

E'LY 200 FT OF LOT 60  
(EX R/W OR 489/513 &  
OR 2116/279)

SCHULER AUDREY & BRAD FAMILY TRUST/SCHULER AUDREY  
165 ROUTE 148  
KILLINGWORTH, CT 06419

2026

15-3N-23-2020-0060-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    | 0  | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

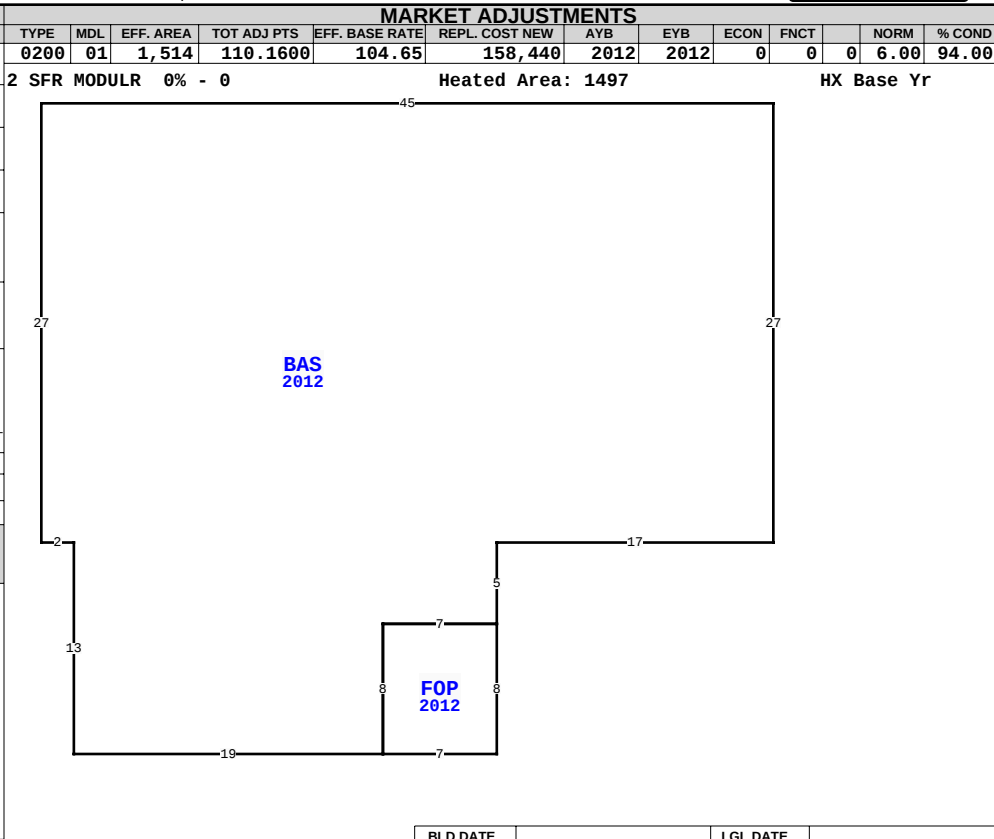
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,497            | 100         | 2012 | 1,497        | 147,261              |
| FOP       | 56               | 30          | 2012 | 17           | 1,672                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,553 |  |  | 1,514 | 148,934 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 2              | 0351       | CARPORT MT  | 0   | 0   | 26 | 24 | 624.00 | SF | 10.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0005 | OR       | 0.00  | 0.00  | 1.17        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



|                         |          |           |            |     |
|-------------------------|----------|-----------|------------|-----|
| 17279 BELL RD, HILLIARD | BLD DATE | LGL DATE  | 05/12/2026 | MLU |
|                         | XF DATE  | LAND DATE |            |     |
|                         | INC DATE | AG DATE   |            |     |

| UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| AC        |     | 1.00     | 1.00   | 1.00    | 40,000.00  | 40,000.00      | 46,800     |                             |      |         |      |     |    |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  | 5,616 |
|-------------|--|--|--|--|--|--|--|--|--|-------|
|             |  |  |  |  |  |  |  |  |  |       |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 1.17 | Total Land Value: 46,800 | Market: 0 | Agricultural: 0 | Common: 46,800 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 | 4 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 4              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 148,934   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 5,616     |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 46,800    |  |             |   |
| TOTAL MARKET VALUE        |  | 201,350   |  |             |   |
| SOH/AGL Deduction         |  | 1,985     |  |             |   |
| ASSESSED VALUE            |  | 199,365   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | 0         |  |             |   |
| BASE TAXABLE VALUE        |  | 199,365   |  |             |   |
| TOTAL JUST VALUE          |  | 201,350   |  |             |   |
| NCON VALUE                |  | 0         |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 196,367   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| C25621     | CO ISSUED   | 0   | 04/18/2012 |
| E24819     | NEW CONSTR  | 0   | 03/01/2012 |
| M16935     | H/AC        | 0   | 03/01/2012 |
| P15800     | NEW CONSTR  | 0   | 03/01/2012 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2821/1324                      | 9/30/2025 | WD        | U   | I   | 11     |
| GRANTOR: SCHULER AUDREY NIGHBE |           |           |     |     |        |
| GRANTEE: SCHULER AUDREY & BR   |           |           |     |     |        |
| 1810/1599                      | 8/17/2012 | QC        | U   | I   | 11     |
| GRANTOR: NIGHBERT PENELOPE E   |           |           |     |     |        |
| GRANTEE: NIGHBERT AUDREY D     |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                              |  |  |  |  |  |
|----------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2012] W45 S27 E2 S13 E19 FOP=[YR=2012] E7 N8 W7 S8\$ N8 E7 N5 E17 N27\$. |  |  |  |  |  |