

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

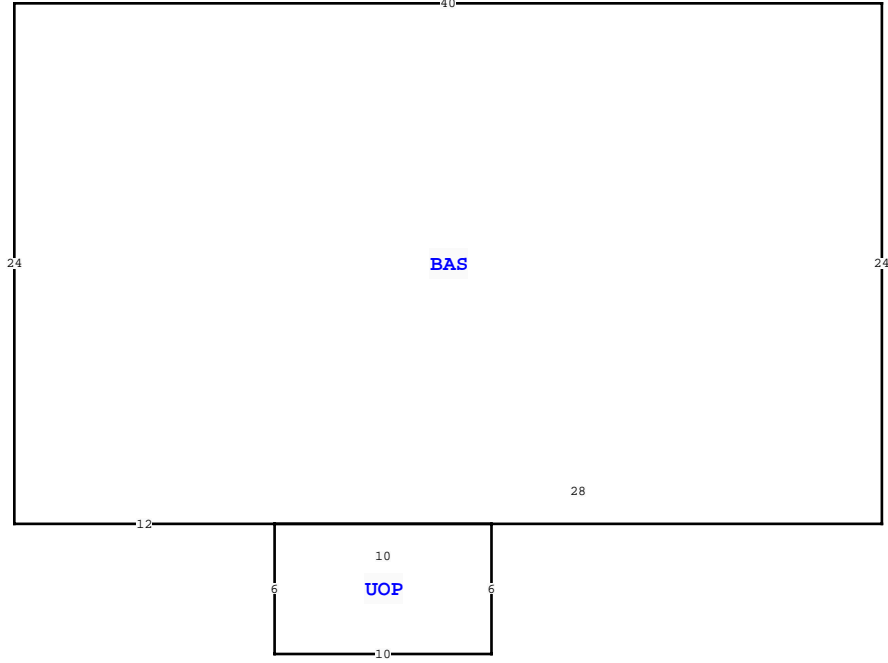
HALLOWELL SHANNON LEE
138 E MAIN ST
SHERMAN, NY 14781

2026

08-4S-16-02810-151
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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	
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
BAS	960	100	
UOP	60	25	
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
1	MOBILE HME	0%	- 2026		54,181	1986	1986	0	0	60.00	40.00
			Heated Area: 960			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			0
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	1,200
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	3,000

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

BUILDING NOTES									

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

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	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							