



# Town of Oxford

Tax Map # 29D-B14

## Summary Record Card

**Property Address:**  
12 Mckinstry Dr

**Owner:**  
Joseph E Anastasi Since August 2005  
6240 Reserve Cir Apt 803  
Naples FL 34119-4233

[Back to Property Information](#)

Page 1 of 3

<i>Class</i>	101 Single Family	<i>Property Type</i>	1 Residential
<i>Nbhd</i>	502	<i>Zoning</i>	R3 Residential
<i>Size Total</i>	0.82 Acres		
		<i>Date</i>	1/1/1992
<i>FY 2017</i>		<i>Method Use</i>	C.A.M.A.
		<i>Appr. Value</i>	\$231,800

**Mass Appr. Info.**

<i>Building</i>	<i>Land</i>	<i>Land Ag.</i>	<i>Misc.</i>	<i>Inc. GRM</i>	<i>Inc. DIR</i>	<i>Comp. Sales</i>
\$143,000	\$74,200		\$14,600			

**Building Summary**

Bldg Id. 2395.1 - 12 Mckinstry Dr

<i>Bldg. Style</i>	<i>Bldg Model</i>	<i>Occupancy</i>	<i>EYB</i>	<i>AYB</i>	<i>Total Val.</i>
Ranch	Residential	Ranch	1990	1955	\$143,000
<b>TOTAL VALUE</b>					<b>\$143,000.00</b>

**Bldg Structural Elements**

Bldg Id. 2395.1 - 12 Mckinstry Dr

<i>Bldg Feature</i>	<i>Description</i>	<i>Value</i>	<i>Bldg Feature</i>	<i>Description</i>	<i>Value</i>
Bldg Style	Ranch		Bldg Model	Residential	
Occupancy	Ranch		EYB	1990	
AYB	1955		Foundation Material	Concrete Block	
Foundation	Full Wall		Siding	Wood	
Frame Type	Wood Frame		Roof Cover	Asphalt	
Roof Type	Hip		Basement Floor	Concrete	17.96
Basement Type	Full		Plumbing	3 Fixtures	
Basement Finish	No Finish		Condition	Ave	100
Grade/Quality	Ave	100	Fuel Type	Oil	
Heating System	Forced Hot Water		Fireplace/chimney	1 Fireplace- 1 Sty	2,800.00
Air Conditioning	None		Nb. of Rooms	6 Rooms	
Nb. of Bedrooms	2 Bedrooms				
<i>Total Area</i>	<i>RCN</i>	<i>QP</i>	<i>SA</i>	<i>Depr %</i>	<i>RCNLD</i>
1,680	\$188,173		0.876	24	\$143,011

**Bldg Drawing**

Basement - Unfinished	1680	1680	1680	0	0
Carport	704	704	0	0	0
Enclosed Porch	308	308	0	0	0
Finished 1 Story	1680	1680	1680	100	1680
Wood Deck	140	140	0	0	0
<b>TOTAL</b>	<b>4512</b>	<b>4512</b>	<b>3360</b>	<b>1680</b>	<b>1680</b>



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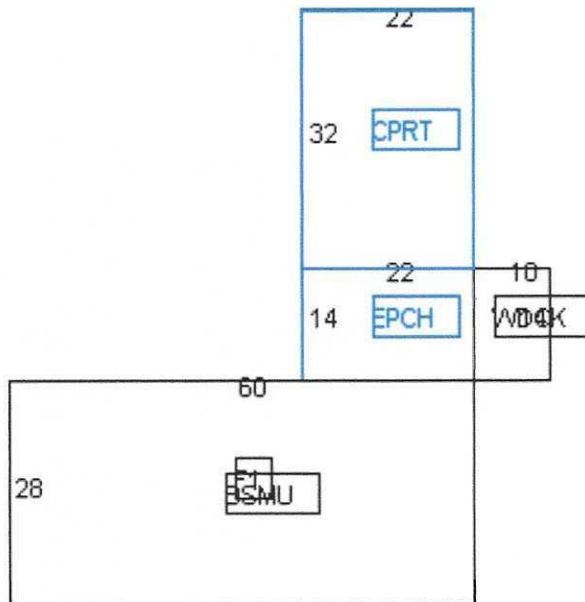
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		<i>Appr. Value</i>	\$231,800

Bldg Id. 2395.1



**Misc Structure Info.**

<i>Muse</i>	<i>Units</i>	<i>Price</i>	<i>Yr. Built</i>	<i>Act Year</i>	<i>DT</i>	<i>Depr%</i>	<i>Condition</i>	<i>Grade</i>	<i>Overall Adj.</i>	<i>Total Value</i>
Carport-2 Car	704	\$14.25	1955	1955	depr02	55	Ave			\$5,900
		Good Grd	22.00 X 32.00						Multiplier (1)	
Enclosed Porch-1 Story	308	\$44.97	1955	1955	depr01	45	Ave			\$7,600
		Ave Grd	14.00 X 22.00						Multiplier (1)	
Wood Deck	140	\$14.75	1955	1955	depr01	45	Ave			\$1,100
		Ave Grd	10.00 X 14.00						Multiplier (1)	
<b>MISCELLANEOUS VALUE</b>										\$14,600

**Sales Information**

<i>Date</i>	<i>Book/Page</i>	<i>Instrument</i>	<i>Doc. No.</i>	<i>Qual.</i>	<i>Adj. Reason</i>	<i>Sale Price</i>	<i>Subj. Price</i>
08/30/2005	37187/395	Family Sale		n i		\$100	\$100
06/30/1993	15334/65	Family Sale		n i		\$100	\$100
03/31/1977	6149/033	Other - Invalid Sale		n i		\$100	\$100

[Back to Property Information](#)



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Page 3 of 3

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[Land Information](#)

<i>Luse</i>	<i>Units</i>	<i>Rate Schedule</i>	<i>Adj.</i>	<i>Units Price</i>	<i>Value</i>
Res3 20,000 Sf Zone	20000.00 sf	20,000 SF Zone		\$3.15	\$72,500
Resxs Bldg Lot-1ac Limit	0.36 a	Ex Land - 1st acre over prime		\$4,000.00	\$1,700
<b>TOTAL UNITS</b>	<b>0.82a</b>			<b>MARKET LAND VALUE</b>	<b>\$74,200.00</b>