

S60' OF E125' OF LOT 71 (S-4)
 FPU ESMT IN OR 891/1718
 ESMT IN OR 1638/1280

CORDERO RAUL/ZANNETTI BARBARA
 79 SNEDECKER AVENUE
 CONGERS, NY 10920

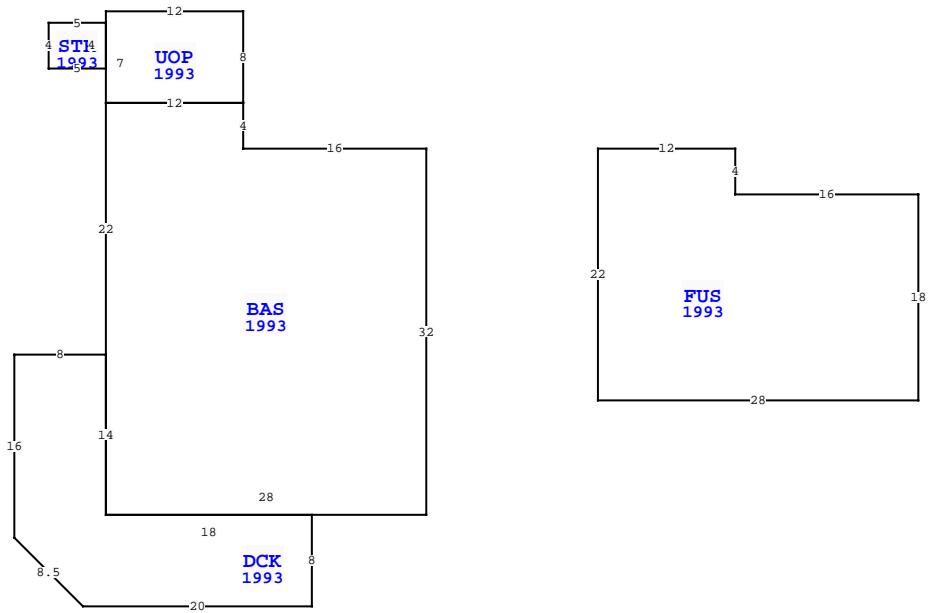
2025

00-00-31-1460-0071-0040



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	944	100	1993
DCK	302	10	1993
FUS	552	100	1993
STR	20	10	1993
UOP	96	20	1993
TOTALS	1,914		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 0%	- 2025									
				Heated Area: 1496								
					HX Base Yr							



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			460,510
TOTAL MARKET OB/XF VALUE			34,981
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			945,491
SOH/AGL Deduction			0
ASSESSED VALUE			945,491
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			945,491
TOTAL JUST VALUE			945,491
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			651,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131720	FENCE	0	07/23/2013
20081657	REPAIR FENCE	500	11/05/2008
20032412	REROOF W/30YR SHN	2,000	01/28/2003
10357B	REMODEL	1,800	03/10/1997
	NEW IN-GROUND SWI		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1181	4/03/2024	WD Q	Q	I	01	1,150,000
GRANTOR: ROBERT C OF SC LLC						
GRANTEE: CORDERO RAUL						
2607/1217	12/12/2022	WD Q	Q	I	02	845,000
GRANTOR: WILLIAMS DANE L & KAT						
GRANTEE: ROBERT C OF SC LLC						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	1242	WD DECK A	0	0	4	4	SF	10.00	10.00	100	1985	1985
2	0962	SKYLIGHT	0	0	0	0	UT	250.00	250.00	100	2003	2003
3	0861	POOL GUNIT	0	0	0	0	SF	85.00	85.00	100	2024	2023
4	0855	CONC PAVER	0	0	0	0	SF	10.00	10.00	100	2024	2023

TOTAL OB/XF												
34,981												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W16 N4 UOP=[YR=1993] N8 W12 S1STR=[YR=1993] W5S4E5N4\$ S7 E12\$ W12S22 DCK=[YR=1993] W8S16 D6 R6 E20 N8W18N14\$ S14E28 N32 \$ PTR= E15 FUS=[YR=1993] E12 S4 E16 S18 W28 N22 \$ W15 \$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0	0006	R-1	60.00	125.00	60.00	FF		1.00