

LOT 28 HI-DRI ACRES S/D UNIT 2.
800-1915, 800-1918, DC 907-1636,

HORTON GARY W
123 SALTICK CIR
FLORISSANT, CO 80816

2026

15-5S-16-03626-028

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality			05	05
DOR CODE			0200	MOBILE HOME
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC			15516.040	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	840	100		840
TOTALS		840		840
SUBAREA MARKET VALUE		75,310		

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	110.9000	104.25	87,570	2019	2018	0	0	0	14.00	86.00

2 MANUF 1 0% - 0

Heated Area: 840

HX Base Yr

56

15

15

56

BAS

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

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	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	75	2007	2007	3	75	1,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION			TOTAL OB/XF 8,500														
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
1	0200	C	MBL HM	0			0.00	0.00	2.27	AC		1.00	1.00	1.00	15,000.00	15,000.00	34,050

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				75,310				
TOTAL MARKET OB/XF VALUE				8,500				
TOTAL LAND VALUE - MARKET				34,050				
TOTAL MARKET VALUE				117,860				
SOH/AGL Deduction				16,223				
ASSESSED VALUE				101,637				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				101,637				
TOTAL JUST VALUE				117,860				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				120,487				
XFOB:3:1: LIBERTY/SYLV MH								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
37755		M H		325		02/18/2019		
9397		M H		125		02/28/1995		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/2396		4/10/2017		WD	Q	I	01	30,000
GRANTOR: EDWARD JAMES & JANET								
GRANTEE: GARY W HORTON								
1293/2288		4/30/2015		PB	U	I	18	0
GRANTOR: CLERK OF COURT (CHRIS								
GRANTEE: EDWARD J TOVATT & J								
BUILDING NOTES								