

THE ANDREW AFFRONTI & PATRICIA AFFRONTI
ALLISON V NEWTON & AMY B RANIERI - CO TRUSTEES
19 NOTTINGHAM COURT NORTH
NESCONSET NY 11767

B40342P104

Previous Owner
AFFRONTI, ANDREW J
AFFRONTI, PATRICIA L
19 NOTTINGHAM COURT NORTH
NESCONSET NY 11767
Sale Date: 9/05/2023

Previous Owner
GWIZDAK, RICHARD
GWIZDAK, SUSAN M
747 EATON TERRACE
THE VILLAGES FL 32162
Sale Date: 9/23/2019

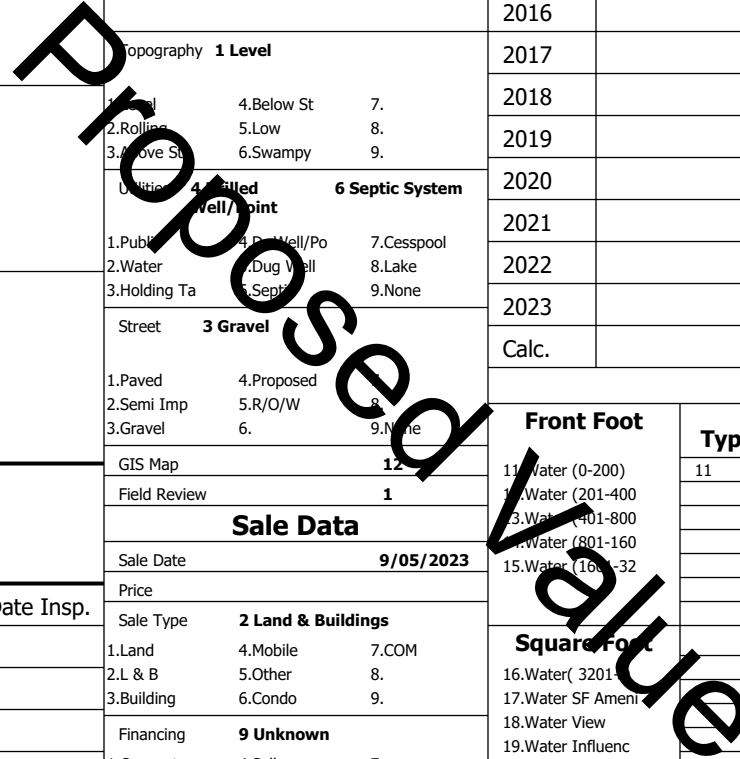
Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record					
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2011	111,875	127,657	0	239,532	
REVIEW	0		2012	111,875	127,657	0	239,532	
Building Permit	0		2013	111,875	127,657	0	239,532	
Zone/Land Use	12 Limited Residential		2014	111,875	127,657	0	239,532	
Secondary Zone			2015	111,900	127,700	0	239,600	
Topography	1 Level		2016	111,900	127,700	0	239,600	
1. Hill	4. Below St	7.	2017	111,900	125,800	0	237,700	
2. Rolling	5. Low	8.	2018	111,900	125,800	0	237,700	
3. Above St	6. Swampy	9.	2019	178,000	166,900	0	344,900	
Utilities	4. Filled Well/Point 6 Septic System		2020	178,000	166,900	0	344,900	
1. Public	4. Dug Well/Pool	7. Cesspool	2021	178,000	166,900	0	344,900	
2. Water	5. Dug Well	8. Lake	2022	178,000	166,900	0	344,900	
3. Holding Tank	6. Septic	9. None	2023	178,000	194,600	0	372,600	
Street	3 Gravel		Calc.	356,100	313,700	0	669,800	
1. Paved	4. Proposed	8.	Land Data					
2. Semi Imp	5. R/O/W	9.	Front Foot	Type	Effective	Influence	Influence Codes	
3. Gravel	6.	9.	11. Water (0-200)	11	Frontage	Depth	Factor	Code
GIS Map	12		12. Water (201-400)	060	000	100 %	0	1. Unimproved
Field Review	1		13. Water (401-800)			%		2. Excess Frtg
Sale Data			14. Water (801-160)			%		3. Topography
Sale Date	9/05/2023		15. Water (161-320)			%		4. Size/Shape
Price			16. Water (321-640)			%		5. Access
Sale Type	2 Land & Buildings		17. Water SF Amenities			%		6. Restriction
1. Land	4. Mobile	7. COM	18. Water View			%		7. Open Space
2. L & B	5. Other	8.	19. Water Influence			%		8. Environmental
3. Building	6. Condo	9.	20. ShoreFront A			%		9. Condo
Financing	9 Unknown		Square Foot		Square Feet			Acres
1. Convent	4. Seller	7.	16. Water (3201-6400)			%		30. Blueberry(11-20
2. FHA/VA	5. Private	8.	17. Water SF Amenities			%		31. Blueberry(21 -
3. Assumed	6. Cash	9. Unknown	18. Water View			%		32. Crop Land
Validity	2 Related Parties		19. Water Influence			%		33. Pasture
1. Valid	4. Split	7. Multiple	20. ShoreFront A			%		34. Shorefront B
2. Related	5. Partial	8. Other	Fract. Acre		Acres/Sites			35. Shorefront C
3. Distress	6. Exempt	9. Estate	21. Base Lot	20	0.14	100 %	0	36. ANTENNA SITE
Verified	5 Public Record		22. Base Lot Vacant			%		37. Softwood TG
1. Buyer	4. Agent	7. Family	23. Base Lot Unpaved			%		38. Mixed Wood TG
2. Seller	5. Pub Rec	8. Other	Acres		Acres			39. Hardwood TG
3. Lender	6. MLS	9.	24. Acres to 10			%		40. Wasteland
			25. Acres 11-30			%		41. Woodland
			26. Acres 31-50			%		42. Mobile Home Si
			27. Acres 51& over			%		43. Camp Site
			28. Acres 71 & Over			%		44. Lot Improvemen
			29. Woods (41+)			%		45. BA SF - Oce
			Total Acreage		0.14			46. SP Meadow Cond



Gray

Map Lot 012-308-022-000

Account 3768

Location 11 TWIN ISLAND RD

Card 1

Of 1

8/05/2024

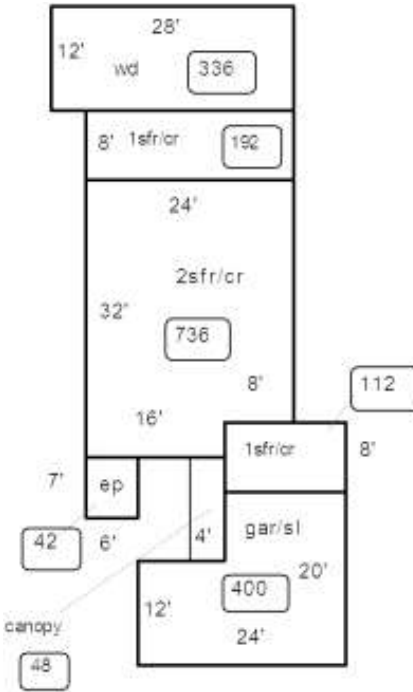
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 4 Good 100%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.C Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 728
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1977	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2004	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 5.Playo
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Land term
2.C Block 5.Slab 8.		3.Damage 6.Style None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crw 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 7/09/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2004	112	3 100	4	0 %	100 %	
1 One Story Frame	2006	192	3 100	4	0 %	100 %	
22 Encl Frame Porch	0	42	0 0	0	0 %	100 %	
68 Wood Deck	2006	336	0 0	0	0 %	100 %	
23 Frame Garage	2006	400	0 0	0	0 %	100 %	
61 Canopy	2006	48	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic



Proposed Value