

COMM NW COR OF NE1/4, RUN E
670.19 FT FOR POB, CONT E
941.15 FT, SW ALONG ARC OF A

WATSON NEGEL
431 CHAPEL HILL RD
HANCOCK, NY 13783

2026

21-5S-17-09308-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
TOTALS	2,052		122,961

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0201	02	2,052	115.9000	108.95	223,565	1996	1996		0	0	45.00	55.00												
1 MANUF 1 0% - 0 Heated Area: 2052 HX Base Yr																								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			122,961
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			59,670
TOTAL MARKET VALUE			191,531
SOH/AGL Deduction			41,845
ASSESSED VALUE			149,686
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			149,686
TOTAL JUST VALUE			191,531
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055338	Roof Replacement	11,150	03/25/2026
000053003	Roof Replacement	11,150	05/02/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1073/0988	12/02/2005	WD	Q	I	01	100
GRANTOR: HARRINGTON						
GRANTEE: WATSON						
1068/0449	12/02/2005	WD	Q	I		97,000
GRANTOR: HARRINGTON						
GRANTEE: WATSON						

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
1	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2017	2017
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2017	2017
5	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2017	2017
6	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2017	2017

TOTAL OB/XF												
8,900												
368 SW CHURCHILL WAY, LAKE CITY												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S27 E76 N27S.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.10	AC		1.00