COMM NW COR OF NW1/4 OF SW1/4,
RUN S 682.69 FT FOR POB, RUN E
120.14 FT, S 122 FT, W 119.73

MCHUGH-JONES MARY E/JONES WILLIAM
19 16TH ST
WADING RIVER, NY 11792

2027

15-4S-17-08360-103

BUILDING CHARACTERISTICS

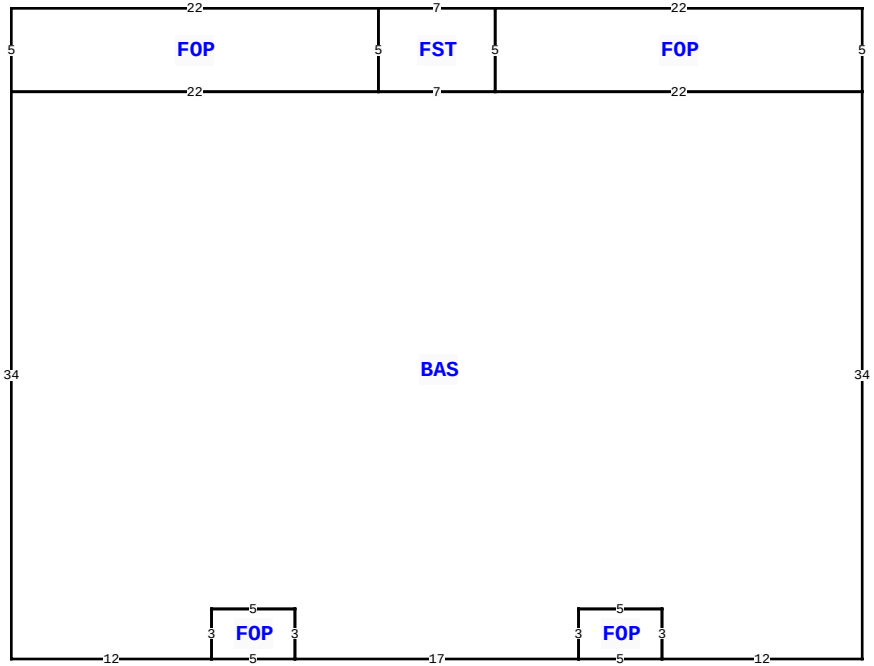
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100		1,704	97,516
FOP	15	30		4	229
FOP	15	30		4	229
FOP	110	30		33	1,889
FOP	110	30		33	1,889
FST	35	55		19	1,087
TOTALS	1,989			1,797	102,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,797	119.5950	104.05	186,978	1978	1985	0	0	0	45.00	55.00

1 DUPLEX 0% - 0 Heated Area: 1704 HX Base Yr



206 SE BRACKEN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,838
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	121,538
SOH/AGL Deduction	0
ASSESSED VALUE	121,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,538
TOTAL JUST VALUE	121,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053289	Roof Replacement	7,900	06/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1113/1380	3/08/2007	WD	Q	I		125,000
GRANTOR: RICHARD & JUDITH MILL						
GRANTEE: MARY MCHUGH-JONES &						
0440/0459	1/01/1980	03	Q	I		42,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N5 W22 S5 E22$ BAS= W22FST= N5 W7 S5 E7 $ W7 FOP= N5 W22 S5 E22$ W22 S34 E12 FOP= E5 N3 W5 S3$ N3 E5 S3 E17 FOP= E5 N3 W5 S3$ N3 E5 S3 E12 N34$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0800	C	MULTI-FAM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/16/2025 BY chuck Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS