COMM AT NW COR OF SE1/4 OF NE 1/
FOR POB CONT E 174.24 FT, S 300
N 300 FT TO POB.

TURNER ROXANNE/BEAULIEU JOSEPH
140 BARTON ROAD
CROYDON, NH 03773

2026

03-7S-16-04118-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3716.00	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

162 SW PRETENDER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	21,600
TOTAL MARKET VALUE	25,600
SOH/AGL Deduction	0
ASSESSED VALUE	25,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,600
TOTAL JUST VALUE	25,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055164	RV - Recreational		03/04/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/1359	5/12/2025	WD	Q	I	01	44,000
GRANTOR: BRADY AMELIA B						
GRANTEE: TURNER ROXANNE						
1412/636	5/12/2020	PR	U	I	19	100
GRANTOR: BRADY GEORGE B JR						
GRANTEE: BRADY AMELIA B						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0000	C	VAC RES	0			0.00	0.00	1.20	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,600							

REVIEW DATE 04/09/2026 BY kellen Total Acres: 1.20 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 05/08/2026 BY SYS