COMM NW COR OF NE1/4 OF SW1/4, S
1544.86 FT FOR POB, CONT E 210 F
FT, W 210 FT, N 210 FT TO POB. (

DODDS LYLE
4382 STATE HIGHWAY 173
COCHRANTON, PA 16314

2026

12-4S-17-08332-076

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010 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

186 SE BEAR RUN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,024
TOTAL LAND VALUE - MARKET	11,110
TOTAL MARKET VALUE	21,134
SOH/AGL Deduction	0
ASSESSED VALUE	21,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,134
TOTAL JUST VALUE	21,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/115	2/20/2023	WD	Q	I	01	20,000
GRANTOR: ARMBURGER SUSAN K						
GRANTEE: DODDS LYLE						
1269/2008	1/15/2014	WD	U	V	11	100
GRANTOR: NICHOLAS A BOGARDUS						
GRANTEE: NICHOLAS BAGARDUS &						

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	0060	CARPORT F	0	0	24	36	864.00	UT	3.50	3.50	100	2012	2012	3	100	3,024	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,024

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		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							

REVIEW DATE 03/21/2023 BY ME Total Acres: 1.01 Total Land Value: 11,110 Market: 0 Agricultural: 0 Common: 11,110 PRINTED 05/08/2026 BY SYS