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
RYE KING ASSOCIATES LLC		/	01/02/1900		I			2016	400	12,500,200	2015	400	12,151,400	2014	400	11,570,400
								2016	400	7,506,500	2015	400	7,288,000	2014	400	6,941,200
								Total:		20,006,700	Total:		19,439,400	Total:		18,511,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0003/A	Rye Brook		1	N

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	13,081,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	7,808,300
Special Land Value	0
Total Appraised Parcel Value	20,889,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	20,889,500

NOTES

-DR PEPPER SNAPPLE GROUP E = MKT/INC./VAC ADJ
 -THE KENMAR GROUP
 -GREENWICH HOSPITAL

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
BP11-091	08/08/2011	IA	Interior Alter	34,000		100	11/17/2011	Interior renovation at gr	08/10/2011			RT	42	Re-review Chg Co.
3964	03/19/2009	H		6,000		100		Int work on egress door	04/27/2010			TH	1	Interior Inspection
3508	02/27/2007	H		1,400,000		100		Interior tenant fit-out; 2	01/01/2010			AO	5	No Entry
3158	10/19/2005	H		125,000		100								
3136	09/28/2005	H		250,000		100		tenant fit-out for preferr						
3063	05/24/2005	H		3,000		100		Construction of a sign						
2733	07/03/2003	A		2,733		0		renovate existing office s						

LAND LINE VALUATION SECTION

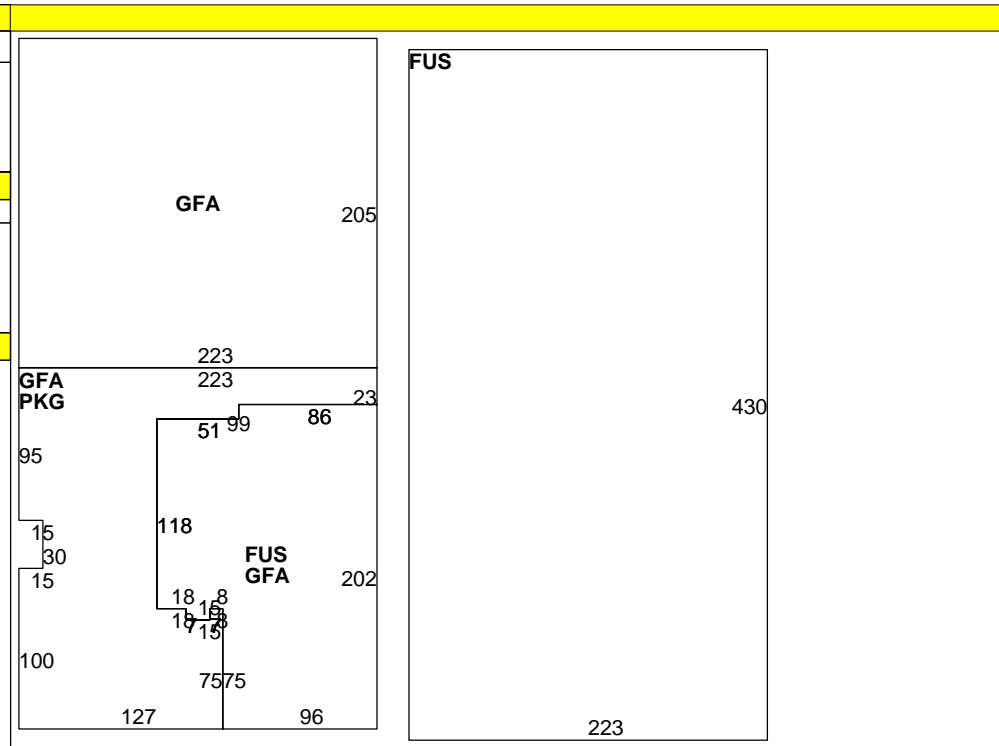
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	464	Office Bldg	05				17.34 AC	450,305.00	1.0000	0		1.00	KNG	1.00	ALL SITE		1.00	450,305.00	7,808,300

Total Card Land Units: 17.34 AC Parcel Total Land Area: 17.34 AC Total Land Value: 7,808,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18P		Prof Office				
Model	94		Comm/Ind				
Grade	09		Above Avg.				
Stories	3						
Occupancy	3						
Exterior Wall A	10		Metal				
Exterior Wall B	11		Thermal Pane				
Roof Type	01		Flat				
Roof Cover	04		T+G/Rubber				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2	14		Carpet				
Fuel Type	2		Gas				
Heat Type	2		Hot Air				
Basement Type	4		Undergrnd Park				
Class	0224						
Bldg. Use	464		Office Bldg				
Frame Type	5		Steel				
Plumbing	02		Average				
Wall Height	12						
Rooms/Partitions	02		Average				
Air Cond %	100						
Sprinkler %	100						
Exterior Wall A %							
Exterior Wall B%							
No. Elevators	4						
Alarm %	100						

MIXED USE		
Code	Description	Percentage
464	Office Bldg	100

COST/MARKET VALUATION		
Adj. Base Rate:		160.88
Replace Cost		35,354,585
AYB		1972
Dep Code		A
Remodel Rating		
Year Remodeled		
Dep %		28
Functional Obslnc		0
External Obslnc		35
Cost Trend Factor		
Special Cond Code		
% Complete		
Overall % Cond		37
Apprais Val		13,081,200
Dep % Ovr		0
Dep Ovr Comment		
Misc Imp Ovr		0
Misc Imp Ovr Comment		
Cost to Cure Ovr		0
Cost to Cure Ovr Comment		



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FUS	Finished Upper Story	120,135	120,135			18,360,707
GFA	Ground Floor Area	95,440	95,440			15,354,215
PKG	Parking Area	0	25,480			1,639,671



Ttl. Gross Liv/Lease Area: 215,575 241,055 35,354,585