

JHA RAJESH/JHA SWETA
5 QUEENS WREATH WAY
IRVINE, CA 92612-2110

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08HARDIE BRD 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories1.1.100

Architectual05CONV 100

Units0100

Condition Adj0303100

Kitchen Adjus0101100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6417.07001.00/

TOTALS2,0361,684175,074

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0000668.00UT3.003.001002006200631002,004

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,684114.6000128.35216,141200620060019.0081.00

1 SINGLE FAM 0% - 0Heated Area: 1456HX Base Yr

PTO

FGR

FOP

BAS

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE175,074

TOTAL MARKET OB/XF VALUE2,004

TOTAL LAND VALUE - MARKET22,500

TOTAL MARKET VALUE199,578

SOH/AGL Deduction0

ASSESSED VALUE199,578

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE199,578

TOTAL JUST VALUE199,578

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE201,740

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1094/18338/29/2006WDQVI161,000

GRANTOR: CORNERSTONE DEVELOPER

GRANTEE: RAJESH & SWETA JHA

1076/24553/08/2006WDQV588,300

GRANTOR: RICHARD C COLE AS TRU

GRANTEE: CORNERSTONE DEVELOP

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= W12 S12 E12 N12\$ S12 W36 S15 FGR= S20 E18 N20 W18\$ E18 S20 E3 FOP= S4 E17 N4 W2 N2 W4 S2 W11\$ E11 N2 E4 S2 E12 N47\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0RMF-10.000.001.00LT1.001.001.0022,500.0022,500.0022,500

REVIEW DATE09/20/2016BYDFTotal Acres: 0.17Total Land Value: 22,500Market: 0Agricultural: 0Common: 22,500PRINTED 11/07/2025 BY SYS