

LOT 22
IN OR 2087/1956
EGANS BLUFF #3 PB 5/243

GUILMETTE ROBERT & LINDA
259 HOUSATONIC DR
MILFORD, CT 06460

2024

00-00-30-021C-0022-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	14 CARPET 70
Interior Floo	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	2031.00	

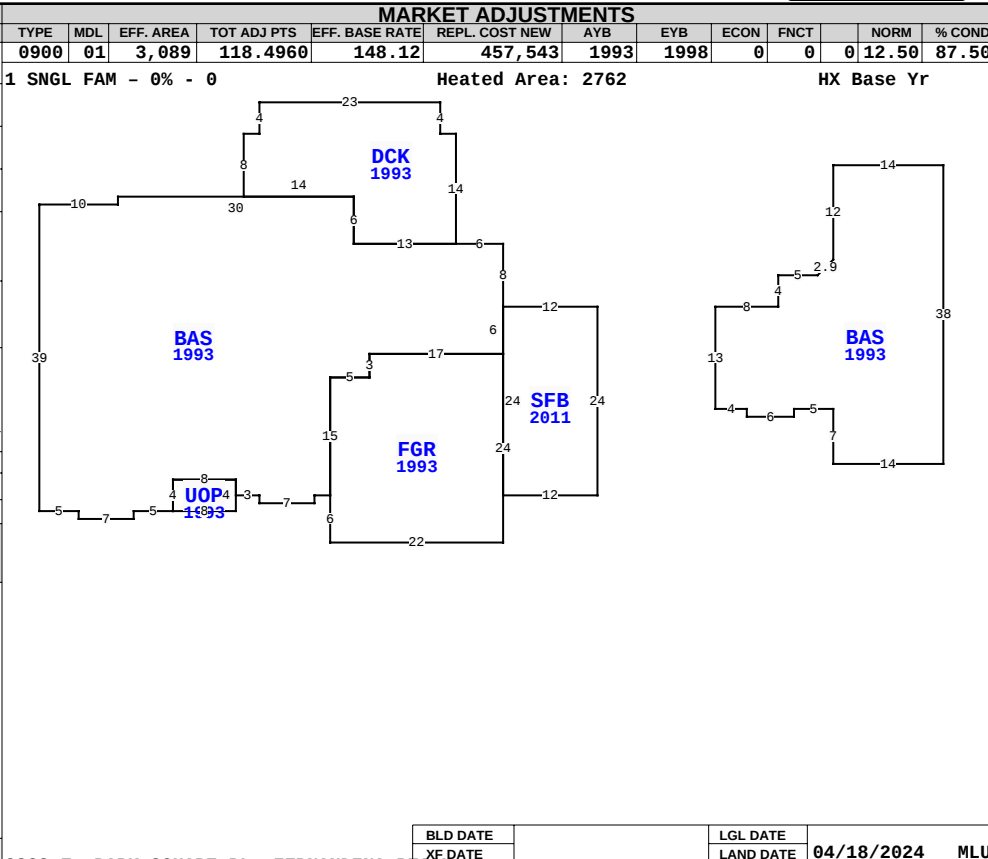
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	763	100	763	98,889
BAS	1,769	100	1,769	229,271
DCK	386	10	39	5,055
FGR	513	55	282	36,549
SFB	288	80	230	29,810
UOP	32	20	6	778

TOTALS	3,751	3,089	400,350
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	44	19	836.00	SF	5.20
3	0810	CONCRETE A	0	0	0	0	169.00	SF	6.50
4	0810	CONCRETE A	0	0	51	9	459.00	SF	6.50
5	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY KBA



TOTAL OB/XF									
7,295									

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7,295									

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		400,350	
TOTAL MARKET OB/XF VALUE		7,295	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		707,645	
SOH/AGL Deduction		90,698	
ASSESSED VALUE		616,947	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		616,947	
TOTAL JUST VALUE		707,645	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		659,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213182	ROOF	12,000	10/01/2012
20121734	FRTDR	1,200	08/22/2012
B340	NEW CONSTR	109,824	07/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2087/1956	12/08/2016	WD	Q	I	01
GRANTOR: NEWMAN LEWIS S & AUDR					SALE PRICE
GRANTEE: GUILMETTE ROBERT &					
0933/1135	5/24/2000	WD	U	I	
GRANTOR: TODD TOM R JR & JENNI					317,000
GRANTEE: NEWMAN LEWIS S & AU					

BUILDING NOTES									
BUILDING DIMENSIONS									
SFB=[YR=2011] W12 BAS=[YR=1993] N8 W6 DCK=[YR=1993] N14 W2 N4 W23 S4 W2 S8 E14 S6 E13\$ W13 N6 W30 S1 W10 S39 E5 S1 E7 N1 E5 UOP=[YR=1993] E8 N4 W8 S4\$ N4 E8 S2 E3 S1 E7 N1 E2 FGR=[YR=1993] S6 E22 N24 W17 S3 W5 S15\$ N15 E5 N3E17 N6\$ S24 E12 N24\$ PTR= E15 BAS=[YR=1993] E8 N4 E5 U2 R2 N12 E14 S38 W14 N7 W5 S1 W6 N1 W4 N13\$ W15\$.									