THE MIDDLE 1/3 OF NE1/4 OF NW1/4
QC 1297-1822, QC 1341-286,

ROBINSON JOHN ROBERT/ROBINSON CYNTHIA BAYS
356 DANI PLACE
DIVIDE, CO 80814-9123

2026

26-6S-17-09778-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	460
TOTAL LAND VALUE - MARKET	119,970
TOTAL MARKET VALUE	5,392
SOH/AGL Deduction	0
ASSESSED VALUE	5,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,392
TOTAL JUST VALUE	120,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0286	6/28/2017	QC	U	V	11	100
GRANTOR: JOHN ROBERT ROBINSON						
GRANTEE: JOHN ROBERT ROBINSO						
1297/1822	7/02/2015	QC	U	V	11	100
GRANTOR: KATHLEEN L AKINS FKA						
GRANTEE: JOHN ROBERT ROBINSO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	17	23	1.00	UT	0.00	0.00	100	0	0	3	100	460	

LAND DESCRIPTION

TOTAL OB/XF 460

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	13.33	AC		1.00	1.00	1.00	370.00	370.00	4,932							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	119,970							

REVIEW DATE 10/16/2017 BY RP Total Acres: 13.33 Total Land Value: 4,932 Market: 119,970 Agricultural: 4,932 Common: 0 PRINTED 11/07/2025 BY SYS