

FINN KEVIN B & NANCY C
90 WESTSIDE DR
BALLSTON LAKE, NY 12019

00-00-31-1800-0230-02D0

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

AVERAGE 80
FACE BRICK 20
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
SHT VINYL 50
CARPET 50
WINDOW 100
CONVECTION 100
WOOD FRAME 100
DIST FB 100

Quality Level 02
SINGLE FAMILY
MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

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

1,474 100 1993 1,474 105,609
36 30 2007 11 788
176 30 2007 53 3,798
15 10 2007 2 144
396 45 2007 178 12,753
36 45 2007 16 1,147

MARKET ADJUSTMENTS

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

0100 01 1,734 93.6700 98.35 170,539 1960 1960 0 0 27.15 72.85

SINGLE FAM 0% - 0 Heated Area: 1474 HX Base Yr

UST 2007 FOP 2007 BAS 1993 UGR 2007 SFR 2007

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

05/07/2025 MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 124,238 TOTAL MARKET OB/XF VALUE 864 TOTAL LAND VALUE - MARKET 232,200 TOTAL MARKET VALUE 357,302 SOH/AGL Deduction 90,354 ASSESSED VALUE 266,948 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 266,948 TOTAL JUST VALUE 357,302 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 353,070

SALES DATA

OFF RECORD Number DATE TYPE INST Q / I V / I RSN CD SALE PRICE

2358/0448 4/23/2020 WD Q I 01 209,000

GRANTOR: RUSSELL KATHRYN H GRANTEE: FINN KEVIN B & NANC 2345/0610 3/05/2020 FJ U I 11 100 GRANTOR: PRATT MAPLE RUSSELL E GRANTEE: RUSSELL KATHRYN H

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2007] W12 BAS=[YR=1993] W14 FOP=[YR=2007] N6 W6 UST=[YR=2007] W6 S6 E6 N6 \$ S6 E6 \$ W12 S11 W28 S22 E19 FOP=[YR=2007] S8 E5 STR=[YR=2007] S3 E5 N3 W5 \$ E17 N8 W22 \$ E35 N33 \$ S33 E12 N33 \$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 R-2 86.00 100.00 86.00 FF 1.00 1.00 1.00 2,700.00 2,700.00 232,200

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/09/2026 BY SYS