(AKA LOT 1 BUIE'S TRACT UNREC)
W 265.40 FT OF SE1/4 OF SW1/4.

SMITH SONIA M/BALLER DEBORAH A
816 PARK AVE
WILLIAMSPORT, PA 17701

2026

24-4S-15-00384-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	03	03

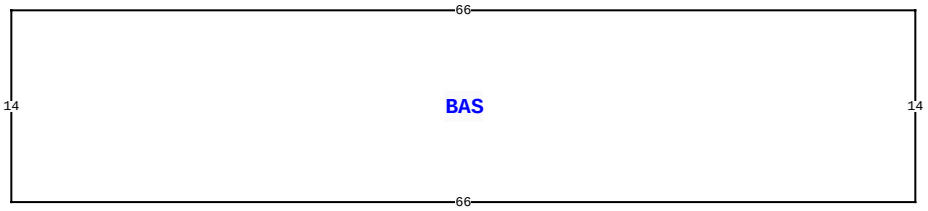
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24415.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,339
TOTALS	924			924	20,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	91.7100	55.03	50,848	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



7109 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,339
TOTAL MARKET OB/XF VALUE	7,240
TOTAL LAND VALUE - MARKET	53,732
TOTAL MARKET VALUE	81,311
SOH/AGL Deduction	20,687
ASSESSED VALUE	60,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,624
TOTAL JUST VALUE	81,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39120	M H	0	01/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/1413	9/04/2018	WD	U	V	11	100
GRANTOR: PENNEY HOLLEY						
GRANTEE: FRANK J CAPALLIA						
1368/1415	8/30/2018	WD	Q	V	01	28,000
GRANTOR: FRANK J CAPALLIA						
GRANTEE: SONIA M SMITH & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0255	MBL HOME S	0	0	8	30	240.00	UT	1.00	1.00	100	2020	2020	3	100	240	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,240

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	8.08	AC		1.00	1.00	0.70	9,500.00	6,650.00	53,732							

REVIEW DATE 05/13/2025 BY KS Total Acres: 8.08 Total Land Value: 53,732 Market: 0 Agricultural: 0 Common: 53,732 PRINTED 11/18/2025 BY SYS