BEG NW COR OF SE1/4 OF SE1/4, RU
SW 649.11 FT, NW 751.18 FT TO PO

PINNACLE TOWERS INC
PMB 353, 4017 WASHINGTON RD
MCMURRAY, PA 15317

2027

25-4S-16-03154-005

BUILDING CHARACTERISTICS

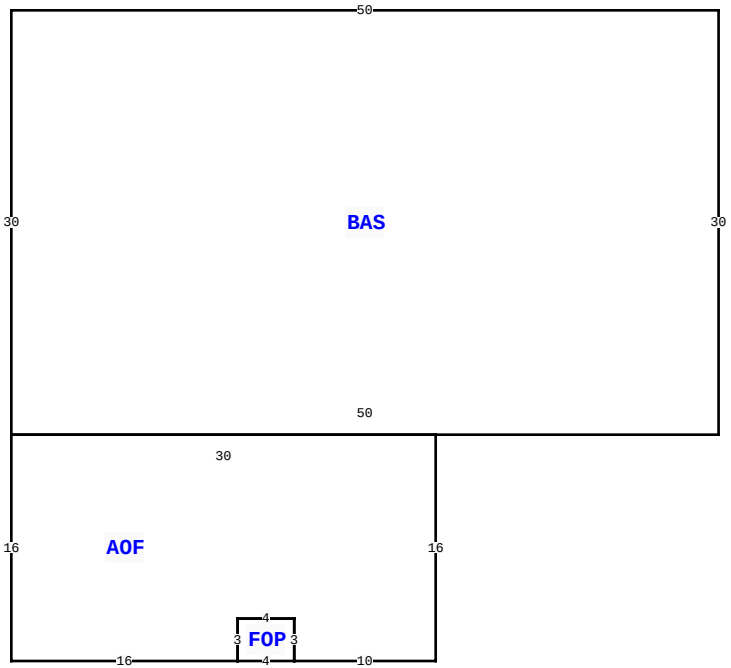
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	468	110		515	15,239
BAS	1,500	100		1,500	44,385
FOP	12	30		4	119
TOTALS	1,980			2,019	59,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,019	79.9680	59.18	119,484	1980	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1968 HX Base Yr



BLD DATE		LGL DATE	04/22/2026	MLU
XF DATE		LAND DATE		
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	59,742
TOTAL MARKET OB/XF VALUE	1,320
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	121,062
SOH/AGL Deduction	0
ASSESSED VALUE	121,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,062
TOTAL JUST VALUE	121,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,062

SALE:1:1: SALE INCLUDED 8 LEASES.SPOKE TO MR HUDSO

BLDG:1:1: 1992 DOR STUDY

LAND:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053934	Co-Location or Ex	75,000	08/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/1762	3/17/1997	WD	U	I	14	435,000
GRANTOR: CHARLES HUDSON						
GRANTEE: PINNACLE TOWERS INC						
0674/0133	1/10/1989	WD	U	I		75,000
GRANTOR: WARNER CABLE						
GRANTEE: HUDSON CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S30 AOF= S16 E16 FOP= E4N3 W4 S3$ N3 E4 S3 E10N16 W30$ E50 N30$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0161	3-STRAND B	0	0	0	0	400.00	UT	1.30	1.30	100	2003	2003	3	100	520	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	9105	C	TOWER SITE	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 07/11/2019 BY KR Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS