

(S-1) PT OF LOTS 5,7,8 & 10 &
ALL OF LOTS 6 & 9 &
PT OF ABDN R/W

COURSON DEVELOPMENT CORP/
C/O CVS PHARMACY INC # 3235-01, STORE ACCOUNTING DEPT
WOONSOCKET, RI 02895

2023

00-00-30-024A-0005-0010



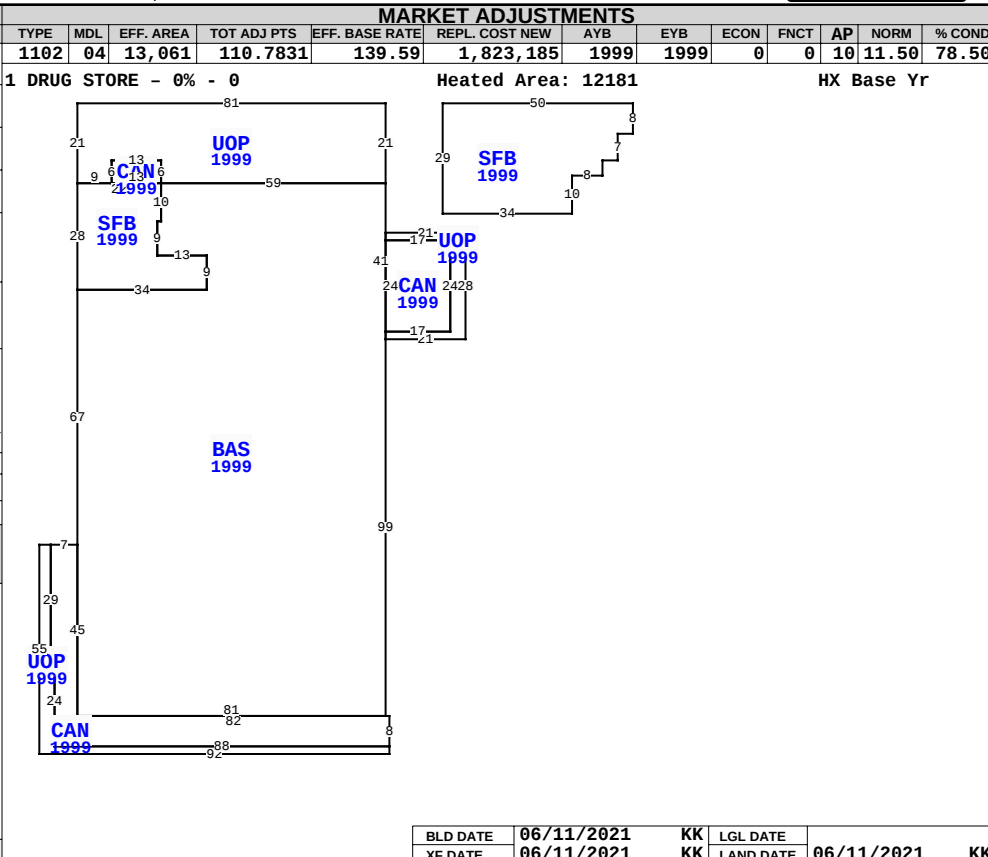
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height		20 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,625	100	10,625	1,164,268
CAN	78	30	23	2,521
CAN	408	30	122	13,369
CAN	1,003	30	301	32,983
SFB	715	80	572	62,678
SFB	1,230	80	984	107,825
UOP	180	20	36	3,945
UOP	367	20	73	7,999
UOP	1,623	20	325	35,613
TOTALS	16,229		13,061	1,431,200

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	25,015.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	1,236.00	LF	15.00	15.00	
3	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	
4	1126	CB/STC 8"	0	0	0	0	564.00	SF	8.00	8.00	
5	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	
7	0810	CONCRETE A	0	0	7	6	42.00	SF	6.50	6.50	
8	0402	CONC BUMPE	0	0	0	0	54.00	UT	25.00	25.00	
10	0812	CONCRETE C	0	0	0	0	1,851.00	SF	4.00	4.00	
11	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0		CI	215.00	245.00	52,675.00	SF	



BLD DATE	06/11/2021	KK	LGL DATE	
XF DATE	06/11/2021	KK	LAND DATE	06/11/2021
INC DATE			AG DATE	

TOTAL OB/XF											
64,416											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,431,200		
TOTAL MARKET OB/XF VALUE	103,223		
TOTAL LAND VALUE - MARKET	1,119,344		
TOTAL MARKET VALUE	2,653,767		
SOH/AGL Deduction	771,532		
ASSESSED VALUE	1,882,235		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,882,235		
TOTAL JUST VALUE	2,653,767		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,123,162		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161141	2 WALL SIGNS CVS	1,500	04/25/2016
20151014	CO ISSUED	88,379	06/12/2015
20151211	REMODEL	1,400	05/28/2015
20151200	REMODEL	16,800	05/27/2015
20151014	REMODEL	88,379	05/12/2015
20122098	ELEC OTHER	300	10/11/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0809/1111	10/13/1997	WD	U	V	19
GRANTOR: COURSON BERTHA B					250,000
GRANTEE: COURSON DEVELOPMENT					
0809/1108	10/13/1997	TD	U	V	01
GRANTOR: COURSON BERTHA B TRUS					100
GRANTEE: COURSON BERTHA B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1999] W81 S21 SFB=[YR=1999] S28 BAS=[YR=1999] S67 CAN=[YR=1999] W7 UOP=[YR=1999] W3 S55 E92 N2 W88 N24 W1 N29 \$ S29 E1 S24 E88 N8 W82 N45 \$ S45 E81 N99 UOP=[YR=1999] E21 N28 W21 S2 CAN=[YR=1999] S24 E17 N24 W17 \$ E17 S24 W17 S2 \$ N41 W59 CAN=[YR=1999] N6 W13 S6 E13 \$ S10 W1 S9 E13 S9 W34 \$ E34 N9 W13 N9 E1 N10 W22 \$ E9 N6 E13 S6 E59 N21 \$ PTR= E15 SFB=[YR=1999] E50 S8 W4 S7 W4 S4 W8 S10 W34 N29 \$ W15 \$.											

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REVIEW DATE 06/11/2021 BY KK Total Acres: 0.00 Total Land Value: 1,119,344 Market: 0 Agricultural: 0 Common: 1,119,344 PRINTED 08/02/2023 BY SYS