

LOT 7 BLOCK 1, SEMINOLE VILLAGE
569-38,

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

2026

25-3S-15-00227-020



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: STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE: 0 TOTAL MARKET OB/XF VALUE: 0 TOTAL LAND VALUE - MARKET: 23,500 TOTAL MARKET VALUE: 1,046 SOH/AGL Deduction: 0 ASSESSED VALUE: 1,046 TOTAL EXEMPTION VALUE: 0 BASE TAXABLE VALUE: 1,046 TOTAL JUST VALUE: 23,500 NCON VALUE: 0 INCOME VALUE: PREVIOUS YEAR MKT VALUE: 23,500									
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																															
EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/07/2025 MLU											
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															
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	2.35	AC		1.00	1.00	1.00	445.00	445.00	1,046														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.35	AC		1.00	1.00	1.25	8,000.00	10,000.00	23,500														
REVIEW DATE: 04/07/2025										BY: MLU										Total Acres: 2.35 Total Land Value: 1,046 Market: 23,500 Agricultural: 1,046 Common: 0 PRINTED 06/09/2026 BY SYS											

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