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

2027

25-3S-16-02292-000

BUILDING CHARACTERISTICS

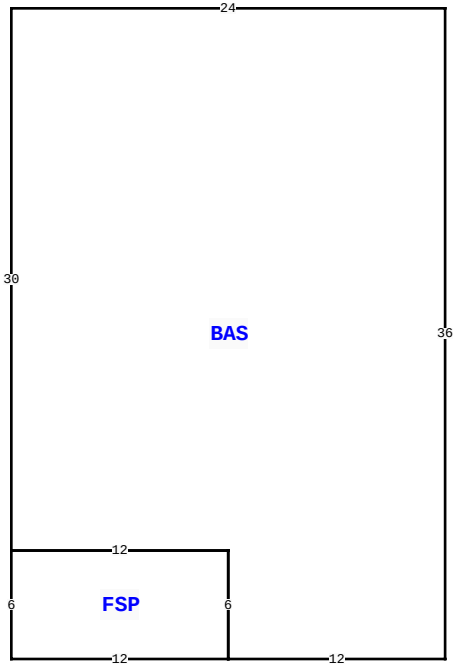
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	21,611
FSP	72	40		29	791
TOTALS	864			821	22,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	821	38.1600	41.98	34,466	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 792 HX Base Yr



339 NW BRADY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	22,403
TOTAL MARKET OB/XF VALUE	205
TOTAL LAND VALUE - MARKET	51,510
TOTAL MARKET VALUE	74,118
SOH/AGL Deduction	1,022
ASSESSED VALUE	73,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,096
TOTAL JUST VALUE	74,118
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0166	CONC,PAVMT	0	0	0	0	342.00	UT	2.00	2.00	30	1993	1993	3	30	205	

LAND DESCRIPTION

TOTAL OB/XF 205

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	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							

REVIEW DATE 05/19/2023 BY JB Total Acres: 6.06 Total Land Value: 51,510 Market: 0 Agricultural: 0 Common: 51,510 PRINTED 11/17/2026 BY SYS