

LOT 12
IN OR 1321/142
THE SANDPIPER #2 PB 6/233

MEADOWS RANDALL S & SHARON M
124 WOODRIDGE CIRCLE
NEW CANAAN, CT 06840

2023

00-00-30-2060-0012-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	17	CB STUCCO 100	0320	11	3,641	148.1040	140.70	512,289	2003	2003	0	0	0	9.50	90.50	VALUATION BY STANDARD												
Roof Structur	01	FLAT 100	1 TOWNHOUSE - 0% - 0													Heated Area: 3148 HX Base Yr												
Roof Cover	07	CONC TILE 100															VALUATION SUMMARY											
Interior Wall	05	DRYWALL 100															Tax Group: 8 Tax Dist:											
Interior Floop	11	CLAY TILE 100															BUILDING MARKET VALUE 463,622											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE 16,882											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET 450,000											
Bedrooms	3	100	TOTAL MARKET VALUE 930,504																									
Bathrooms	3	100	SOH/AGL Deduction 120,528																									
Frame	02	WOOD FRAME 100	ASSESSED VALUE 809,976																									
Stories	3.	3. 100	TOTAL EXEMPTION VALUE 0																									
Units	0	100	BASE TAXABLE VALUE 809,976																									
															TOTAL JUST VALUE 930,504													
															NCON VALUE 0													
															INCOME VALUE													
															PREVIOUS YEAR MKT VALUE 782,127													
Quality 05 Quality Level 05															PERMIT NUM DESCRIPTION AMT ISSUED													
DOR CODE 0100 SINGLE FAMILY															M1217738 H/AC 0 11/01/2012													
MAP NUM MKT AREA 03																												
NEIGHBORHOOD/LOC 3004.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA													
BAS	612	100	612	77,928											OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE							
FGR	382	55	210	26,740											1321/0142	5/31/2005	WD	Q	I		750,000							
FOP	60	30	18	2,292											GRANTOR: MCALLISTER WAYLAND W													
FOP	128	30	38	4,839											GRANTEE: MEADOWS RANDALL S &													
FST	32	55	18	2,292											1142/1964	6/05/2003	WD	Q	I		485,500							
FST	36	55	20	2,547											GRANTOR: NASSAU LAND CO LLC													
FUS	1,268	100	1,268	161,459											GRANTEE: MCALLISTER WAYLAND													
FUS	1,268	100	1,268	161,459											BUILDING NOTES													
UOP	943	20	189	24,066											BUILDING DIMENSIONS													
TOTALS	4,729		3,641	463,622											FOP=[YR=2003] W16 FST=[YR=2003] W9 S4 BAS=[YR=2003] S34													
EXTRA FEATURES															FOP=[YR=2003] S12 E5 FGR=[YR=2003] E20 N20 FST=[YR=2003]													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	N4 W8 S4 E8 \$ W14 S3 W6 S17 \$ N12 W5 \$ E5 N5 E6 N3 E6 N4 E8												
1	0811	CONCRETE B	0	0	0	808.00	SF	5.20	100	2003	2003	3	84	3,529		N18 W16 N4 W9 \$ E9 N4 \$ S8 E16 N8 \$ PTR= E15 FUS=[YR=2003]												
2	0810	CONCRETE A	0	0	10	50.00	SF	6.50	100	2003	2003	3	84	273		E25 S50 W16 S2 W9 N52 \$ W15 \$ PTR= N15 FUS=[YR=2003] N2 E16												
3	0410	ELEVATOR	0	0	0	1.00	UT	10,000.00	100	2003	2003	3	100	10,000		N50 W25 S52 E9 \$ S15 \$ PTR= W30 UOP=[YR=2003] W5 N4 W13 S4												
4	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	100	2003	2003	3	88	3,080		W6 S14 E9 S13 W9 S15 E24 N42 \$ E30 \$.												
LAND DESCRIPTION															TOTAL OB/XF 16,882													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000											
REVIEW DATE 02/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																												