

LOT 19
ESMT PT OR 1730/1957
NORTH HAMPTON PHASE 1 PB 6/215

LYAPIN ALEXANDER & ANNA A
69 LEROY STREET
POTSDAM, NY 13676

2025

12-2N-27-1460-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	2002	1,416	186,516
FGR	462	55	2002	254	33,457
FOP	36	30	2002	11	1,449
FOP	160	30	2002	48	6,323
FUS	1,174	100	2002	1,174	154,639

TOTALS	3,248			2,903	382,383
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	775.00	SF	5.20
3	0861	POOL GUNIT	0	0	15	10	150.00	SF	85.00
4	0910	SCRN RM L	0	0	40	20	800.00	SF	15.00
5	0855	CONC PAVER	0	0	0	0	490.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00

REVIEW DATE	03/24/2020	BY	NWP
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,903	112.1232	148.00	429,644	2002	2002	0	0	0	11.00	89.00
1 SNGL FAM - 0% - 0												
Heated Area: 2590												
HX Base Yr												

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
775.00	SF	5.20	5.20	100	2002	2002	3	80	3,224	
150.00	SF	85.00	85.00	100	2018	2018	3	84	10,710	
800.00	SF	15.00	15.00	100	2018	2018	3	78	9,360	
490.00	SF	10.00	10.00	100	2018	2018	3	97	4,753	

TOTAL OB/XF												
31,022												
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000					

Total Acres:	0.00	Total Land Value:	105,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	382,383		
TOTAL MARKET OB/XF VALUE	31,022		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	518,405		
SOH/AGL Deduction	88,777		
ASSESSED VALUE	429,628		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	429,628		
TOTAL JUST VALUE	518,405		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	501,136		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010404	SWIM POOL	27,000	10/15/2018
18007610	ADDITION	14,818	01/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2355/1330	4/17/2020	WD	Q	I	01	375,000
GRANTOR: CANAL WILLIAM E & BAR						
GRANTEE: LYAPIN ALEXANDER &						
1945/0876	10/29/2014	WD	Q	I	02	305,000
GRANTOR: LINGERFELT MARK W & C						
GRANTEE: CANAL WILLIAM E & B						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W24 FOP=[YR=2002] N10 W16 S10 E16 \$ W16 S36 FGR=[YR=2002] S22 E21 N20 FOP=[YR=2002] E6 N6 W6 S6 \$ N2 W21 \$ E21 N4 E6 S4 E13 N36 \$ PTR= E15 FUS=[YR=2002] E21 N25 E13 S36 W13 S22 W4 S1 W13 N1 W4 N33 \$ W15 \$.									