LOT 5
IN OR 2243/1929
TAYLOR ESTATES PB 8/39

WINNEY LANCE RICHARD & TINA MARIE
284 STEVER'S MILL ROAD
BROADALBIN, NY 12025

2025

34-2N-23-2005-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

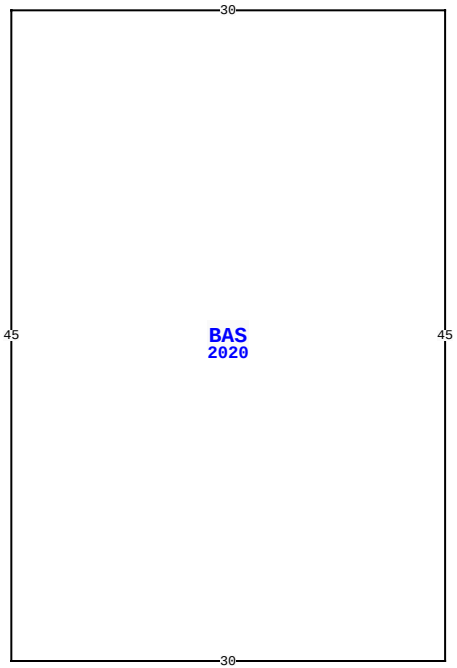
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	2020	1,350	26,387
TOTALS	1,350			1,350	26,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,350	55.0160	20.36	27,486	2020	2020	0	0	0	4.00	96.00

1 GARAGE RES – 0% - 0 Heated Area: 1350 HX Base Yr



20057 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	26,387
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	93,887
SOH/AGL Deduction	21,464
ASSESSED VALUE	72,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,423
TOTAL JUST VALUE	93,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004389	GARAGE	65,205	05/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1929	12/14/2018	WD	Q	V	01	32,000
GRANTOR: TAYLOR DANESE E & CIN						
GRANTEE: WINNEY LANCE RICHAR						
1871/1774	8/05/2013	WD	U	I	30	100
GRANTOR: TAYLOR ROBERT C & LIN						
GRANTEE: TAYLOR DANESE E & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S45 E30 N45$.

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	000100	C	RES	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 11/24/2020 BY TW Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS