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**

## COLUMBIA COUNTY PROPERTY



### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### 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: | | | | | | |

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

### 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 05/08/2026 BY SYS