BEG 100 FT E OF SW COR OF NW1/4
371.35 FT, E 180 FT, S 20 FT, E
351.35 FT, W 482.82 FT TO POB.

NEWSOM CHRISTOPHER JAMES
93 LAKE WALLKILL RD
SUSSEX, NJ 07461

2026

15-7S-17-09998-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

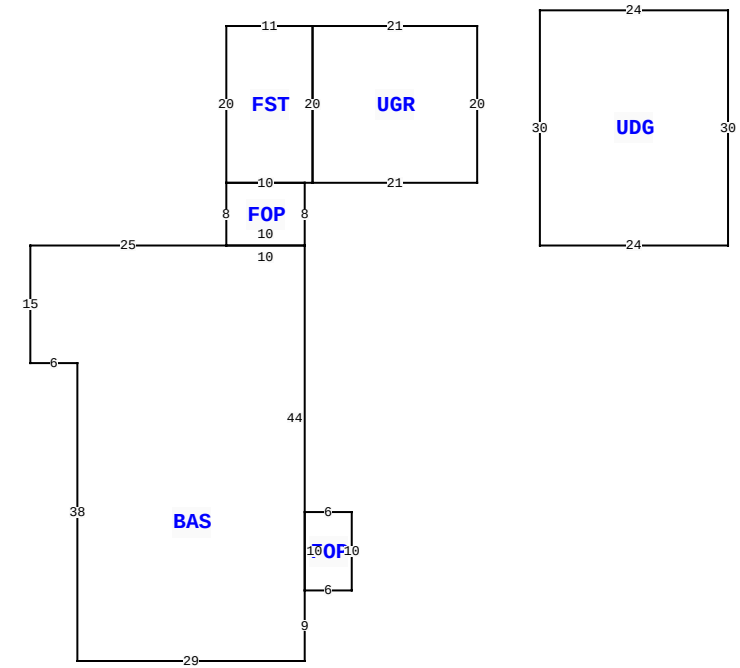
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100		1,627	131,168
FOP	60	30		18	1,451
FOP	80	30		24	1,935
FST	220	55		121	9,755
UDG	720	55		396	31,925
UGR	420	45		189	15,237
TOTALS	3,127			2,375	191,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	110.7400	124.03	294,571	1973	1983	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1627 HX Base Yr



22429 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	336,731
TOTAL MARKET OB/XF VALUE	11,748
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	388,479
SOH/AGL Deduction	0
ASSESSED VALUE	388,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,479
TOTAL JUST VALUE	388,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047930	Roof Replacement	13,400	08/21/2023
29105	MAINT/ALTR	0	12/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/0964	12/21/1995	WD	Q	I		78,000

GRANTOR: MARGURITE FOURAKER

GRANTEE: CHRISTOPHER JAMES N

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S15 E6 S38 E29 N9 FOP= E6 N10 W6 S10$ N44 FOP= N8 FST= E1 UGR= E21 N20 W21 S20$ N20 W11 S20 E10$ W10 S8 E10$ W10$ PTR= E40 UDG= E24 N30 W24 S30$ W40$.

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	0166	CONC,PAVMT	0	0	0	0	3,040.00	UT	1.20	1.20	100	1993	1993	3	100	3,648	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,748

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS

BEG 100 FT E OF SW COR OF NW1/4
371.35 FT, E 180 FT, S 20 FT, E
351.35 FT, W 482.82 FT TO POB.

NEWSOM CHRISTOPHER JAMES
93 LAKE WALLKILL RD
SUSSEX, NJ 07461

2026

15-7S-17-09998-000

BUILDING CHARACTERISTICS

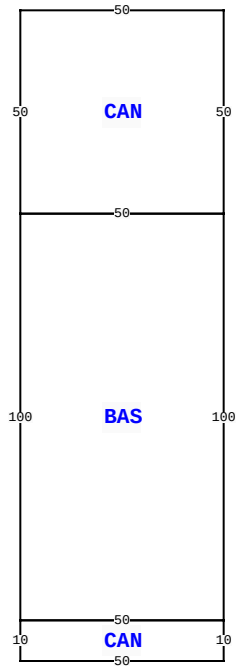
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition		N/A 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100		5,000	123,102
CAN	500	30		150	3,693
CAN	2,500	30		750	18,466
TOTALS	8,000			5,900	145,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	5,900	77.1438	29.31	172,929	2009	2009	0	0	0	16.00	84.00

2 PREF M B A 0% - 0 Heated Area: 5000 HX Base Yr



22429 S US HIGHWAY 441 , HIGH SPRINGS

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: MARGURITE FOURAKER

GRANTEE: CHRISTOPHER JAMES N

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E50 CAN= N50 W50 S50 E50$ S100 CAN= S10 W50 N10 E50$ W50 N100$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/22/2023 BY jerry Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS