

BEG SW COR OF LOT 30 STEPHEN  
FOSTER FOREST & RUN S 23 DG W  
171.75 FT, S 47 DG E 158.25 FT

FONTIN GRACIEN/FONTIN MEDJY  
18735 MANGIN AVE  
ST ALBANS, NY 11412

2026

18-2S-16-01637-006



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																						<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 13,275 <b>TOTAL MARKET VALUE</b> 13,275 <b>SOH/AGL Deduction</b> 2,956 <b>ASSESSED VALUE</b> 10,319 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 10,319 <b>TOTAL JUST VALUE</b> 13,275 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 9,381											
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED			
MAP NUM																																	
NEIGHBORHOOD/LOC		18216.00 1.00/																		<b>SALES DATA</b>													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE	
																						1068/1314		12/16/2005		WD Q		V				18,000	
GRANTOR:		RISCASAN REALTY INVES																															
GRANTEE:		GRACIEN & MEDJY FON																															
OFF RECORD Number		1056/0561		8/23/2005		QC Q		V 03																								100	
GRANTOR:		RISCASAN REALTY INVES																															
GRANTEE:		LAKE CITY COMMUNITY																															
<b>EXTRA FEATURES</b>										BLD DATE				LGL DATE		05/07/2026		MLU		<b>BUILDING NOTES</b>													
<b>TOTALS</b>										XF DATE				LAND DATE						<b>BUILDING DIMENSIONS</b>													
<b>TOTALS</b>										INC DATE				AG DATE						<b>BUILDING DIMENSIONS</b>													
L N	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																	
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										0													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0000	C	VAC RES	0		A-1	0.00	0.00	0.59	AC		1.00	1.00	1.50	15,000.00	22,500.00	13,275																
<b>REVIEW DATE</b> 05/07/2026 <b>BY</b> MLU <b>Total Acres:</b> 0.59 <b>Total Land Value:</b> 13,275 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 13,275 <b>PRINTED 06/08/2026 BY SYS</b>																																	