

BRANDT DEBRA L
481 WINHALL HOLLOW RD
WINHALL, VT 05340

00-00-31-1630-0010-0020

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 60
19COMMON BRK 40
03GABLE/HIP 100
03COMP SHNGL 100
04PLYWOOD 100
11CLAY TILE 50
12HARDWOOD 50
03CENTRAL 100
04AIR DUCTED 100
4 100
4.5 100
03MASONRY 100
1.5 1.5 100
0 100
02DIST FB 100
00NONE 100

03Quality Level 03
0800MULTI-FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1040.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
APT1,0241001,024125,159
BAL28515435,256
FOP3523010612,956
HXB1,2771001,277156,083
HXB991009912,100
HXG7045538747,301
HXP4633013916,989
UOP38720779,411
TOTALS4,5913,152385,256

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
2700013,152124.8000156.00491,7121976198500021.6578.35

1 DUPLEX - 0% - 0Heated Area: 2400HX Base Yr

UOP
1993

APT
1993

FOP
2019

HXG
1993

HXP
1993

HXB
2019

BAL
1994

HXB
1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE385,256
TOTAL MARKET OB/XF VALUE8,648
TOTAL LAND VALUE - MARKET400,000
TOTAL MARKET VALUE793,904
SOH/AGL Deduction228,917
ASSESSED VALUE564,987
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE564,987
TOTAL JUST VALUE793,904
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE777,919

PERMIT NUMDESCRIPTIONAMTISSUED
20182815REMODEL62,90008/14/2018
20161729REMODEL9,50006/23/2016
20081404ELEC OTHER75009/10/2008
20012184XF0B010/04/2001

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUME / RSNSALE PRICE
2186/11663/28/2018WDQI01390,000

GRANTOR: LISA AVENUE LAND TRUS
GRANTEE: BRANDT DEBRA L
2031/16252/11/2016SWUI12225,200
GRANTOR: LSF9 MASTER PARTICIPA
GRANTEE: LISA AVENUE LAND TR

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=1993] W22 UOP=[YR=1993] N4 U10 L23 L20 D10 S4
APT=[YR=1993] S32 E32 FOP=[YR=2019] E11 N32 W11 S32 \$ N32
W32 \$ E43 \$ S32 E22 N32\$ PTR= E15 HXP=[YR=1993] U10 R24 R23
D9 BAL=[YR=1994] N7 W12 N5 E17 S5 E15 S10 W20 N3\$ S5
HXB=[YR=2019] S9 HXB=[YR=1993] S23 W43 N32 E32 S9 E11 \$ W11
N9 E11 \$ W43 S7 W4 N11 \$ W15 \$.

MARKET ADJUSTMENTS

TOTAL OB/XF8,648

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000800CMULTI-FAM00006R-10.000.001.00LT1.001.001.00400,000.00400,000.00400,000

REVIEW DATE12/26/2019BYDJTotal Acres: 0.00Total Land Value: 400,000Market: 0Agricultural: 0Common: 400,000PRINTED 08/06/2024 BY SYS