

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

2026

02-3S-16-01945-004



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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:						

EXTRA FEATURES															BLD DATE	LGL DATE		
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	LAND DATE	AG DATE
1	0297	SHED CONCR	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000		06/23/2021	MLU
2	0010	BARN, BLK	0	0	16	1.00	UT	0.00	0.00	100	0	0	3	100	500			
3	0140	CLFENCE 6	0	0	0	200.00	UT	3.42	3.42	100	0	0	3	100	684			

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							