

NW1/4 OF SE1/4 LYING S OF SAL RR  
 ALSO BEING DESC: BEG SE COR OF N  
 RUN N 625.47 FT TO S R/W SAL RR,

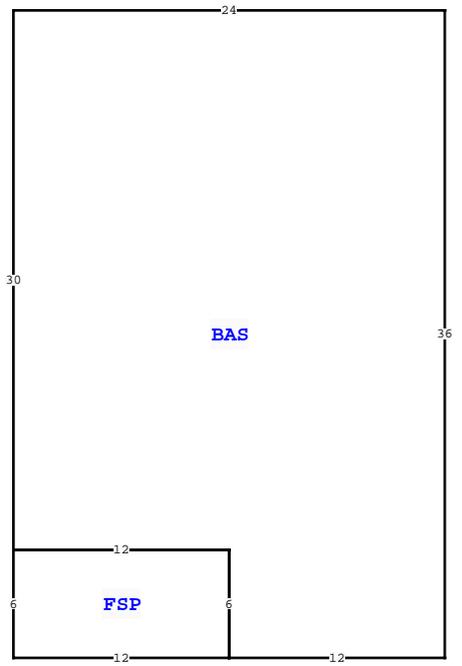
KOWNACKI JAMES/KOWNACKI MARY JESS  
 1155 BURLANDO LANE  
 VANDERGRIFT, PA 15690

**2026**

25-3S-16-02292-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	02	MIN PLYWD 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	792	100	
FSP	72	40	
TOTALS	864		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0										Heated Area: 792 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			23,214
TOTAL MARKET OB/XF VALUE			205
TOTAL LAND VALUE - MARKET			51,510
TOTAL MARKET VALUE			74,929
SOH/AGL Deduction			8,478
ASSESSED VALUE			66,451
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			66,451
TOTAL JUST VALUE			74,929
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040156	Remodel	7,000	06/25/2021
40156	REMODEL	0	07/15/2020
39368	REMODEL	0	02/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2601	9/18/2025	WD	U	I	11	100
GRANTOR: KOWNACKI JAMES						
GRANTEE: KOWNACKI JAMES						
1284/2097	11/10/2014	WD	U	I	12	22,900
GRANTOR: REO FUNDING SOLUTIONS						
GRANTEE: JAMES KOWNACKI						

EXTRA FEATURES														
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
1	0166	CONC,PAVMT	0	0	0	342.00	UT	2.00	2.00	30	1993	1993	3	30

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=11,0] W24 S30 E12 S6 E12 N36 \$													
FSP=[ORIG=-13,30] E12 S6 W12 N6 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	6.06	AC		1.00	1.00	1.00	8,500.00	8,500.00	51,510							