

BEG NW COR OF SE1/4 OF SE1/4, RU
W R/W OF US-441, NW ALONG R/W TO
HILLCREST RD, SW TO POB.

BULRIS TIMOTHY
530 SALMON RIVER RD
PLATTSBURGH, NY 12901

2026

28-4S-17-08799-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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	28417.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,176	100
FOP	124	30
FST	96	55
SFB	240	80
TOTALS	1,636	1,458 129,039

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,458	121.5720	136.16	198,521	1960	1975	0	0	0 35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1416 HX Base Yr												
12 8 FST 8 12 20 SFB 20 42 4 FOP 4 42 28 BAS 28												
148 SW HILLCREST ST, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/16/2024 MLU												

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
1	0021	BARN, FR AE	0	0	28 81	1.00	UT	0.00	0.00	100	0	0 3 100
2	0070	CARPORT UF	0	0	0 0	1.00	UT	0.00	0.00	100	2012	2012 3 100
3	0070	CARPORT UF	0	0	0 0	1.00	UT	0.00	0.00	100	2012	2012 3 100

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		A-1	0.00	0.00	4.00	AC		1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										129,039		
TOTAL MARKET OB/XF VALUE										1,150		
TOTAL LAND VALUE - MARKET										40,000		
TOTAL MARKET VALUE										170,189		
SOH/AGL Deduction										0		
ASSESSED VALUE										170,189		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										170,189		
TOTAL JUST VALUE										170,189		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										170,189		
SALE:3:1: GRANTEES ARE LIFE ESTATE REMAINDERMEN												
SALE:2:1: 4 ACRES WITH HOUSE (INQUIRY MAILED)												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1513/2354		4/19/2024		WD	U	I	30	100,200				
GRANTOR:BULRIS PHYLLIS J												
GRANTEE:BULRIS TIMOTHY												
1080/2301		4/14/2006		QC	Q	I	01	100				
GRANTOR:PHYLLIS BULRIS												
GRANTEE:PHYLLIS BULRIS & LA												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W42 FST= W12 S8 E12 N8\$ S8 SFB= W12 S20 FOP= S4 E31 N4 W31\$ E12 N20 \$ S20 E42 N28\$.												