

LOT 26-A STEPHEN FOSTER FOREST  
UNREC AS DESC IN ORB'S  
1051-1070 & 1051-1072 & ORB

BRUN HUGO/BRUN KARYN  
34 WATERFORD DR  
WHEATLEY HEIGHTS, NY 11798

2026

18-2S-16-01637-009



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 BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 6,372 TOTAL MARKET VALUE 6,372 SOH/AGL Deduction 0 ASSESSED VALUE 6,372 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,372 TOTAL JUST VALUE 6,372 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 6,372										
DOR CODE 0000 VACANT																	<b>PERMIT NUM</b> DESCRIPTION AMT ISSUED										
MAP NUM MKT AREA 03																											
NEIGHBORHOOD/LOC 18216.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1077/1518 12/20/2005 WD Q V 11,000 GRANTOR: RISCASAN REALTY INVES GRANTEE: HUGO & KARYN BRUN 1056/0561 8/23/2005 QC Q V 03 100 GRANTOR: RISCASAN REALTY INVES GRANTEE: LAKE CITY COMMUNITY										
TOTALS																	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>										
EXTRA FEATURES																											
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> L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 0.27 AC 1.00 1.00 2.00 11,800.00 23,600.00 6,372										
																	<b>TOTAL OB/XF</b> 0										
<b>REVIEW DATE</b> 11/09/2022 <b>BY</b> ks Total Acres: 0.27 Total Land Value: 6,372 Market: 0 Agricultural: 0 Common: 6,372 <b>PRINTED 06/08/2026 BY SYS</b>																											