PT GOVT LOTS 5,6 & PT SE1/4 OF
SEC 33-1S-23E IN OR 2648/781
PAR 3(EX PT IN OR 376/721,

BLUE COLLAR RANCH LLC
25 SEVERANCE RD
SHELDON, VT 05483

2024

33-1S-23-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	730,650
TOTAL MARKET VALUE	68,972
SOH/AGL Deduction	0
ASSESSED VALUE	68,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,972
TOTAL JUST VALUE	730,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	657,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2648/781	6/16/2023	SW	Q	V	05	3,332,799
GRANTOR: NASSAU MANAGEMENT LLC						
GRANTEE: BLUE COLLAR RANCH L						
2557/1192	4/20/2022	SW	Q	V	05	3,332,800
GRANTOR: REDSHIRT FARMS LLC						
GRANTEE: NASSAU MANAGEMENT L						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	96.00	AC		1.00	1.00	1.00	545.00	545.00	52,320							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	24.78	AC		1.00	1.00	1.00	225.00	225.00	5,576							
3	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	14.60	AC		1.00	1.00	1.00	350.00	350.00	5,110							
4	005500	A	TIMBER 2 SI	0		OR			10.75	AC		1.00	1.00	1.00	555.00	555.00	5,966							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	146.13	AC		1.00	1.00	1.00	5,000.00	5,000.00	730,650							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 146.13 Total Land Value: 68,972 Market: 730,650 Agricultural: 68,972 Common: 0 PRINTED 08/06/2024 BY SYS