

BLUE COLLAR RANCH LLC
25 SEVERANCE RD
SHELDON, VT 05483

33-1S-23-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																			
																								VALUATION BY										STANDARD									
																								Tax Group: 6										Tax Dist:									
																								BUILDING MARKET VALUE										0									
																								TOTAL MARKET OB/XF VALUE										0									
																								TOTAL LAND VALUE - MARKET										1,439,220									
																								TOTAL MARKET VALUE										72,635									
																								SOH/AGL Deduction										0									
																								ASSESSED VALUE										72,635									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										72,635									
																								TOTAL JUST VALUE										1,439,220									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										507,960									