DEED DESC:COMM NE COR OF NW1/4 W FT FOR POB, CONT W 235.46 FT, S E 235.46 FT, N 185 FT TO POB. SU

WOODING LYNN
21 PLANTATION RD
BROAD BROOK, CT 06016

2027

12-5S-15-00442-001

BUILDING CHARACTERISTICS

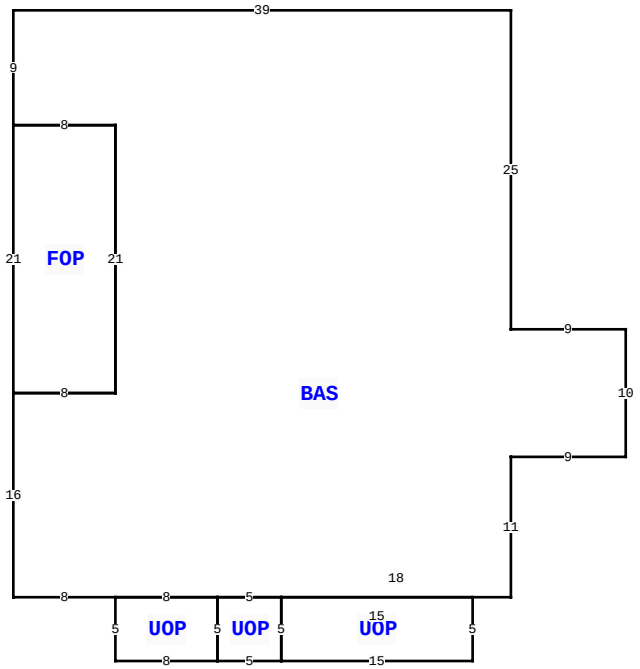
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	35,892
FOP	168	30		50	1,046
UOP	25	20		5	105
UOP	40	20		8	167
UOP	75	20		15	314
TOTALS	2,024			1,794	37,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,794	54.3312	59.76	107,209	1960	1960	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 0 Heated Area: 1716 HX Base Yr



3732 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	37,523
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	57,023
SOH/AGL Deduction	0
ASSESSED VALUE	57,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,023
TOTAL JUST VALUE	57,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,708

BLDG:1:1: ACTUAL YEAR BUILT UNKNOWN.

SALE:6:1: DOT IS CHECKING

SALE:5:1: ASSIGNMENT FOR DEED

SALE:4:1: 1 AC WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0988	11/28/2018	WD	U	I	12	31,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LYNN WOODING						
1366/0541	8/07/2018	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S9 FOP= S21E8 N21 W8$ E8 S21 W8 S16 E8 UOP= S5 E8 N5 W8$ E8 UOP= S5 E5 N5 W5$ E5 UOP= S5 E15 N5 W15$ E18 N11 E9 N10 W9 N25$.

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	2013	2013	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/13/2016 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS