

BEG NW COR OF SE1/4 OF SE1/4, RU W R/W OF US-441, NW ALONG R/W TO HILLCREST RD, SW TO POB.

BULRIS TIMOTHY
530 SALMON RIVER RD
PLATTSBURGH, NY 12901

2026

28-4S-17-08799-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
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 Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,176	100	
FOP	124	30	
FST	96	55	
SFB	240	80	
TOTALS	1,636		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,458	121.5720	136.16	198,521	1960	1975	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1416 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		129,039	
TOTAL MARKET OB/XF VALUE		1,150	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		170,189	
SOH/AGL Deduction		0	
ASSESSED VALUE		170,189	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		170,189	
TOTAL JUST VALUE		170,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		170,189	
SALE:3:1: GRANTEES ARE LIFE ESTATE REMAINDERMEN			
SALE:2:1: 4 ACRES WITH HOUSE (INQUIRY MAILED)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/2354	4/19/2024	WD	U	I	30	100,200
GRANTOR: BULRIS PHYLLIS J						
GRANTEE: BULRIS TIMOTHY						
1080/2301	4/14/2006	QC	Q	I	01	100
GRANTOR: PHYLLIS BULRIS						
GRANTEE: PHYLLIS BULRIS & LA						

EXTRA FEATURES															
L N	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	0021	BARN,FR AE	0	0 28 81	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0070	CARPORT UF	0	0 0 0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0070	CARPORT UF	0	0 0 0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/16/2024	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W42 FST= W12 S8 E12 N8\$ S8 SFB= W12 S20 FOP= S4 E31 N4 W31\$ E12 N20 \$ S20 E42 N28\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							