LOT 6 OAKFIELD ACRES PHASE I.

706-613, 851-1239,1240, 886-

LESPERANCE REBECCA/LESPERANCE EDELINE
513 FAIRFIELD AVENUE
STAMFORD, CT 06902

**2027**

**09-5S-16-03498-106**

## BUILDING CHARACTERISTICS

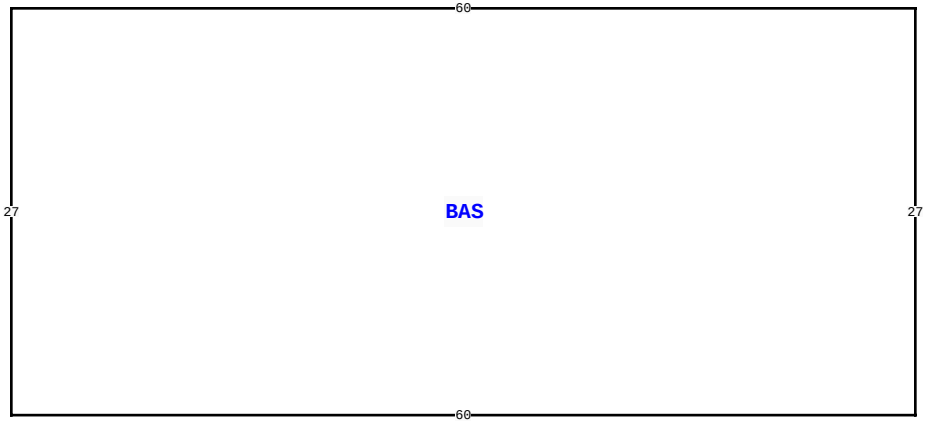
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 13 | LAM/VNLPLK 20 |
| Air Condition | 03 | CENTRAL 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 | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 9516.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | | 1,620 | 135,927 |
| TOTALS | 1,620 | | | 1,620 | 135,927 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,620 | 114.2000 | 106.21 | 172,060 | 1998 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

1 MANUF 1 0% - 0 Heated Area: 1620 HX Base Yr




7392 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/22/2026 MLU

## 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 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 135,927 |
| TOTAL MARKET OB/XF VALUE | 8,200 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 199,127 |
| SOH/AGL Deduction | 919 |
| ASSESSED VALUE | 198,208 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 198,208 |
| TOTAL JUST VALUE | 199,127 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 200,587 |

SALE:2:1: LOT 6, OAKFIELD ACRES

PRMT:1:1: KEELER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13333 | M H | 125 | 11/21/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1398/2602 | 11/13/2019 | WD | Q | I | 01 | 124,000 |

GRANTOR: MORAHN STAHL & JOSEPH

GRANTEE: REBECCA LESPERANCE

| | | | | | | |
|---|---|---|---|---|---|---|
| 1391/1711 | 7/26/2019 | WD | U | I | 11 | 100 |

GRANTOR: HUGH A BUIE JR AS IND

GRANTEE: MORGAN STAHL & ETAL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 8,200

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 08/28/2019 BY BC Total Acres: 4.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS