PT OR 737 PG 1367

BOURDEAU BROTHERS REAL EST INC
590 MASON ROAD
CHAMPLAIN, NY 12919

2025

50-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5100	CROPLAND CLASS 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BOURDEAU LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	12/08/2023 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,110,000
TOTAL MARKET VALUE	125,062
SOH/AGL Deduction	0
ASSESSED VALUE	125,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,062
TOTAL JUST VALUE	1,110,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	814,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018074	CHNGE SRVC	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0737/1367	8/28/1995	CT	U	I	14	195,000
GRANTOR: CLERK OF COURT						
GRANTEE: BOURDEAU BROTHERS R						
0375/0547	12/01/1982	MS	U	I		1,400,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	005100	A	CROPLAND1	0		OR	0.00	0.00	278.75	AC		1.00	1.00	1.00	375.00	375.00	104,531							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	91.25	AC		1.00	1.00	1.00	225.00	225.00	20,531							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	370.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,110,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 370.00 Total Land Value: 125,062 Market: 1,110,000 Agricultural: 125,062 Common: 0 PRINTED 07/30/2025 BY SYS