BEG NE COR OF SE1/4, RUN W 200 F
200 FT, N 488 FT TO POB.

LAFOND TONIA GAIL/DAVIS WOODROW SHANE
8711 IVYBERRY WAY
GAITHERSBURG, MD 20886

2026

29-2S-16-01782-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

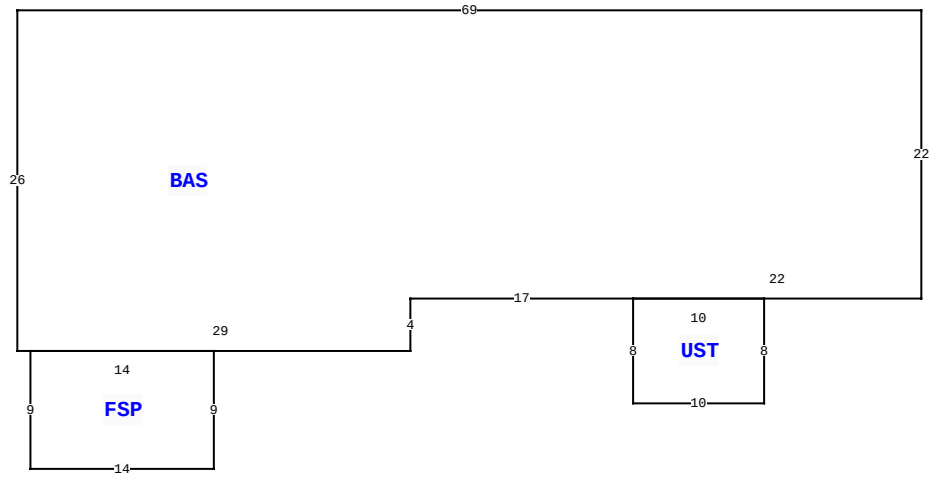
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100		1,638	89,051
FSP	126	40		50	2,718
UST	80	45		36	1,957
TOTALS	1,844			1,724	93,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,724	74.6760	83.64	144,195	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1638 HX Base Yr



1042 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,727
TOTAL MARKET OB/XF VALUE		3,219
TOTAL LAND VALUE - MARKET		16,800
TOTAL MARKET VALUE		113,746
SOH/AGL Deduction		62,024
ASSESSED VALUE		51,722
TOTAL EXEMPTION VALUE	HX HB	26,722
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,746

SALE:1:1: 2 DEEDS BK 653-624 & 625.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1754	4/08/2025	WD	U	I	11	100
GRANTOR: CUMBESS VICKIE						
GRANTEE: LAFOND TONIA GAIL						
0653/0624	5/29/1988	WD	U	I		30,000
GRANTOR: PARNELL						
GRANTEE: CUMBESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S26 E1 FSP= S9 E14 N9 W14$ E29 N4 E17 UST= S8 E10 N8 W10$ E22 N22 $.

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	0040	BARN,POLE	0	100	24	60	1.00	UT	0.00	0.00	100	0	0	3	100	1,728	
2	0294	SHED WOOD/	0	100	17	33	1.00	UT	0.00	0.00	100	0	0	3	100	1,234	
3	0251	LEAN TO W/	0	100	9	19	171.00	UT	1.50	1.50	100	1993	1993	3	100	257	

LAND DESCRIPTION

TOTAL OB/XF 3,219

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	100		A-1	0.00	0.00	2.24	AC		1.00	1.00	1.00	7,500.00	7,500.00	16,800							

REVIEW DATE 12/28/2022 BY JD Total Acres: 2.24 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/18/2025 BY SYS