

Situs : 6751 STATE ROUTE 167

Map ID: 40-006-00-003-00

LUC: 111

Card: 1 of 1

Tax Year: 2023

Printed: 01/12/24

CURRENT OWNER	
WAKEFIELD DONALD J	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	006-00 003-00
Class	A
Living Units	1
Neighborhood	57500
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions:	
12 W M	
CAUV # 3446	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.4917		0			
A	S	9000	49.1983	25	0	1	-20	115,120
A	H	9000	1.0000	100	0			11,700
								126,820
Total Acres: 50.69		Legal Acres: 50.69		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	15,130	126,800	126,800	0	0
Building	10,400	29,700	29,700	0	0
Total	25,530	156,500	156,500	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2020	96,300	21,200	117,500
2021	96,300	21,200	117,500
2022	96,300	21,200	117,500

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/08/23	145,000	2-Land And Building	U-Not Validated		EX-Executors Deed	WAKEFIELD DONALD J
07/01/04		2-Land And Building	U-Not Validated		ET-Temp Exempt	WAKEFIELD ELIZABETH

Entrance Information			
Date	ID	Entry Code	Source
12/20/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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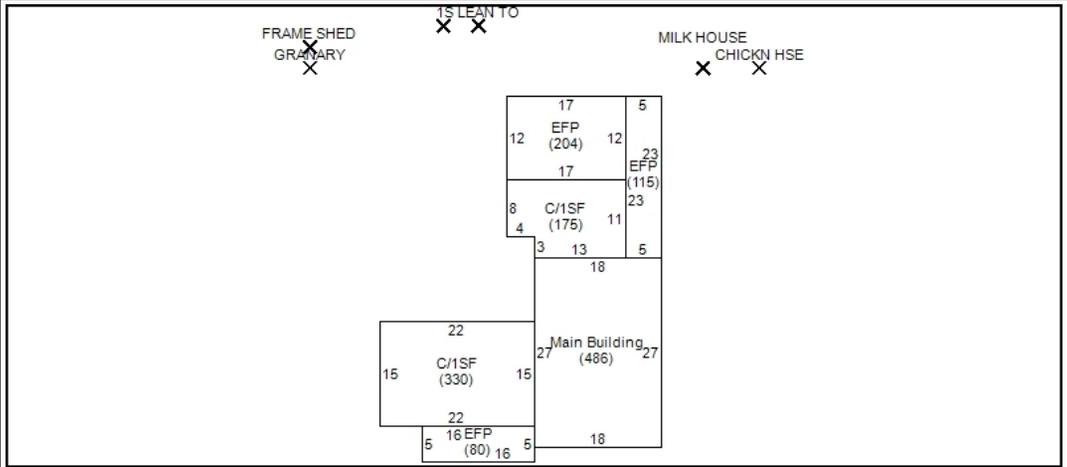
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1860	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level J-1/2 Bsmt 1/2 Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition P-Poor Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D	Cost & Design 0
CDU PR-POOR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					486						
1			EFP		80						2,500
2	CSP	1SF			330						13,900
3	CSP	1SF			175						7,400
4			EFP		204						6,300
5			EFP		115						3,500

Dwelling Computations

Base Price 53,400	% Good 15
Plumbing 1,100	Market Adj
Basement 7,470	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 61,970	Additions 5,000
Ground Floor Area 486	
Total Living Area 1,234	Dwelling Value 22,330

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1880		36x40	1,440	D	1		F				4,900
2	AL1-1s Lean Tc	1980		30x40	1,200	D	1		F				1,400
3	RS1-Frame Shr	1920		0x0	1	C	1		S				
4	AR1-Granary	1920		16x24	384	C	1		S				600
5	AM1-Milk Hous	1920		8x8	64	C	1		S				200
6	AH1-Chickn Hs	1920		10x14	140	C	1		S				300

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
1	OFC	SS	NEW SURVEY FROM 50AC TO 50.6900AC CONV# 814 3/8/2023

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