

W DIV: COMM NE COR OF BLOCK B,  
RUN W ALONG S R/W HAMILTON  
ST 70 FT FOR POB, S 105 FT, W

REEL LIFE LLC  
1245 E JANE AVE  
KINGMAN, AZ 86409

2026

00-00-00-12297-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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            | 02 | 02 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                    |       |
|------------------|--------------------|-------|
| Quality          | 04                 | 04    |
| DOR CODE         | 0100 SINGLE FAMILY |       |
| MAP NUM          |                    | 06    |
| NEIGHBORHOOD/LOC | 840317.00          | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,040            | 100         |      | 1,040        | 78,443               |
| PTO       | 120              | 5           |      | 6            | 452                  |
| PTO       | 192              | 5           |      | 10           | 754                  |
| TOTALS    | 1,352            |             |      | 1,056        | 79,650               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 1              | 0294       | SHED WOOD/  | 0   | 0   | 16 | 20 | 320.00 | UT | 7.50  |
| 2              | 0169       | FENCE/WOOD  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 0   |     | *RSF     | 3 0.00 | 0.00  | 7,400.00    |

REVIEW DATE 08/25/2016 BY DF

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |   |       |        |  |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                             | 01  | 1,056     | 103.6055    | 116.04         | 122,538        | 1960 | 1960 | 0    | 0    | 0 | 35.00 | 65.00  |  |
| 1 SINGLE FAM 0% - 0 Heated Area: 1040 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 480 NW HAMILTON ST, LAKE CITY                    |     |           |             |                |                |      |      |      |      |   |       |        |  |

| TOTAL OB/XF    |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,700          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 04/27/2022 MLU |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF    |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,700          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 04/27/2022 MLU |  |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.17 Total Land Value: 7,030 Market: 0 Agricultural: 0 Common: 7,030

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 1 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 1              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 79,650    |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,700     |   |
| TOTAL LAND VALUE - MARKET |  | 7,030     |   |
| TOTAL MARKET VALUE        |  | 89,380    |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 89,380    |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 89,380    |   |
| TOTAL JUST VALUE          |  | 89,380    |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  | 0         |   |
| PREVIOUS YEAR MKT VALUE   |  | 96,395    |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |       |       |        |            |  |
|--------------------------------|------------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 1350/1483                      | 12/15/2017 | WD        | U     | I     | 11     | 100        |  |
| GRANTOR: EUGENE P ELSON & BARB |            |           |       |       |        |            |  |
| GRANTEE: REEL LIFE LLC         |            |           |       |       |        |            |  |
| 1329/0102                      | 1/11/2017  | WD        | U     | I     | 18     | 44,900     |  |
| GRANTOR: FEDERAL HOME LOAN MOR |            |           |       |       |        |            |  |
| GRANTEE: EUGENE P ELSON & BA   |            |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                          |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W40 S26 E40 N16 PTO= E12 PTO= S6 E12 N16 W12 S10\$ N10 W12 S10\$ N10\$. |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |
|                             |  |  |  |  |  |  |  |  |  |
|                             |  |  |  |  |  |  |  |  |  |
|                             |  |  |  |  |  |  |  |  |  |
|                             |  |  |  |  |  |  |  |  |  |
|                             |  |  |  |  |  |  |  |  |  |
|                             |  |  |  |  |  |  |  |  |  |
|                             |  |  |  |  |  |  |  |  |  |
|                             |  |  |  |  |  |  |  |  |  |

PRINTED 11/19/2025 BY SYS