A PART OF LOT 37 BICENTENNIAL AC
AS FOLLOWS: COMM SE COR OF LOT 3
FT TO POB, CONT W 492.01 FT TO

CURTISS JOHN A/HEELAS CAROL J
169 WHEELER HILL RD
FREWSBURG, NY 14738

2026

11-7S-17-09983-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11717.010 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

414 SE JEFFERSON GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,800
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	54,800
SOH/AGL Deduction	12,096
ASSESSED VALUE	42,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,704
TOTAL JUST VALUE	54,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043729	Storage Building	5,300	02/17/2022
000041570	Electrical Servic	0	03/22/2021
16150	M H	125	10/14/1999
6937	M H	60	03/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1352/0701	1/25/2018	WD	Q	I	01	21,600
GRANTOR: MINEKO & GARY MENDENH						
GRANTEE: JOHN A CURTISS & CA						
1199/1373	8/09/2010	WD	U	I	11	100
GRANTOR: DAVID WHITE & KIMBERL						
GRANTEE: MINEKO MENDENHALL						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	4,800.00	4,800.00	100	2023	2022		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 12,800

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	0700	C	MISC RES	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000							

REVIEW DATE 11/16/2022 BY JB Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 05/12/2026 BY SYS