LOT 10 BLOCK 3 CAROLYN HEIGHTS S

767-2161, 774-1351, 797-1550, 81

T.A.D. SPECIAL NEEDS TRUST-2021
310 GRANT STREET, SUITE 1205
PITTSBURGH, PA 15219

2027

28-3S-17-05738-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

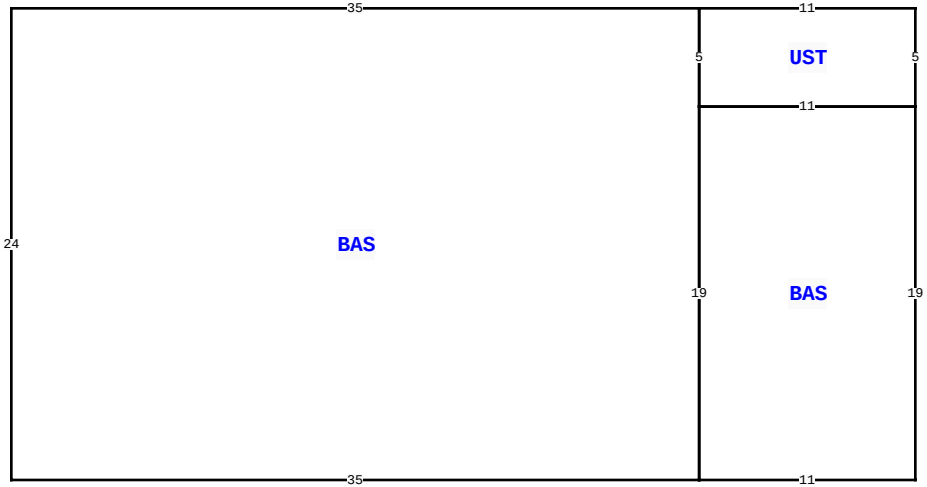
NEIGHBORHOOD/LOC 28317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100		209	27,493
BAS	840	100		840	110,497
UST	55	45		25	3,289
TOTALS	1,104			1,074	141,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	149.4812	164.43	176,598	1965	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2025 Heated Area: 1049 HX Base Yr



164 NE DERBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	70	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	141,278
TOTAL MARKET OB/XF VALUE	270
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	149,948
SOH/AGL Deduction	0
ASSESSED VALUE	149,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,948
TOTAL JUST VALUE	149,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048031	Electrical Servic	0	09/05/2023
32285	MAINT/ALTR	30	09/11/2014
3823	ADDN SFR	50	07/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1221	2/02/2024	WD	Q	I	01	185,000
GRANTOR: AB CONSTRUCTION OF JA						
GRANTEE: T.A.D. SPECIAL NEED						
1495/1204	7/21/2023	WD	Q	I	01	75,000
GRANTOR: SHINHOSTER LEONARD						
GRANTEE: AB CONSTRUCTION OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S24 E35 BAS= E11 N19 W11 S19$ N19 UST= E11 N5 W11 S5$ N5$.

LAND DESCRIPTION

TOTAL OB/XF 270

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 03/19/2024 BY TP Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS