

SARGENT MICHAEL ROBERT/INKLEBARGER LOIS E
17888 FM 2755
LAVON, TX 75166

29-3S-16-02383-102

BUILDING CHARACTERISTICS

ELEMENTCD06BD/BATTEN 10008IRREGULAR 10003COMP SHNGL 10003PLASTER 10013LAM/VNLPLK 10003CENTRAL 10003FORCED AIR 1002100110001NONE 1001.1.10005CONV 10001000303 1000101 100Quality0505DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC29316.001.00/AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS20010020016,669BAS81610081668,008FSP16040645,334TOTALS1,1761,08090,011EXTRA FEATURES178 NW FAT CAT CT, LAKE CITYL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDIPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOTAL OB/XF2,300REVIEW DATE10/25/2024BYTPTotal Acres: 0.95Total Land Value: 14,962Market: 0Agricultural: 0Common: 14,962PRINTED 11/19/2025 BY SYS

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS1,1761,08090,011EXTRA FEATURES178 NW FAT CAT CT, LAKE CITYBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATETOTALS1,1761,08090,011EXTRA FEATURES178 NW FAT CAT CT, LAKE CITYL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDIPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOTAL OB/XF2,300REVIEW DATE10/25/2024BYTPTotal Acres: 0.95Total Land Value: 14,962Market: 0Agricultural: 0Common: 14,962PRINTED 11/19/2025 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 13VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 3Tax Dist:BUILDING MARKET VALUE90,011TOTAL MARKET OB/XF VALUE2,300TOTAL LAND VALUE - MARKET14,962TOTAL MARKET VALUE107,273SOH/AGL Deduction0ASSESSED VALUE107,273TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE107,273TOTAL JUST VALUE107,273NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE107,273SALES DATAOFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE1528/136511/19/2024WD U I I 11100GRANTOR:SARGENT MICHAEL ROBERGRANTEE:SARGENT MICHAEL ROB1521/3328/13/2024WD Q I I 01135,000GRANTOR:GUTHRIE PAULGRANTEE:SARGENT MICHAEL ROBBUILDING NOTESBUILDING DIMENSIONSBAS= W2 BAS= N10 W20 S10 E20\$ W22 S12 W6 S8 E6 S12 E2 FSP= S8 E20 N8 W20\$ E22 N32 \$.