

LOT 3 SUZANNE S/D UNIT 6.  
 ORB 409-705, 890-1816, WD 1035  
 617, PB 1412-811,

SIEVERT GINA AS TRUSTEE  
 12112 FOSTER RD  
 LOS ALAMITOS, CA 90720

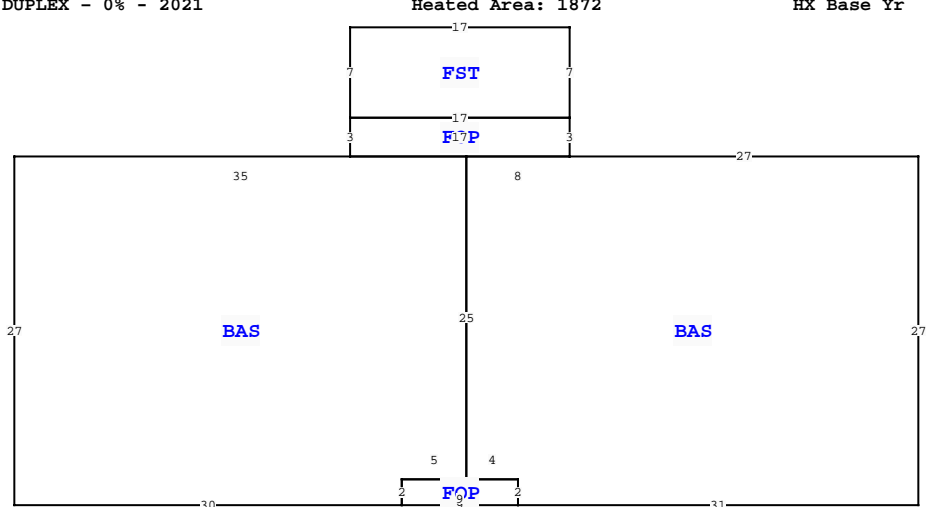
**2025**

03-4S-17-07570-135  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	06	VINYL ASB	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	0	0	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	935	100	
BAS	937	100	
FOP	18	30	
FOP	51	30	
FST	119	55	
TOTALS	2,060		1,957 101,080

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,957	117.3900	93.91	183,782	1979	1979	0	0	45.00	55.00

1 DUPLEX - 0% - 2021  
 Heated Area: 1872  
 HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	935	100		935	48,293
BAS	937	100		937	48,397
FOP	18	30		5	259
FOP	51	30		15	775
FST	119	55		65	3,357

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		101,080	
TOTAL MARKET OB/XF VALUE		600	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		120,180	
SOH/AGL Deduction		0	
ASSESSED VALUE		120,180	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		120,180	
TOTAL JUST VALUE		120,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31011	MAINT/ALTR	0	05/07/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/0811	4/06/2020	PB	U	I	18	0

GRANTOR: CLERK OF COURT (RONALD)  
 GRANTEE: GINA SIEVERT AS TRU  
 1035/0617 1/07/2005 WD Q I 105,000  
 GRANTOR: ALAN H & SHANNON S DE  
 GRANTEE: RONALD E JONES

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W27 FOP= N3 FST= N7 W17 S7 E17\$ W17 S3 E17\$ W8 BAS= W35 S27 E30 FOP= E9 N2W9 S2\$ N2 E5 N25\$ S25 E4 S2 E31 N27\$.	

EXTRA FEATURES															
L N	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		0.00	100	0	0	3	100	600	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							