

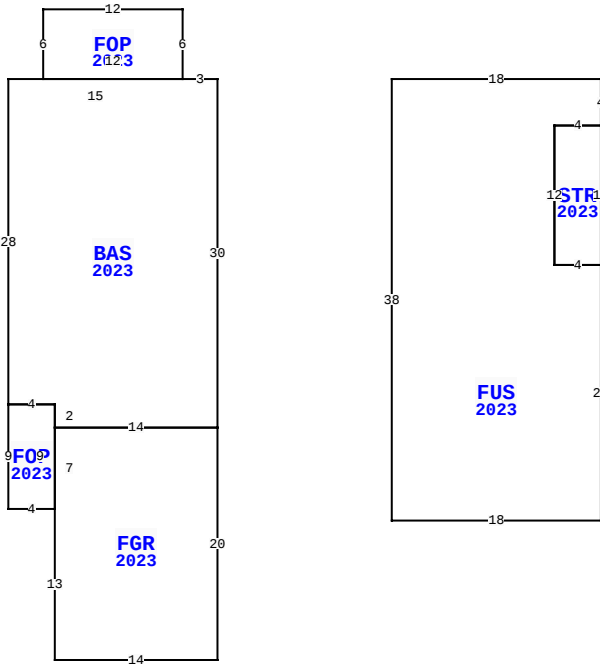
LOT 13F
NASSAU CROSSING TOWNHOMES PH 2
OR 2486/1754

SHULMAN ROMAN
110 ELLSWORTH AVENUE UNIT A
HARRISON, NY 10528

2025

42-2N-27-1091-013F-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall	31	HARDIE BRD 100		0320	01	1,360	125.6320	125.63	170,857	2023	2023	0	0	0	0.00	100.00	4																
Roof Structure	03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 2024										Heated Area: 1168										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	11	CLAY TILE 60																															
Interior Floor	14	CARPET 40																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		2 100																															
Bathrooms		2.5 100																															
Frame	02	WOOD FRAME 100																															
Stories	2.	2. 100																															
Units	1	1 100																															