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

**2027**

**27-2S-16-01770-139**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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|---|---|---|---|
| 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 | | 4,342 |
| ASSESSED VALUE | | 38,158 |
| TOTAL EXEMPTION VALUE | VX | 5,000 |
| BASE TAXABLE VALUE | | 33,158 |
| TOTAL JUST VALUE | | 42,500 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 42,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/11/2026 BY MLU Total Acres: 5.01 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 11/17/2026 BY SYS