

COMM NW COR, RUN E 529 FT, S 215
FT, S 345 FT FOR POB, CONT S 172
FT, N 172.5 FT, W 203.03 FT TO P

TAYLOR BRANDON/RICHARDSON DONALD A
711 WEST RIVER DRIVE WEST
STEVENS POINT, WI 54481

2026

25-4S-16-03153-040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100		1,712	139,033
FCP	440	25		110	8,933
FEP	216	80		173	14,050
FOP	180	30		54	4,386
FST	128	55		70	5,685

TOTALS	2,676			2,119	172,086
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0 100	10	10	100.00	UT	7.50	7.50
3	0294	SHED WOOD/	0 100	10	14	140.00	UT	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-	1173.00	203.00	1.00

REVIEW DATE	12/16/2024	BY	JS
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,119	111.5500	124.94	264,748	1975	1975	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2019 Heated Area: 1712 HX Base Yr 2019											

191 SW VERNON WAY, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0294	SHED WOOD/	0 100	10	10	100.00	UT	7.50	7.50	70	1993	1993	3	70	525	
3	0294	SHED WOOD/	0 100	10	14	140.00	UT	7.50	7.50	70	1993	1993	3	70	735	

TOTAL OB/XF										1,485						
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
1	0100	C	SFR	100		RSF-	1173.00	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00

Total Acres: 0.81	Total Land Value: 22,500	Market: 0	Agricultural: 0	Common: 22,500
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				172,086	
TOTAL MARKET OB/XF VALUE				1,485	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				196,071	
SOH/AGL Deduction				111,283	
ASSESSED VALUE				84,788	
TOTAL EXEMPTION VALUE		HX HB SX WR		84,788	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				196,071	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				196,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051472	Roof Replacement	17,000	11/12/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1550/2208	9/30/2025	PB U	I	I	18	0	
GRANTOR: CLERK OF COURT (RICHA							
GRANTEE: TAYLOR BRANDON							
1358/1531	4/23/2018	PR U	I	I	19	120,000	
GRANTOR: GEORGE K BENNETT PR F							
GRANTEE: PERLEY A & JEAN V R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W4 FEP= N12 W18 S12 E18\$ W56 S30 E26 FOP= S6 E30 N6 W30\$ E30 FCP= E20 N22 W20 S22\$ N22 E4 FST= E16 N8 W16 S8\$ N8\$.									