

GAISSERT ROBERT & HELENE
294 EAST RD
BAYPORT, NY 11705

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4										
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		31		HARDIE BRD 100		0320		11		1,830		142.2400		142.24		260,299		2024		2024		0		0		0		0.00		100.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		TOWNHOUSE - 0% - 2025								Heated Area: 1540																Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					260,299				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					4,095				
Interior Floo		13		LVT/LAMNT 100																												TOTAL LAND VALUE - MARKET					60,000				
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE					324,394				
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					0				
Bedrooms				2 100																												ASSESSED VALUE					324,394				
Bathrooms				2 100																												TOTAL EXEMPTION VALUE					0				
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE					324,394				
Stories		1.		1. 100																												TOTAL JUST VALUE					324,394				
Units				0 100																												NCON VALUE					264,394				
																																INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					16,267				