LOT 2 BLOCK A EASTSIDE VILLAGE U

757-1685, 896-155, 982-227, WD 1

HAGENLOCHER UTE
C/O LINDSAY RENEE MARTIN, 11895 PITCHFORK CT
PARKER, CO 80134

2026

03-4S-17-07592-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

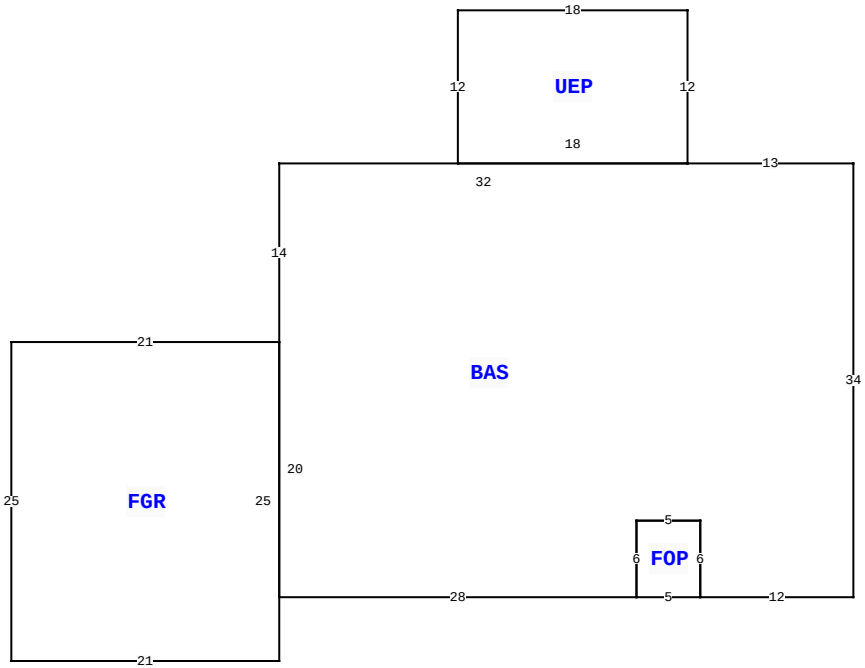
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	131,430
FGR	525	55		289	25,322
FOP	30	30		9	788
UEP	216	60		130	11,391
TOTALS	2,271			1,928	168,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	109.4160	134.80	259,894	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1500 HX Base Yr 2018



333 SE ROSEWOOD CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,931
TOTAL MARKET OB/XF VALUE		1,428
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		195,109
SOH/AGL Deduction		83,340
ASSESSED VALUE		111,769
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,047
TOTAL JUST VALUE		195,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1958	8/19/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HLINK						
GRANTEE: HAGENLOCHER UTE (LI						
1328/2385	12/16/2016	WD	Q	I	01	106,000
GRANTOR: OWEN F & RITA J GALLA						
GRANTEE: MICHAEL HLINKO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UEP= N12 W18 S12 E18$ W32 S14 FGR= W21 S25 E21 N25$ S20 E28 FOP= E5 N6 W5 S6$ N6 E5 S6 E12 N34$.

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	100	60	17	1,020.00	UT	1.40	1.40	100	0	0	3	100	1,428	

LAND DESCRIPTION

TOTAL OB/XF 1,428

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.22 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/10/2025 BY SYS