THE W 85 FT OF LOT 6 & ALL LOT 7
SURVEY UNR (BEING PART OF NE1/4

LEWIS WILMER R/DAVIS JEWELL
2991 DESIERTO VERDE
BULLHEAD CITY, AZ 86429

2026

20-3S-17-05320-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

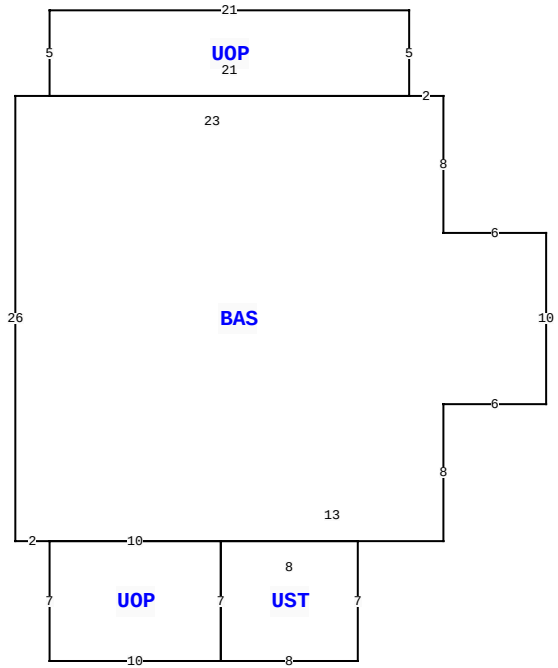
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	710	100		710	32,841
UOP	70	20		14	647
UOP	105	20		21	971
UST	56	45		25	1,156
TOTALS	941			770	35,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	770	63.5364	71.16	54,793	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 710 HX Base Yr



295 NE BICKEL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,615
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	14,636
TOTAL MARKET VALUE	50,551
SOH/AGL Deduction	0
ASSESSED VALUE	50,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,551
TOTAL JUST VALUE	50,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/69	4/20/2022	LE	U	I	14	100

GRANTOR: SMITH VERNA M

GRANTEE: LEWIS WILMER R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N5 W21 S5 E21$W23 S26 E2 UOP= S7 E10 N7 W10$ E10
UST= S7 E8 N7 W8$ E13 N8 E6 N10 W6 N8$.

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	0296	SHED METAL	0	0	15	28	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		00	0.00	0.00	41,818.00	SF		1.00	1.00	0.70	0.50	0.35	14,636							

REVIEW DATE 05/26/2020 BY BC Total Acres: 0.96 Total Land Value: 14,636 Market: 0 Agricultural: 0 Common: 14,636 PRINTED 11/20/2025 BY SYS