COMM SE COR OF NE1/4 OF SW1/4,
RUN N 708.72 FT, W 244.20 FT
FOR POB, RUN S 829.57 FT TO N

MCDOWELL ROBERT
P O BOX 12
CHATHAM, NY 12037

2026

24-4S-17-08728-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	24417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4557 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	25,000
TOTAL LAND VALUE - MARKET	18,270
TOTAL MARKET VALUE	43,270
SOH/AGL Deduction	5,609
ASSESSED VALUE	37,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,661
TOTAL JUST VALUE	43,270
NCON VALUE	18,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23340	M H	0	06/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1334/0382	4/05/2017	WD	Q	V	01	15,000
GRANTOR: CAROL LYNN PEARCE						
GRANTEE: ROBERT MCDOWELL						
1288/2208	2/04/2015	WD	U	V	11	100
GRANTOR: CAROLYN M UNION						
GRANTEE: CAROL LYNN PEARCE						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	0	30	40	1,200.00	UT	15.00	15.00	100	2026	2025		100	18,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 25,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	2.61	AC		1.00	1.00	1.00	7,000.00	7,000.00	18,270							

REVIEW DATE 05/20/2025 BY HC Total Acres: 2.61 Total Land Value: 18,270 Market: 0 Agricultural: 0 Common: 18,270 PRINTED 06/08/2026 BY SYS