BEG NE COR, RUN S 660 FT, W 498
429 FT, NE 418 FT, N 312 FT, E 6

THORNTON RANDALL C
14711 DRAPER VIEW COVE
DRAPER, UT 84020

**2026**

**03-7S-16-04118-009**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 3716.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 103,265 |
| TOTAL MARKET VALUE | 103,265 |
| SOH/AGL Deduction | 17,485 |
| ASSESSED VALUE | 85,780 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 85,780 |
| TOTAL JUST VALUE | 103,265 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 103,265 |

SALE:1:1: 2 PARCELS

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

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1117/0376 | 4/18/2007 | WD | U | V | 09 | 270,000 |
| GRANTOR: YVONNE & ERROLL FIELD | | | | | | |
| GRANTEE: RANDALL C THORNTON | | | | | | |
| 0688/0007 | 5/22/1989 | WD | U | V | | 25,000 |
| GRANTOR: FEILDING A B | | | | | | |
| GRANTEE: FEILDING ERROLL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 10.87 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 103,265 | | | | | | | |

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.87 Total Land Value: 103,265 Market: 0 Agricultural: 0 Common: 103,265 PRINTED 11/19/2025 BY SYS