IN OR 2201/679
SKYO 2004 DWMH

SIGNORE ELLEN M
17 SCOTT ST
NORWALK, CT 06851

2023

26-4N-23-0000-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

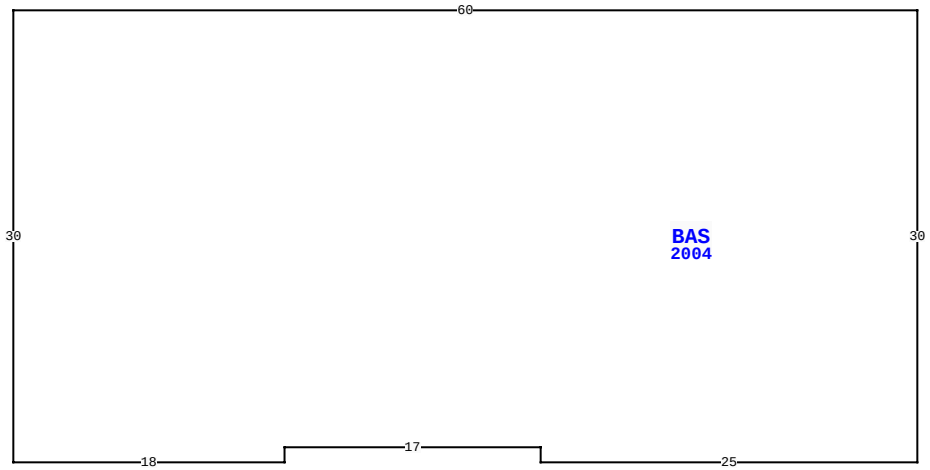
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1,783	106,488
TOTALS	1,783		1,783	106,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,783	152.3600	106.65	190,157	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1783 HX Base Yr



28749 SUNDBERG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	106,488
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	38,400
TOTAL MARKET VALUE	148,003
SOH/AGL Deduction	17,885
ASSESSED VALUE	130,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,118
TOTAL JUST VALUE	148,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044349	MH MOVE-ON	0	01/04/2004
B0412480	FOUNDATION	1,900	01/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2201/0679	4/23/2018	QC	U	I	11	100
GRANTOR: SIGNORE JOHN						
GRANTEE: SIGNORE ELLEN M						
2080/1377	10/19/2016	WD	U	I	12	85,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: SIGNORE ELLEN M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S30 E18 N1 E17 S1 E25 N30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,400							

REVIEW DATE 04/10/2017 BY TW Total Acres: 1.28 Total Land Value: 38,400 Market: 0 Agricultural: 0 Common: 38,400 PRINTED 08/02/2023 BY SYS