

LOT 5 BLOCK 4, SEMINOLE VILLAGE
569-38,

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

2026

25-3S-15-00227-018



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 10,000 TOTAL MARKET VALUE 445 SOH/AGL Deduction 0 ASSESSED VALUE 445 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 445 TOTAL JUST VALUE 10,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10,000											
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																				BLD DATE		LGL DATE	04/07/2025	MLU							
EXTRA FEATURES																				XF DATE		LAND DATE									
L N	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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION																	TOTAL OB/XF				0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	445.00	445.00	445														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.25	8,000.00	10,000.00	10,000														