BEG SE COR OF SEC, RUN W 660 FT, FT, S 837 FT TO POB, EX 0.36 AC 1056-2416.

THORNTON RANDALL C
14711 DRAPER VIEW COVE
DRAPER, UT 84020

2026

34-6S-16-04065-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.00 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	0
TOTAL LAND VALUE - MARKET	110,880
TOTAL MARKET VALUE	110,880
SOH/AGL Deduction	13,658
ASSESSED VALUE	97,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,222
TOTAL JUST VALUE	110,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,880

SALE:1:1: 2 PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1117/0376	4/18/2007	WD	U	V	09	270,000
GRANTOR: YVONNE & ERROLL FIELD						
GRANTEE: RANDALL C THORNTON						
0688/0007	5/22/1989	WD	U	V		25,000
GRANTOR: FIELDING A B						
GRANTEE: FIELDING ERROLL						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	12.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	110,880							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 12.32 Total Land Value: 110,880 Market: 0 Agricultural: 0 Common: 110,880 PRINTED 11/19/2025 BY SYS