LOT 23 WOODS AT FALLING CREEK.
CT 1252-2328, WD 1276-737, WD 15

JEAN KENAN/JEAN-NOZEA PEGUY
1428 MAIN STREET APT 123
FITCHBURG, MA 01420

2027

36-2S-16-01890-123

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	36216.00	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

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,300
TOTAL MARKET VALUE	42,300
SOH/AGL Deduction	1,354
ASSESSED VALUE	40,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,946
TOTAL JUST VALUE	42,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/89	3/01/2024	WD	Q	V	01	65,000
GRANTOR: BKL-DENUNE INC						
GRANTEE: JEAN KENAN						
1276/0737	6/18/2014	WD	U	V	18	145,000
GRANTOR: COLUMBIA BANK						
GRANTEE: BKL-DENUNE INC						

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

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		PRRD	0.00	0.00	4.70	AC		1.00	1.00	0.90	10,000.00	9,000.00	42,300							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 4.70 Total Land Value: 42,300 Market: 0 Agricultural: 0 Common: 42,300 PRINTED 11/17/2026 BY SYS