LOT 51 WOODGATE VILLAGE UNIT 2.
784-945, 802-1098, 826-2340, 826

HALLOWELL SHANNON LEE
138 E MAIN ST
SHERMAN, NY 14781

2027

08-4S-16-02810-151

BUILDING CHARACTERISTICS

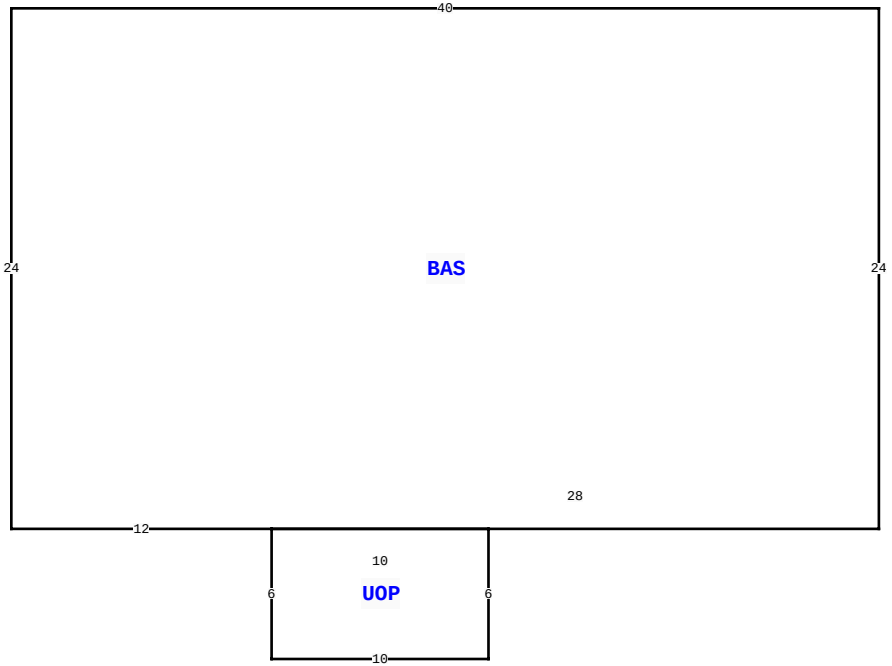
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	21,339
UOP	60	25		15	334
TOTALS	1,020			975	21,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	975	92.6100	55.57	54,181	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 960 HX Base Yr



392 SW WOODGATE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,672
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	44,472
SOH/AGL Deduction	0
ASSESSED VALUE	44,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,472
TOTAL JUST VALUE	44,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,472

SALE:2:1: LOT 51 UNIT II WOODGATE VILLAGE

SALE:1:1: LOT 51 U 2 WOODGATE VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/725	3/17/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (FREEM						
GRANTEE: FREEMAN ANDREA						
1563/2224	2/26/2026	WD	U	I	11	100
GRANTOR: FREEMAN SHANNON LEE						
GRANTEE: HALLOWELL SHANNON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E12 UOP= S6 E10 N6 W10$ E28 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	0200	C	MBL HM	0		RMH-2	80.00	135.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/02/2023 BY JB Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS