LOT 2 BLOCK 2, SEMINOLE VILLAGE
569-38,

TIMINS BRUCE I/TIMINS ALICE M
514 WILDFLOWER DR
WILKES BARRE, PA 18702

2026

25-3S-15-00227-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.010 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

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,500
TOTAL MARKET VALUE	512
SOH/AGL Deduction	0
ASSESSED VALUE	512
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512
TOTAL JUST VALUE	11,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0569/0038	7/01/1985	WD	Q	V		35,300

GRANTOR: KIRKLAND FAYE R

GRANTEE: TIMINS BRUCE I

BUILDING NOTES

BUILDING DIMENSIONS

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
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	1.00	445.00	445.00	512							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	1.25	8,000.00	10,000.00	11,500							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.15 Total Land Value: 512 Market: 11,500 Agricultural: 512 Common: 0 PRINTED 06/09/2026 BY SYS