

KOWNACKI JAMES/KOWNACKI MARY JESS
1155 BURLANDO LANE
VANDERGRIFT, PA 15690

25-3S-16-02292-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

04

SINGLE SID 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

01

MINIMUM 100

Interior Wall

01

MINIMUM 100

Interior Floo

02

MIN PLYWD 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

3 100

Bathrooms

1 100

Frame

01

NONE 100

Stories

1.

1. 100

Architectual Units

05

CONV 100
0 100

Condition Adj

01

01 100

Kitchen Adjus

01

01 100

Quality

01

01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

25316.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

792

100

792

22,003

FSP

72

40

29

805

TOTALS

864

821

22,808

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

1

0166

CONC, PAVMT

0

0

0

0

342.00

UT

2.00

2.00

30

1993

1993

3

30

205

LAND DESCRIPTION

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

1

0100

C

SFR

0

00

0.00

0.00

6.06

AC

1.00

1.00

1.00

8,500.00

8,500.00

51,510

REVIEW DATE

05/19/2023

BY

JB

Total Acres:

6.06

Total Land Value:

51,510

Market:

0

Agricultural:

0

Common:

51,510

PRINTED 10/24/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE

01000182138.160042.74

REPL. COST NEWAYB

35,0901950

EYBECONFNCT

195000

NORM% COND

035.0065.00

HEATED AREA: 792

HX Base Yr

Basement Area Diagram

Diagram showing dimensions: 24, 30, 36, 12, 6, 12, 12, 6. Labels: BAS, FSP.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/10/2025

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=11,0] W24 S30 E12 S6 E12 N36 \$
FSP=[ORIG=-13,30] E12 S6 W12 N6 \$
.

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

22,80820551,51074,5238,07266,451066,45174,5230074,523

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / URSN CDV / I SALE PRICE

1549/26019/18/2025WD U I 11100

GRANTOR: KOWNACKI JAMESGRANTEE: KOWNACKI JAMES

1284/209711/10/2014WD U I 1222,900

GRANTOR: REO FUNDING SOLUTIONSGRANTEE: JAMES KOWNACKI