LOT 1 FRANK C CUMMINGS S/D
UNIT 1. 847-559, CT 937-1978,
982-46, CT 1022-296, WD 1048-

REEL LIFE LLC
1245 E JANE AVE
KINGMAN, AZ 86409

2025

00-00-00-11209-101

BUILDING CHARACTERISTICS

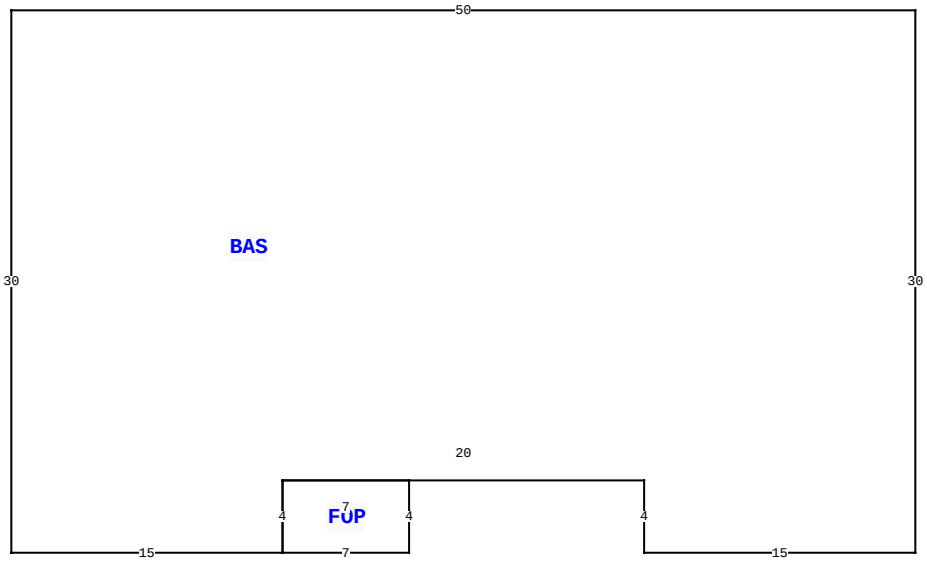
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100		1,420	77,551
FOP	28	30		8	437
TOTALS	1,448			1,428	77,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	84.8000	94.98	135,631	1998	1998	10	0	0	32.50	57.50

1 SINGLE FAM – 0% - 0 Heated Area: 1420 HX Base Yr



1056 NE GOODVINE WAY, LAKE CITY

BLD DATE	07/20/1998 CM	LGL DATE	
XF DATE	07/20/1998 CM	LAND DATE	
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	77,988
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	4,985
TOTAL MARKET VALUE	83,473
SOH/AGL Deduction	0
ASSESSED VALUE	83,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,473
TOTAL JUST VALUE	83,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,185

LAND:1:1: 9970 SF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1102	SFR	239	11/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1350/1481	12/15/2017	WD	U	I	11	100
GRANTOR: EUGENE P ELSON & BARB						
GRANTEE: REEL LIFE LLC						
1331/1115	2/21/2017	WD	Q	I	01	53,000
GRANTOR: CFM REI LLC						
GRANTEE: EUGENE P ELSON & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S30 E15 FOP= E7 N4 W7 S4$ N4 E20 S4 E15 N30$.

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	0.00	0.00	100	1998	1998	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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-3	0.00	0.00	9,970.00	SF		1.00	1.00	1.00	0.50	0.50	4,985							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.23 Total Land Value: 4,985 Market: 0 Agricultural: 0 Common: 4,985 PRINTED 05/19/2025 BY SYS