

COCHRAN MARK DENNIS/MAVIS TIRE SUPPLY LLC
ATTN: LEASE ADMINISTRATION, 358 SAW MILL RIVER RD
MILLWOOD, NY 10546

51-3N-27-0000-0013-0060

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	15				
Roof Structure	04				
Roof Cover	03				
Interior Wall	01				
Interior Floor	03				
Ceiling	04				
Air Condition	01				
Heating Type	01				
Plumbing Frame	03				
Story Height					
RMS Stories Class	1.				
Units	00				
BUD8 Adjustme Occupancy	04				
Quality	03				
DOR CODE	2700				
MAP NUM					
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,000	185	1993	1,850	70,929
BAS	1,650	100	1993	1,650	63,261
BAS	1,100	100	1994	1,100	42,174
BAS	1,560	100	2001	1,560	59,811
UAT	2,100	10	1993	210	8,052
TOTALS	7,410			6,370	244,226

CONSTRUCTION

CONC BLOCK	100
WOOD TRUSS	100
COMP SHNGL	100
MINIMUM	100
CONC FINSH	100
NONE	100
NONE	100
MASONRY	100
16	100
3	100
1.	100
.	100
0	100
DIST	01
NONE	100
Quality Level	03
VEH SALE/REPAIR	
MKT AREA	04
4051.00	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	06	6,370	84.4942	76.68	488,452	1982	1982	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 5520 HX Base Yr

BLD DATE 11/25/2020
XF DATE 11/25/2020
INC DATE

KK KK LGL DATE LAND DATE AG DATE

05/11/2026 DC

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,226	
TOTAL MARKET OB/XF VALUE		20,153	
TOTAL LAND VALUE - MARKET		846,804	
TOTAL MARKET VALUE		1,111,183	
SOH/AGL Deduction		546,658	
ASSESSED VALUE		564,525	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		564,525	
TOTAL JUST VALUE		1,111,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		957,851	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/0825	12/01/2000	QC	U	I	07	100

GRANTOR: COCHRAN ALVIE

GRANTEE: COCHRAN MARK DENNIS

0397/0097 8/01/1983 WD Q I 56,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W55 AOF=[YR=1993] W20 S50 E20N50SS20 E55
BAS=[YR=1993] W55S30 E55N30\$N20\$ BAS=[YR=2001] S50 E26 N60
W26 S10\$ PTR=N40 UAT=[YR=1993] N20 W75 S50 E20N30 E55 \$
S40\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002700	C	AUTO SALES	0		CG	240.00	350.00	70,567.00	SF		1.00	1.00	1.00	12.00	12.00	846,804							

TOTAL OB/XF

20,153

REVIEW DATE 01/01/2023 BY CD

Total Acres: 1.62 Total Land Value: 846,804 Market: 0 Agricultural: 0 Common: 846,804 PRINTED 07/09/2026 BY SYS