

BLOCK 13 LOTS 11 & 12 &
PT ABANDONED R/W
IN OR 2421/679

QUINN DARREN M & JO-ANN P
55 REGGIES WAY
LAGRANGEVILLE, NY 12540

2023

00-00-31-1680-0013-0110



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	14	WD SHINGLE 100	0900	01	3,035	112.0560	133.07	403,867	2000	2010	0	0	0	6.00	94.00	VALUATION BY																
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 0										Heated Area: 2191										HX Base Yr									
Roof Cover	03	COMP SHNGL 100											Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										379,635									
Interior Floo	12	HARDWOOD 60											TOTAL MARKET OB/XF VALUE										24,697									
Interior Floo	14	CARPET 40											TOTAL LAND VALUE - MARKET										344,549									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										748,881									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										42,592									
Bedrooms		4 100											ASSESSED VALUE										706,289									
Bathrooms		3 100											TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										706,289									
Stories	3.	3. 100											TOTAL JUST VALUE										748,881									
Units	00	0 100	NCON VALUE										0																			
Occupancy	00	NONE 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										711,217																			
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