COMM NW COR OF NE1/4, RUN E
670.19 FT FOR POB, CONT E
941.15 FT, SW ALONG ARC OF A

WATSON NEGEL
431 CHAPEL HILL RD
HANCOCK, NY 13783

2025

21-5S-17-09308-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

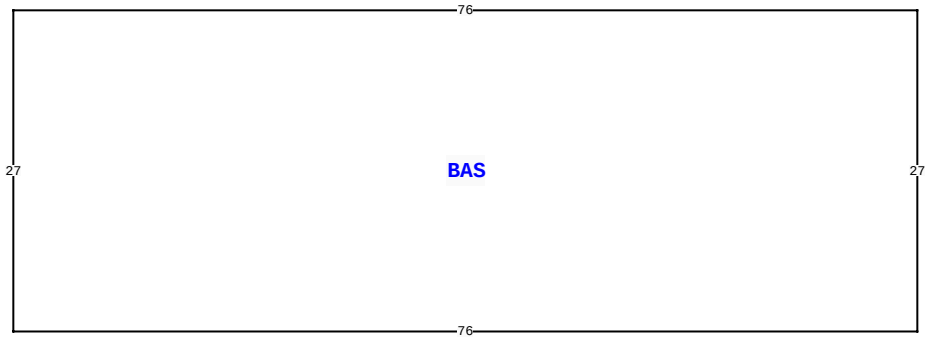
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	120,839
TOTALS	2,052			2,052	120,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.9000	107.07	219,708	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 0 Heated Area: 2052 HX Base Yr



368 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,839
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	45,900
TOTAL MARKET VALUE	175,639
SOH/AGL Deduction	39,561
ASSESSED VALUE	136,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,078
TOTAL JUST VALUE	175,639
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,633

SALE:1:1: 11.34 AC (SALE LOW FOR AREA)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053003	Roof Replacement	11,150	05/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1073/0988	12/02/2005	WD	Q	I	01	100
GRANTOR: HARRINGTON						
GRANTEE: WATSON						
1068/0449	12/02/2005	WD	Q	I		97,000
GRANTOR: HARRINGTON						
GRANTEE: WATSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.10	AC		1.00	1.00	0.90	10,000.00	9,000.00	45,900							

REVIEW DATE 09/15/2017 BY BC Total Acres: 5.10 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/28/2025 BY SYS