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

2027

28-4S-17-08799-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	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	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

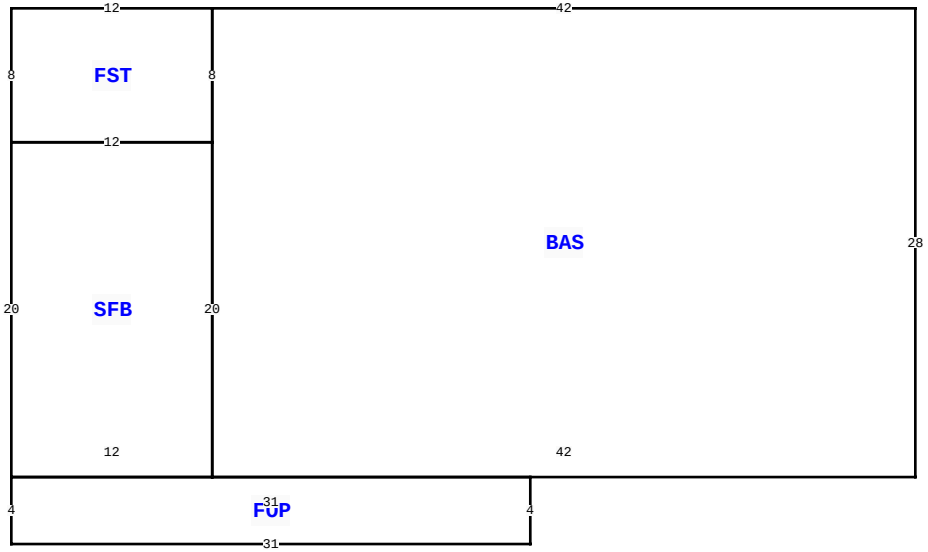
NEIGHBORHOOD/LOC 28417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	102,223
FOP	124	30		37	3,216
FST	96	55		53	4,607
SFB	240	80		192	16,689
TOTALS	1,636			1,458	126,736

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	133.73	194,978	1960	1975	0	0	0	35.00	65.00

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



148 SW HILLCREST ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	126,736
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	179,886
SOH/AGL Deduction	0
ASSESSED VALUE	179,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,886
TOTAL JUST VALUE	179,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,189

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						

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 1,150

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

REVIEW DATE 05/30/2024 BY TP Total Acres: 4.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS