THE S 165 FT OF SE1/4 OF SE1/4 E
FOR CO RD & EX 1 AC DESC WD 1331

CARMAN WALTER W/CARMAN NANCY L
1007 STATE ROAD 990V
GILBOA, NY 12076

2027

15-4S-16-03023-001

BUILDING CHARACTERISTICS

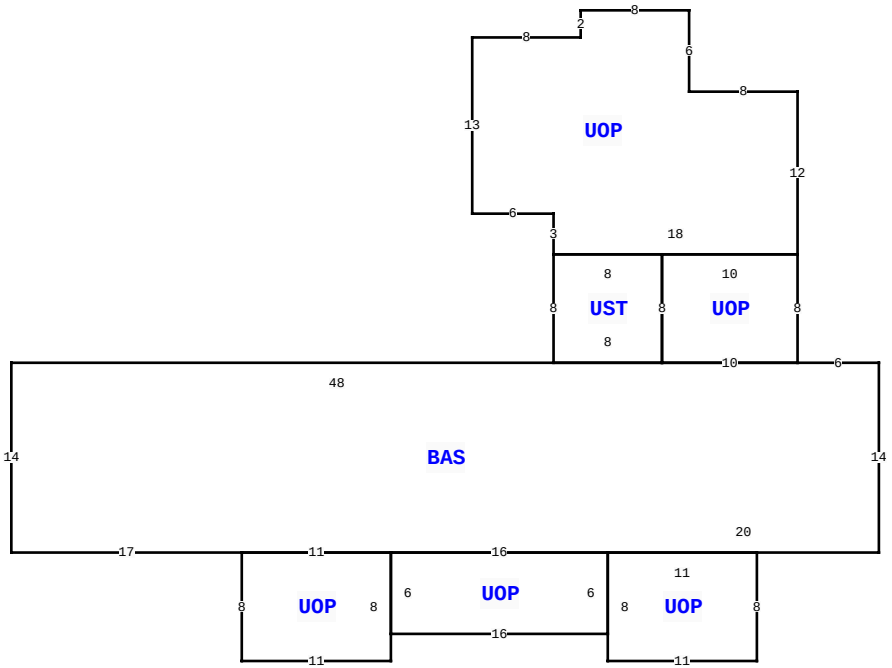
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	5,928
UOP	80	25		20	132
UOP	88	25		22	146
UOP	88	25		22	146
UOP	96	25		24	159
UOP	350	25		88	582
UST	64	45		29	192
TOTALS	1,662			1,101	7,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,101	55.1400	33.08	36,421	1980	1980	0	0	20	60.00	20.00

2 MOBILE HME 0% - 0 Heated Area: 896 HX Base Yr



154 SW HARRINGTON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0081	DECKING WI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	7,284
TOTAL MARKET OB/XF VALUE	19,000
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	62,284
SOH/AGL Deduction	0
ASSESSED VALUE	62,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,284
TOTAL JUST VALUE	62,284
NCON VALUE	2,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,278

COA PER TCO

XFOB:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055294	Mobile Home		03/23/2026
000055306	Mobile Home		03/23/2026
000055166	Right-of-Way Acce		03/05/2026
18093	M H	125	02/26/2001
13769	M H	125	03/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1378	1/28/2026	WD	Q	I	01	132,000
GRANTOR: TWO SISTAHS LLC						
GRANTEE: CARMAN WALTER W						
1283/2530	10/23/2014	WD	U	I	11	100
GRANTOR: TAREN L MYRICK & RHON						
GRANTEE: TWO SISTAHS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N8 UOP= N12 W8 N6 W8 S2 W8 S13 E6 S3 E18$ W10 S8 E10$ W10 UST= N8 W8 S8 E8$ W48 S14 E17 UOP= S8 E11 N8 W11$ E11 UOP= S6 E16 N6 W16$ E16 UOP= S8 E11 N8 W11$ E20 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 19,000

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	0000	C	VAC RES	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							

REVIEW DATE 06/08/2026 BY kellen Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS