LOT 1 BLOCK 9 FOREST HILLS S/D

885-230, DC 1065-82, PB 1083-543

FRANSEN MARGARET E
7063 CHASE ROAD
FABIUS, NY 13063

2026

00-00-00-07762-101

BUILDING CHARACTERISTICS

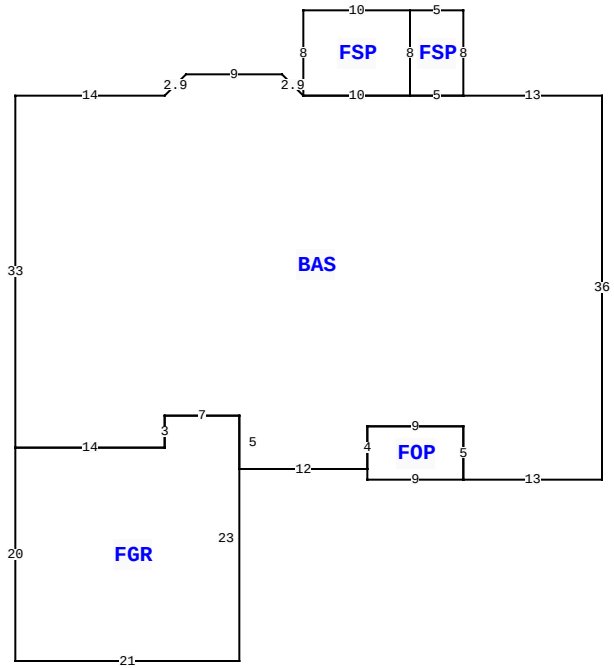
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100		1,861	188,649
FGR	441	55		243	24,633
FOP	45	30		14	1,419
FSP	40	40		16	1,622
FSP	80	40		32	3,244
TOTALS	2,467			2,166	219,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,166	124.8390	139.82	302,850	2000	2000	0	0	0	27.50	72.50

1 SINGLE FAM 0% - 2021 Heated Area: 1861 HX Base Yr



551 SE SUNFLOWER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	219,566
TOTAL MARKET OB/XF VALUE	2,393
TOTAL LAND VALUE - MARKET	12,225
TOTAL MARKET VALUE	234,184
SOH/AGL Deduction	0
ASSESSED VALUE	234,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,184
TOTAL JUST VALUE	234,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1638	SFR	342	09/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/0739	5/07/2020	TD	U	I	18	100
GRANTOR: MARGARET E FRANSEN AS						
GRANTEE: MARGARET E FRANSEN						
1098/1283	9/21/2006	WD	Q	I	01	100
GRANTOR: JOAN FRANSEN						
GRANTEE: JOAN FRANSEN AS TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N8 W5 S8 E5$ W5 FSP= N8 W10 S8 E10$ W10 U2 L2 W9 L2 D2 W14 S33 FGR= S20 E21 N23 W7S3 W14$ E14 N3 E7 S5 E12 FOP= S1 E9 N5 W9 S4$ N4 E9 S5 E13 N36$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	795.00	UT	1.50	1.50	100	2000	2000	3	100	1,193	

LAND DESCRIPTION

TOTAL OB/XF 2,393

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			90.00	110.00	12,225.00	SF		1.00	1.00	1.00	1.00	1.00	12,225							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.28 Total Land Value: 12,225 Market: 0 Agricultural: 0 Common: 12,225 PRINTED 10/17/2025 BY SYS