

E'LY 200 FT OF LOT 60
IN OR 1810/1599
(EX R/W OR 489/513 &

NIGHBERT AUDREY D
165 ROUTE 148
KILLINGWORTH, CT 06419

2025

15-3N-23-2020-0060-0010



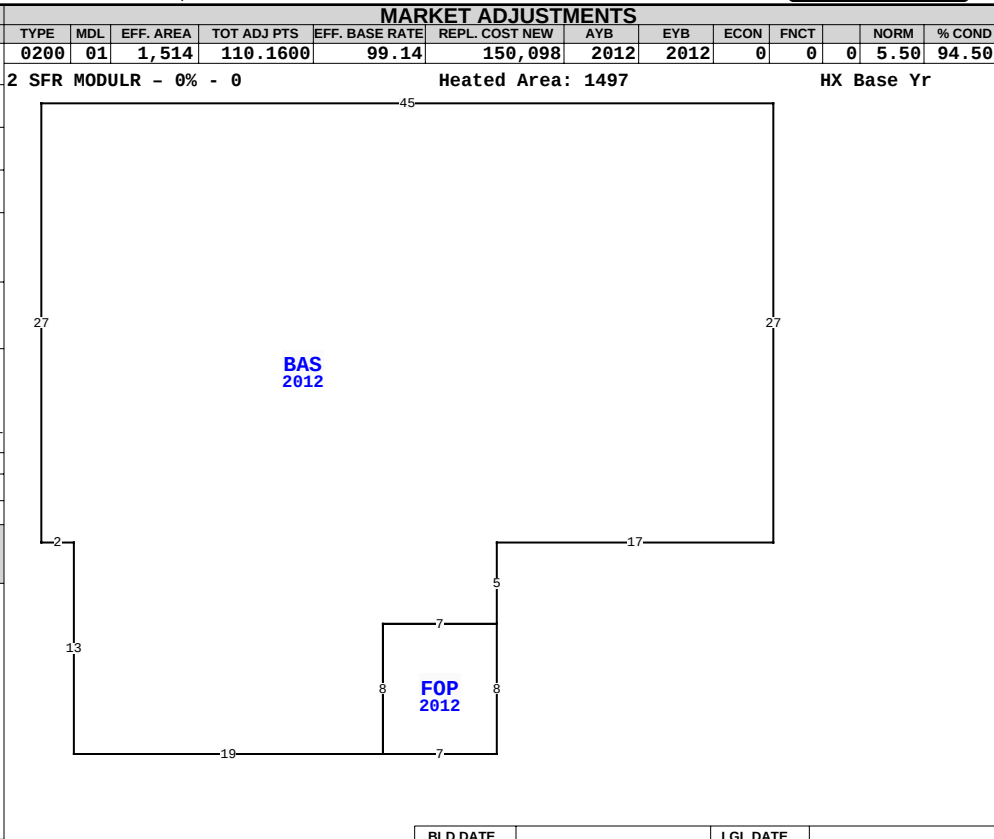
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	2012	1,497	140,250
FOP	56	30	2012	17	1,592
TOTALS	1,553			1,514	141,843

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	310.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	1.17



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	1.17

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	141,843		
TOTAL MARKET OB/XF VALUE	1,874		
TOTAL LAND VALUE - MARKET	52,650		
TOTAL MARKET VALUE	196,367		
SOH/AGL Deduction	20,232		
ASSESSED VALUE	176,135		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	176,135		
TOTAL JUST VALUE	196,367		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	163,752		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25621	CO ISSUED	0	04/18/2012
E24819	NEW CONSTR	0	03/01/2012
M16935	H/AC	0	03/01/2012
P15800	NEW CONSTR	0	03/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1810/1599	8/17/2012	QC U	I	11		100	
GRANTOR: NIGHBERT PENELOPE E							
GRANTEE: NIGHBERT AUDREY D							
0476/0154	12/01/1985	FS U	V			100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W45 S27 E2 S13 E19 FOP=[YR=2012] E7 N8 W7 S8\$ N8 E7 N5 E17 N27\$.									