W1/2 OF W1/2 OF SW1/4 OF NW1/4 L
CR-240. EX .50 AC DESC IN ORB 99

BREEN DEBRA
2007 N PAGE RD
LONGVIEW, TX 75605

2026

07-5S-17-09152-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

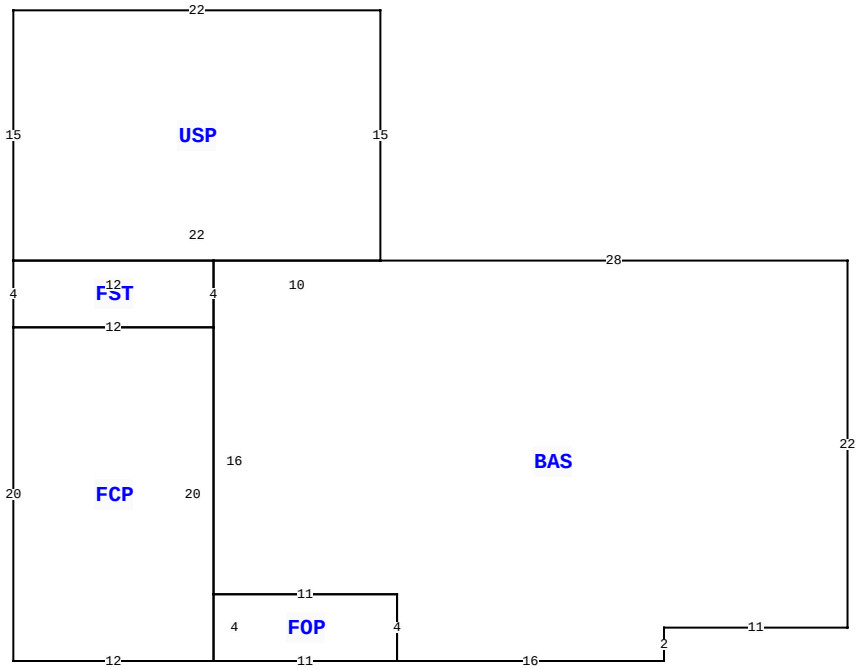
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	846	100		846	69,607
FCP	240	25		60	4,937
FOP	44	30		13	1,070
FST	48	55		26	2,139
USP	330	35		116	9,544
TOTALS	1,508			1,061	87,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,061	113.0160	126.58	134,301	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 846 HX Base Yr



117 SW WESSON CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,296
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		101,481
SOH/AGL Deduction		58,846
ASSESSED VALUE		42,635
TOTAL EXEMPTION VALUE	HX HB SX	42,635
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		108,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1241/2610	9/20/2012	QC	U	I	11	100
GRANTOR: LONNIE JOE EVANS (RES						
GRANTEE: DEBRA BREEN (REMAIN						
1217/0325	6/06/2011	TD	U	I	19	7,900
GRANTOR: G CREWS BANKRUPTCY TR						
GRANTEE: LONNIE JOE EVANS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 USP= N15 W22 S15 E22$ W10 FST= W12 S4 E12 N4$S4 FCP= W12 S20 E12 N20$ S16FOP= S4 E11 N4 W11$ E11 S4 E16 N2 E11 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	370.00	370.00	185							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000							

REVIEW DATE 07/26/2017 BY BC Total Acres: 1.50 Total Land Value: 14,185 Market: 7,000 Agricultural: 185 Common: 14,000 PRINTED 11/19/2025 BY SYS