PT OF SEC
PT OR 737 PG 1367

BOURDEAU BROTHERS REAL EST INC
590 MASON ROAD
CHAMPLAIN, NY 12919

2023

07-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5100	CROPLAND CLASS 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BOURDEAU LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2018 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	426,800
TOTAL MARKET VALUE	83,300
SOH/AGL Deduction	1,463
ASSESSED VALUE	81,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,837
TOTAL JUST VALUE	436,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0737/1367	8/28/1995	CT	U	I	14	195,000
GRANTOR: CLERK OF COURT						
GRANTEE: BOURDEAU BROTHERS R						
0375/0547	12/01/1982	MS	U	I		1,400,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
1	0570	JUNK HOUSE	0	0	0	0	6.00	UT	800.00	800.00	100	1981	1981	3	100	4,800	
2	0680	POLE SHED	0	0	0	0	2,400.00	SF	10.00	10.00	100	1981	1981	3	20	4,800	

LAND DESCRIPTION

TOTAL OB/XF 9,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005902	A	HARDWOOD SI	0			0.00	0.00	44.00	AC		1.00	1.00	1.00	175.00	175.00	7,700							
2	005100	A	CROPLAND1	0			0.00	0.00	150.00	AC		1.00	1.00	1.00	440.00	440.00	66,000							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	194.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	426,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 194.00 Total Land Value: 73,700 Market: 426,800 Agricultural: 73,700 Common: 0 PRINTED 08/02/2023 BY SYS