S1/2 OF SW1/4 & NE1/4 OF SW1/4 S OF E1/2 LYING S OF CR-246.

OZAKI FAMILY LTD PARTNERSHIP
13 CHESTNUT ST
SALEM, MA 01970

2027

18-2S-17-04729-000

BUILDING CHARACTERISTICS

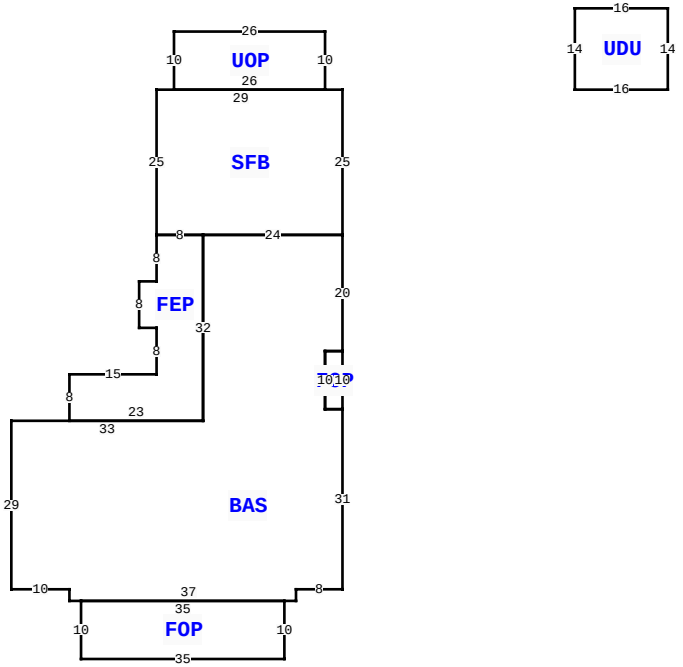
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,469	100		2,469	149,155
FEP	400	80		320	19,332
FOP	30	30		9	543
FOP	350	30		105	6,343
SFB	800	80		640	38,663
UDU	224	55		123	7,431
UOP	260	20		52	3,141
TOTALS	4,533			3,718	224,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,718	84.4911	92.94	345,551	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 3269 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

1352 NW LASSIE BLACK ST, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	281,606
TOTAL MARKET OB/XF VALUE	13,830
TOTAL LAND VALUE - MARKET	681,000
TOTAL MARKET VALUE	346,183
SOH/AGL Deduction	0
ASSESSED VALUE	346,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,183
TOTAL JUST VALUE	976,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	981,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14440	REMODEL	125	08/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0924/0934	3/12/2001	WD	Q	I	03	667,528

GRANTOR: C OZAKI

GRANTEE: OZAKI FAMILY LIMITE

BUILDING NOTES

BUILDING DIMENSIONS

SFB= W3 UOP= N10 W26 S10 E26$ W29 S25 FEP= S8 W3 S8 E3 S8 W15 S8 E23 N32 W8$ E8 BAS= S32 W33 S29 E10 S2 E2 FOP= S10 E35 N10 W35$ E37 N2 E8 N31 FOP= N10 W3 S10 E3$ W3 N10 E3 N20 W24$ E24 N25 $ PTR= E40 UDU= E16 N14 W16 S14$ W40$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	60	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1981	1981	3	100	1,200	
4	0030	BARN,MT	0	0	25	40	1,000.00	UT	12.00	12.00	50	1993	1993	3	50	6,000	
5	0070	CARPORT UF	0	0	20	20	3.50	UT	1,400.00	1,400.00	80	1993	1993	3	80	3,920	
6	0294	SHED WOOD/	0	0	12	16	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
8	0294	SHED WOOD/	0	0	10	20	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
9	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
10	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,830

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	90.00	AC		1.00	1.00	1.00	281.00	281.00	25,290							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	91.00	AC		1.00	1.00	1.00	227.00	227.00	20,657							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	40.00	40.00	1,800							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	226.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	678,000							

REVIEW DATE 07/31/2015 BY DF Total Acres: 227.00 Total Land Value: 50,747 Market: 678,000 Agricultural: 47,747 Common: 3,000 PRINTED 11/17/2026 BY SYS

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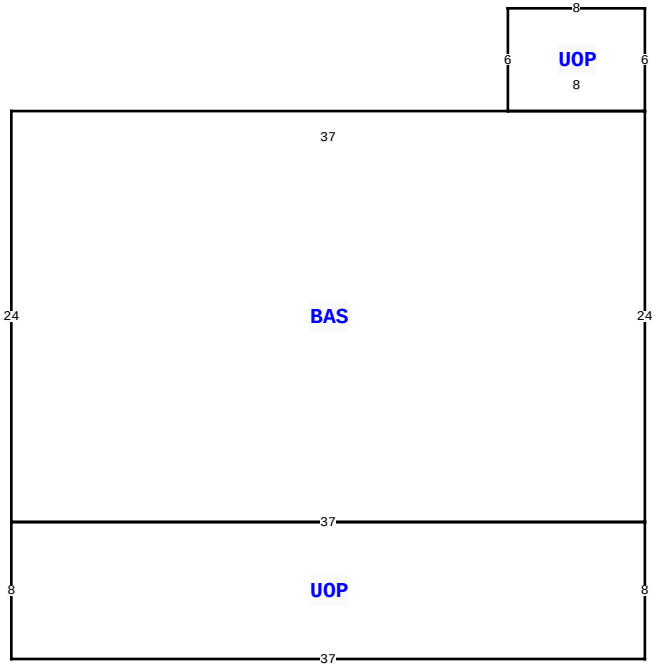
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100		888	52,889
UOP	48	20		10	595
UOP	296	20		59	3,514
TOTALS	1,232			957	56,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	957	83.3040	91.63	87,690	1981	1981	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 888 HX Base Yr



1352 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

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GRANTOR: C OZAKI

GRANTEE: OZAKI FAMILY LIMITE

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N6 W8 S6 E8$ BAS= W37 S24 UOP= S8 E37 N8 W37$ E37 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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