COMM NW COR OF SE1/4, RUN S
420 FT, E 160.04 FT FOR POB,
CONT E 529.25 FT TO W R/W OF

PINNACLE TOWERS INC
PMB 353, 4017 WASHINGTON RD
MCMUURRAY, PA 15317

2027

02-3S-16-01945-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2316.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,184
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	31,184
SOH/AGL Deduction	0
ASSESSED VALUE	31,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,184
TOTAL JUST VALUE	31,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0888/0074	8/31/1999	WD	Q	I	03	0
GRANTOR: MOTOROLA						
GRANTEE: PINNACLE TOWERS (TO						
0551/0743	11/01/1984	WD	Q	V		18,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0010	BARN,BLK	0	0	16	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0140	CLFENCE 6	0	0	0	0	200.00	UT	3.42	3.42	100	0	0	3	100	684	

LAND DESCRIPTION

TOTAL OB/XF 3,184

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	9105	C	TOWER SITE	0		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0000	C	VAC RES	0		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	22,000							
3	9630	C	SWAMP	0		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	100.00	100.00	500							

REVIEW DATE 05/08/2023 BY JB Total Acres: 10.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS