LOT 39 BLOCK A COUNTRY LANE ESTA
795-1604, PB 1074-256, PR 1302-1

WYNN JAMES LEWIS JR/SINCLAIR JOSEPH MORGAN
17 WHITE OAK DR
COLCHESTER, CT 06415-1962

2026

27-2S-16-01770-139

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		42,500
SOH/AGL Deduction		7,811
ASSESSED VALUE		34,689
TOTAL EXEMPTION VALUE	VX	5,000
BASE TAXABLE VALUE		29,689
TOTAL JUST VALUE		42,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/1744	9/18/2015	PR	U	V	11	100
GRANTOR: JAMES LEWIS WYNN JR P						
GRANTEE: JAMES LEWIS WYNN JR						
0795/1604	4/21/1994	WD	Q	V		10,995
GRANTOR: ROGERS & WOODLAND						
GRANTEE: HELEN B WYNN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 5.01 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 06/22/2026 BY SYS