

1786-2002

Available Valuations for
217 Broadway, Manhattan

Case Study, Peter Walsh

Year	Sale Price	Mortgage	Assessment	Ground Value	Building Value	Notes
1786	£380.00					
1787						
1788						
1789						
1790						
1791						
1792	£500.00					
1793						
1794						
1795						
1796						
1797						
1798						
1799						
1800						
1801						
1802						
1803						
1804	\$27,500.00					
1805						
1806						
1807			\$13,500.00			
1808			\$14,000.00			
1809			\$14,000.00			
1810						
1811						
1812						
1813			\$14,000.00			
1814			\$35,000.00			
1815						
1816			\$38,000.00			Added Retail Space
1817			\$44,000.00			Added 2nd Retail Space
1818						
1819			\$52,000.00			
1820						
1821			\$62,000.00			
1822			\$74,000.00			
1823			\$59,400.00			
1824			\$59,400.00			
1825			\$63,000.00			
1826			\$66,000.00			
1827			\$79,000.00			
1828			\$84,000.00			
1829			\$80,000.00			
1830			\$87,100.00			
1831			\$163,000.00			Added lot assessed at \$30,000
1832	\$60,500.00		\$150,700.00			Added lot bought for \$33,000
1833			\$139,000.00			
1834	\$1.00		\$200,000.00			J.J. gives to son William

Year	Sale Price	Mortgage	Assessment	Ground Value	Building Value	Notes
1835			\$300,000.00	\$200,000	\$100,000	Value bef/const
1836			\$550,000.00			Value aft/const
1837						
1838						
1839			\$430,000.00			Value after Panic of 1837
1840			\$430,000.00			
1841			\$430,000.00			
1842						
1843			\$400,000.00			
1844			\$400,000.00			
1845			\$400,000.00			
1846			\$400,000.00			
1847			\$400,000.00			
1848			\$400,000.00			
1849			\$400,000.00			
1850			\$400,000.00			
1851			\$400,000.00			
1852			\$450,000.00			
1853			\$450,000.00			
1854			\$450,000.00			
1855			\$450,000.00			
1856			\$450,000.00			
1857			\$450,000.00			
1858			\$500,000.00			
1859			\$500,000.00			
1860			\$500,000.00			
1861			\$500,000.00			
1862			\$425,000.00			
1863			\$425,000.00			
1864			\$425,000.00			
1865			\$430,000.00			
1866			\$550,000.00			
1867			\$700,000.00			
1868			\$850,000.00			
1869			\$900,000.00			
1870			\$700,000.00			
1871			\$700,000.00			
1872			\$800,000.00			
1873			\$800,000.00			
1874			\$800,000.00			
1875			\$800,000.00			
1876			\$875,000.00			
1877			\$900,000.00			
1878			\$900,000.00			
1879			\$1,000,000.00			
1880			\$1,000,000.00			
1881			\$1,100,000.00			
1882			\$1,100,000.00			
1883			\$1,100,000.00			
1884			\$1,500,000.00			

Year	Sale Price	Mortgage	Assessment	Ground Value	Building Value	Notes
1885			\$1,300,000.00			
1886			\$1,300,000.00			
1887			\$1,300,000.00			
1888			\$1,300,000.00			
1889			\$1,400,000.00			
1890			\$1,400,000.00			
1891			\$1,400,000.00			
1892			\$1,400,000.00			
1893			\$1,500,000.00			
1894			\$1,500,000.00			
1895			\$1,500,000.00			
1896			\$1,600,000.00			
1897						
1898						
1899						
1900						
1901						
1902						
1903						
1904						
1905						
1906						
1907						
1908						
1909						
1910			\$1,800,000.00			
1911						
1912						
1913						
1914						
1915						
1916						
1917						
1918						
1919						
1920			\$2,675,000.00			
1921						
1922						
1923						
1924						
1925						
1926						
1927						
1928						
1929						
1930						
1931						
1932						
1933						
1934						

Year	Sale Price	Mortgage	Assessment	Ground Value	Building Value	Notes
1935						
1936						
1937						
1938						
1939						
1940			\$1,900,000.00			
1941						
1942						
1943						
1945						
1946						
1947						
1948						
1949						
1950			\$1,650,000.00			
1951						
1952						
1953						
1954						
1955						
1956						
1957						
1958						
1959						
1960						
1961						
1962						
1963						
1964						
1965						
1966						
1967						
1968						
1969						
1970						
1971						
1972						
1973						
1974						
1975						
1976						
1977						
1978						
1979						
1980						
1981		\$5,500,000.00	\$2,550,000.00	\$1,650,000.00	\$900,000.00	
1982			\$3,600,000.00	\$2,150,000.00	\$1,450,000.00	
1983			\$5,880,000.00	\$2,800,000.00	\$3,080,000.00	
1984			\$4,410,000.00	\$2,800,000.00	\$1,610,000.00	
1985			\$4,410,000.00	\$2,800,000.00	\$1,610,000.00	

Year	Sale Price	Mortgage	Assessment	Ground Value	Building Value	Notes
1986			\$5,100,000.00	\$2,800,000.00	\$2,300,000.00	
1987			\$5,650,000.00	\$3,700,000.00	\$1,950,000.00	
1988			\$6,000,000.00	\$4,100,000.00	\$2,300,000.00	
1989			\$6,700,000.00	\$4,095,000.00	\$2,600,000.00	
1990			\$6,700,000.00	\$3,895,000.00	\$2,605,000.00	
1991			\$5,760,000.00	\$4,095,000.00	\$1,665,000.00	
1992			\$5,260,000.00	\$3,465,000.00	\$1,365,000.00	
1993			\$4,905,090.00	\$3,195,000.00	\$810,090.00	
1994			\$4,095,000.00	\$3,000,000.00	\$630,000.00	
1995			\$3,645,000.00	\$2,745,000.00	\$450,000.00	
1996			\$3,250,000.00	\$2,745,000.00	\$250,000.00	
1997			\$3,150,000.00	\$2,745,000.00	\$405,000.00	
1998			\$3,195,000.00	\$2,745,000.00	\$450,000.00	
1999			\$3,285,000.00	\$2,745,000.00	\$540,000.00	
2000			\$3,735,000.00	\$2,745,000.00	\$990,000.00	
2001			\$6,403,500.00	\$2,938,500.00	\$3,465,000.00	
2002			\$6,120,000.00	\$2,655,000.00	\$3,465,000.00	