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

2027

21-5S-17-09308-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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
Stories	1.	1. 100
Architectual	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/

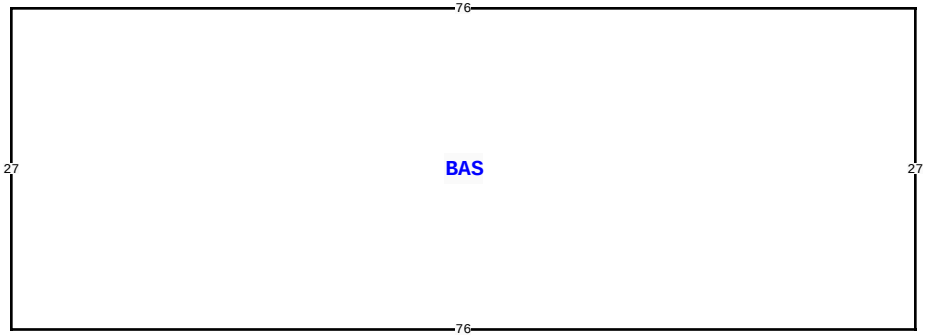
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	121,652
TOTALS	2,052			2,052	121,652

368 SW CHURCHILL WAY, LAKE CITY

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	107.79	221,185	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 2052 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,652
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	59,670
TOTAL MARKET VALUE	190,222
SOH/AGL Deduction	25,567
ASSESSED VALUE	164,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,655
TOTAL JUST VALUE	190,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,531

SALE:1:1: 11.34 AC (SALE LOW FOR AREA)

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.10	AC		1.00	1.00	0.90	13,000.00	11,700.00	59,670							

REVIEW DATE 09/15/2017 BY BC Total Acres: 5.10 Total Land Value: 59,670 Market: 0 Agricultural: 0 Common: 59,670 PRINTED 11/17/2026 BY SYS