

(S-1) PT OF LOTS 5,7,8 & 10 &
ALL OF LOTS 6 & 9 &
PT OF ABDN R/W

COURSON DEVELOPMENT CORP/
C/O RYAN LLC, PO BOX 1610
COCKEYSVILLE, MD 21030

2025

00-00-30-024A-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height		20 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,625	100	1999	10,625	1,174,834
CAN	78	30	1999	23	2,543
CAN	408	30	1999	122	13,490
CAN	1,003	30	1999	301	33,282
SFB	715	80	1999	572	63,248
SFB	1,230	80	1999	984	108,803

TOTALS	14,059			12,627	1,396,200
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W

1	0803	ASPHALT C	0	0	0 0
2	0400	CONC CURB	0	0	0 0
3	0810	CONCRETE A	0	0	0 0
4	1126	CB/STC 8"	0	0	0 0
5	0972	ST LGHT UN	0	0	0 0
6	0975	ST LT/ARM	0	0	0 0
7	0810	CONCRETE A	0	0	7 6
8	0402	CONC BUMPE	0	0	0 0
9	0812	CONCRETE C	0	0	0 0
10	0090	AUTO DOOR	0	0	0 0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001100	C	STORE 1FLR	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1102	04	12,627	110.7831	133.22	1,682,169	1999	2010	0	0	10	7.00	83.00	
1 DRUG STORE - 0% - 0													
Heated Area: 12181													
HX Base Yr													

BLD DATE	04/04/2025	KW	LGL DATE	
XF DATE	04/04/2025	KW	LAND DATE	04/21/2025
INC DATE			AG DATE	DC

TOTAL OB/XF													
61,941													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0803	ASPHALT C	0	0	0 0	25,015.00	SF	2.00	2.00	100	1999	1999	3 50
2	0400	CONC CURB	0	0	0 0	1,236.00	LF	15.00	15.00	100	1999	1999	3 81
3	0810	CONCRETE A	0	0	0 0	500.00	SF	6.50	6.50	100	1999	1999	3 75
4	1126	CB/STC 8"	0	0	0 0	564.00	SF	8.00	8.00	100	1999	1999	3 75
5	0972	ST LGHT UN	0	0	0 0	7.00	UT	2,530.00	2,530.00	100	1999	1999	3 45
6	0975	ST LT/ARM	0	0	0 0	1.00	UT	500.00	500.00	100	1999	1999	3 45
7	0810	CONCRETE A	0	0	7 6	42.00	SF	6.50	6.50	100	1999	1999	3 75
8	0402	CONC BUMPE	0	0	0 0	54.00	UT	25.00	25.00	100	2001	2001	3 84
9	0812	CONCRETE C	0	0	0 0	1,851.00	SF	4.00	4.00	100	1999	1999	3 75
10	0090	AUTO DOOR	0	0	0 0	2.00	UT	2,500.00	2,500.00	100	1999	1999	3 20

TOTAL OB/XF													
61,941													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	001100	C	STORE 1FLR	0		C-2	215.00	245.00	52,675.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,396,200	
TOTAL MARKET OB/XF VALUE		104,373	
TOTAL LAND VALUE - MARKET		1,106,175	
TOTAL MARKET VALUE		2,606,748	
SOH/AGL Deduction		329,243	
ASSESSED VALUE		2,277,505	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,277,505	
TOTAL JUST VALUE		2,606,748	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,564,034	

CVS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161141	2 WALL SIGNS CVS	1,500	04/25/2016
20151014	CO ISSUED	88,379	06/12/2015
20151211	REMODEL	1,400	05/28/2015
20151200	REMODEL	16,800	05/27/2015
20151014	REMODEL	88,379	05/12/2015
20122098	ELEC OTHER	300	10/11/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0809/1111	10/13/1997	WD	U	V	19	250,000
GRANTOR: COURSON BERTHA B						
GRANTEE: COURSON DEVELOPMENT						
0809/1108	10/13/1997	TD	Q	V	01	100
GRANTOR: COURSON BERTHA B TRUS						
GRANTEE: COURSON BERTHA B						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1999;ORIG=-81,49] S67 S45 E81 N99 N41 W59 S10 W1 S9 E13 S9 W34 \$													
SFB=[YR=1999;ORIG=15,0] E50 S8 W4 S7 W4 S4 W8 S10 W34 N29 \$													
CAN=[YR=1999;ORIG=-81,116] W7 S29 E1 S24 E88 N8 W82 N45 \$													
SFB=[YR=1999;ORIG=-81,21] S28 E34 N9 W13 N9 E1 N10 W22 \$													
CAN=[YR=1999;ORIG=0,36] S24 E17 N24 W17 \$													
CAN=[YR=1999;ORIG=-59,21] N6 W13 S6 E13 \$													
PTR=[ORIG=0,0] E15 W15 \$													
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