LOT 1 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

GAULIN STEVEN T
35 DEVINE WAY
LEBANON, ME 04027

2027

34-3S-16-02461-301

BUILDING CHARACTERISTICS

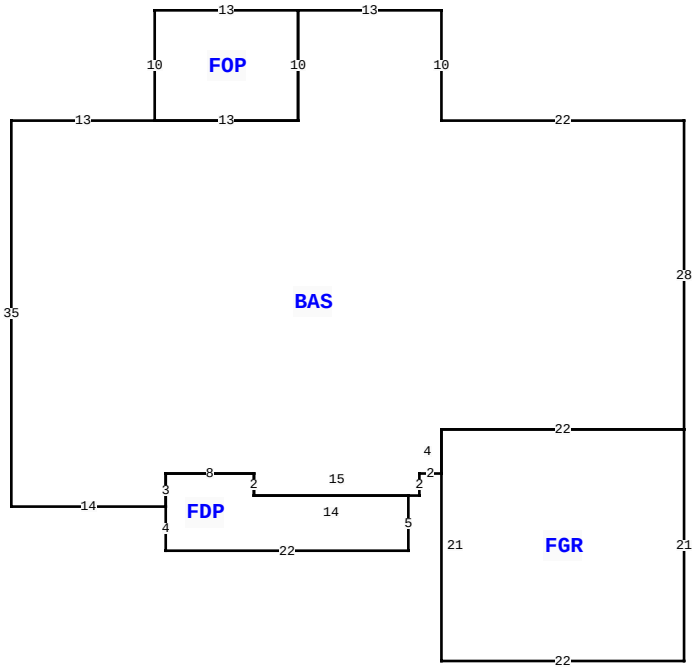
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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 06
NEIGHBORHOOD/LOC	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100		2,066	249,361
FDP	126	60		76	9,173
FGR	462	55		254	30,657
FOP	130	30		39	4,707
TOTALS	2,784			2,435	293,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	115.5000	127.05	309,367	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2026 Heated Area: 2066 HX Base Yr



492 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	293,899
TOTAL MARKET OB/XF VALUE	32,145
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	351,044
SOH/AGL Deduction	0
ASSESSED VALUE	351,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,044
TOTAL JUST VALUE	351,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047214	Swimming Pool and	73,000	05/11/2023
19-486	SFR	0	09/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/963	11/23/2020	WD	Q	I	01	305,000
GRANTOR: PK FOREST INVESTMENTS						
GRANTEE: GAULIN STEVEN T						
1395/0634	9/23/2019	WD	Q	V	05	250,000
GRANTOR: MILLENIA CAPITAL INC						
GRANTEE: PK FOREST INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,-20] W22 N10 W13 S10 W13 W13 S35 E14 N3 E8 S2
E15 N2 E2 N4 E22 N28 $
FGR=[ORIG=-12,8] E22 S21 W22 N21 $
FOP=[ORIG=-38,-30] E13 S10 W13 N10 $
FDP=[ORIG=-15,14] W14 N2 W8 S3 S4 E22 N5 $
.

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	1,228.00	1,228.00	100	2021	2020		100	1,228	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
3	0280	POOL R/CON	0	0	14	28	392.00	UT	70.00	70.00	100	2024	2023		97	26,617	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 32,145

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS