

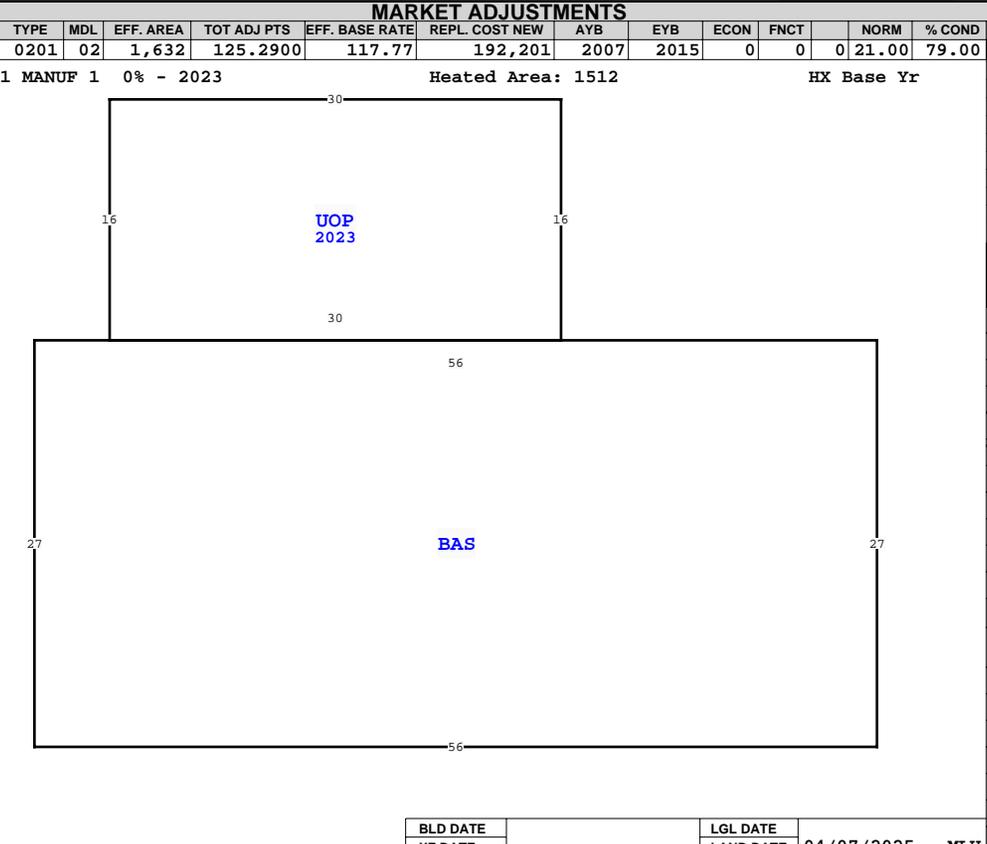
LOT 20 APPALACHIE TRACE UNR:  
 COMM SE COR OF NE1/4, RUN N 191.  
 W 439.43 FT TO E'RLY END OF A PR

KLINE RONALD S/KLINE KATHRYN  
 1032 OAK HILL RD  
 TROY, PA 16947

**2026**

03-6S-16-03766-120  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	480	25	2023
TOTALS	1,992		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	2023	Heated Area: 1512			HX Base Yr				
												
TOTALS			1,632		151,839							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			151,839
TOTAL MARKET OB/XF VALUE			12,600
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			259,534
SOH/AGL Deduction			0
ASSESSED VALUE			259,534
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			259,534
TOTAL JUST VALUE			259,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			265,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043510	Roof Replacement	7,400	01/12/2022
25761	M H	275	05/02/2007
19680	M H	125	06/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/1477	3/31/2022	WD	U	I	11	0
GRANTOR: NAVIN GERALD JR						
GRANTEE: KLINE RONALD S						
1463/1137	3/31/2022	WD	Q	I	01	250,000
GRANTOR: NAVIN GERALD F IV						
GRANTEE: KLINE RONALD S						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100		
2	0040	BARN, POLE	0	0	40	20	UT	7.00	7.00	100	2023	2022

TOTAL OB/XF												
12,600												
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	0200	C	MBL HM	0		A-1	0.00	0.00	10.01	AC		1.00

BUILDING NOTES												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W56 S27 E56 N27 \$ UOP=[YR=2023;ORIG=-51,-16] S16 E30 N16 W30 \$												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095								