COMM SW COR OF SW1/4 OF NE1/4, R
N 254.02 FT FOR POB, CONT N 210
S 210 FT, W 210 FT TO POB. (AKA

LASKEY PAUL R
213 MEADOW DR
JOHNSTWON, PA 15905

**2027**

**24-4S-16-03103-008**

## BUILDING CHARACTERISTICS

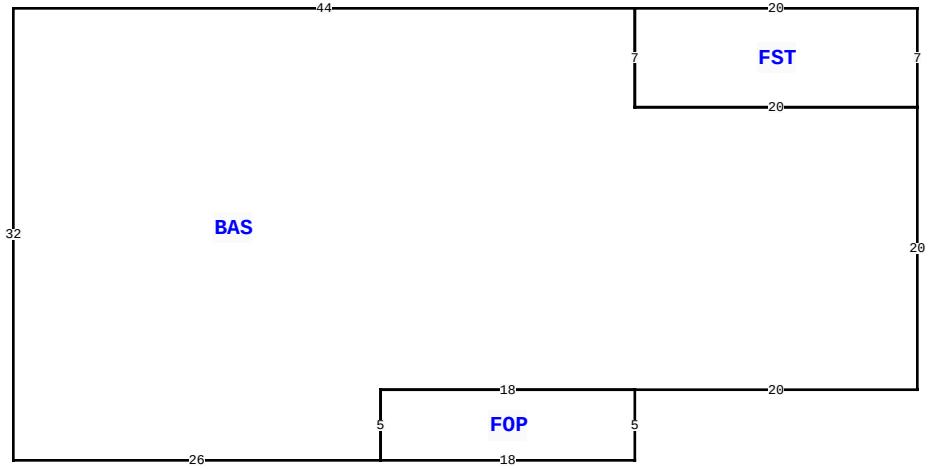
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 24416.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,718 | 100 | | 1,718 | 138,192 |
| FOP | 90 | 30 | | 27 | 2,172 |
| FST | 140 | 55 | | 77 | 6,194 |
| TOTALS | 1,948 | | | 1,822 | 146,557 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,822 | 112.5040 | 123.75 | 225,472 | 1973 | 1973 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1718 HX Base Yr




168 SW AUDREY WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,600 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 20 | 24 | 480.00 | UT | 2.00 | 2.00 | 50 | 2009 | 2009 | 3 | 50 | 480 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2025 | 2024 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 146,557 |
| TOTAL MARKET OB/XF VALUE | 3,230 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 184,787 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 184,787 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 184,787 |
| TOTAL JUST VALUE | 184,787 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 187,452 |

LAND:1:1: 1.01 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048890 | Roof Replacement | 10,000 | 12/20/2023 |
| 000048880 | Remodel | 15,960 | 12/19/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1464/1822 | 4/14/2022 | WD | Q | I | 01 | 140,000 |
| GRANTOR: WANT TO SALE NOW, LLC | | | | | | |
| GRANTEE: LASKEY PAUL R | | | | | | |
| 1463/2787 | 4/08/2022 | WD | U | I | 37 | 91,300 |
| GRANTOR: FRAMPTON MARILYN R | | | | | | |
| GRANTEE: WANT TO SALE NOW, L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S32 E26 FOP= E18 N5W18S5$ N5 E18 E20 N20 FST= W20 N7 E20 S7$ W20 N7$ .

## LAND DESCRIPTION

TOTAL OB/XF 3,230

| 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 | 210.00 | 210.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/23/2026 BY robin Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS