S DIV: LOTS 16, 17, 18, 23 & 24
S/D.

ZALEWSKI FAMILY REVOCABLE LIVING TRUST DATED APRIL
2405 MENDON RD
CUMBERLAND, RI 02864

2026

00-00-00-13703-000

BUILDING CHARACTERISTICS

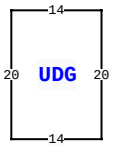
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

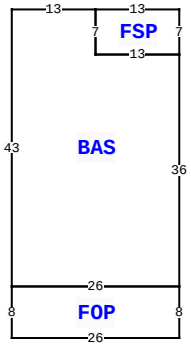
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,027	100		1,027	77,009
FOP	208	30		62	4,649
FSP	91	40		36	2,699
UDG	280	55		154	11,547
TOTALS	1,606			1,279	95,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,279	103.0000	115.36	147,545	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1027 HX Base Yr





433 SE CAMP ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	95,904
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	117,604
SOH/AGL Deduction	0
ASSESSED VALUE	117,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,604
TOTAL JUST VALUE	117,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045893	Roof Replacement	12,215	11/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/2611	2/17/2023	WD	U	I	11	100
GRANTOR: ZALEWSKI DANIEL FRANK						
GRANTEE: ZALEWSKI FAMILY REV						
1477/1542	10/17/2022	WD	Q	I	01	135,000
GRANTOR: MANDANAS CRISTINA M C						
GRANTEE: ZALEWSKI DANIEL FRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S43 FOP= S8 E26 N8 W26$ E26 N36 FSP= N7 W13 S7 E13$ W13 N7$ PTR=N30 UDG= N20W14 S20 E14$ S30$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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		00	120.00	210.00	25,200.00	SF		1.00	1.00	1.00	0.75	0.75	18,900							

REVIEW DATE 02/08/2023 BY CP Total Acres: 0.58 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/04/2025 BY SYS