

LOT 19
ESMT PT OR 1730/1957
NORTH HAMPTON PHASE 1 PB 6/215

LYAPIN ALEXANDER & ANNA A
69 LEROY STREET
POTSDAM, NY 13676

2026

12-2N-27-1460-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

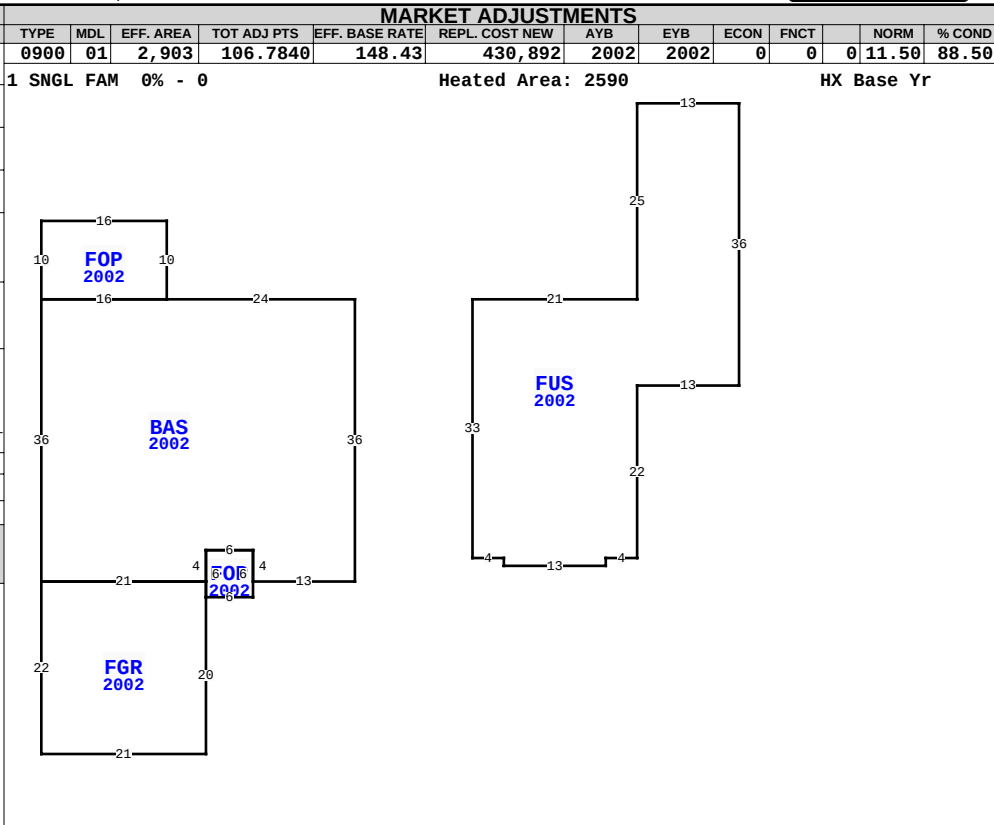
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	2002	1,416	186,007
FGR	462	55	2002	254	33,365
FOP	36	30	2002	11	1,445
FOP	160	30	2002	48	6,306
FUS	1,174	100	2002	1,174	154,217

TOTALS	3,248			2,903	381,339
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00
4	0911	SCRN RM A	0	0	40	20	800.00	SF	18.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2002	2002	3	84	2,940	
100	2018	2018	04	95	47,500	
100	2018	2018	3	74	10,656	

LAND DESCRIPTION										TOTAL OB/XF					61,096			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	1	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		381,339	
TOTAL MARKET OB/XF VALUE		61,096	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		547,435	
SOH/AGL Deduction		74,844	
ASSESSED VALUE		472,591	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		472,591	
TOTAL JUST VALUE		547,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,405	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010404	SWIM POOL	27,000	10/15/2018
18007610	ADDITION	14,818	01/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2355/1330	4/17/2020	WD	Q	I	01	375,000
GRANTOR: CANAL WILLIAM E & BAR						
GRANTEE: LYAPIN ALEXANDER &						
1945/0876	10/29/2014	WD	Q	I	02	305,000
GRANTOR: LINGERFELT MARK W & C						
GRANTEE: CANAL WILLIAM E & B						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W24 FOP=[YR=2002] N10 W16 S10 E16 \$ W16 S36 FGR=[YR=2002] S22 E21 N20 FOP=[YR=2002] E6 N6 W6 S6 \$ N2 W21 \$ E21 N4 E6 S4 E13 N36 \$ PTR= E15 FUS=[YR=2002] E21 N25 E13 S36 W13 S22 W4 S1 W13 N1 W4 N33 \$ W15 \$.									