

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

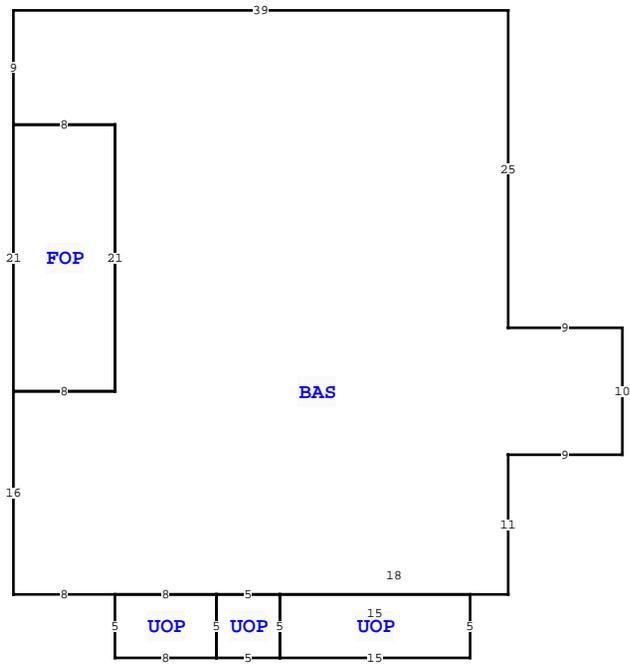
2026

12-5S-15-00442-001



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
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	36,547
FOP	168	30		50	1,065
UOP	25	20		5	106
UOP	40	20		8	170
UOP	75	20		15	320
TOTALS	2,024			1,794	38,208

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	60.85	109,165	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
INC DATE		AG DATE	MLU

EXTRA FEATURES		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	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF 1,500

LAND DESCRIPTION		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	38,208		
TOTAL MARKET OB/XF VALUE	1,500		
TOTAL LAND VALUE - MARKET	18,000		
TOTAL MARKET VALUE	57,708		
SOH/AGL Deduction	0		
ASSESSED VALUE	57,708		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	57,708		
TOTAL JUST VALUE	57,708		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	53,708		
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\$.