

COMM NE COR OF NE1/4 OF NW1/4, R
S 535 FT FOR POB, RUN S 105 FT,
105 FT, E 210 FT TO POB.

MOM FAMILY TRUST
5062 UPTON COURT
DENVER, CO 80239

2026

35-3S-17-07310-011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	4	100
Bathrooms	2	100
Stories	1.	1. 100
Architectual	01	CONV 100
Units	0	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200MOBILE HOME	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	19,515
TOTALS	1,440			1,440	19,515

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0			0.00	0.00	22,360.00

REVIEW DATE 02/16/2017 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,440	56.4600	33.88	48,787	1973	1973	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2023 Heated Area: 1440 HX Base Yr													
24 BAS 6024													
263 NE RIFLE CT, LAKE CITY													
BLD DATEXF DATEINC DATELGL DATELAND DATEAG 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	9945	Well/Sept		0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													
7,000													
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0102		C	SFR/MH	0			0.00	0.00	22,360.00	SF		1.00

Total Acres: 0.51 Total Land Value: 5,590 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				19,515			
TOTAL MARKET OB/XF VALUE				7,000			
TOTAL LAND VALUE - MARKET				5,590			
TOTAL MARKET VALUE				32,105			
SOH/AGL Deduction				0			
ASSESSED VALUE				32,105			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				32,105			
TOTAL JUST VALUE				32,105			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				32,105			

BUILDING DIMENSIONS							
BAS= W60 S24 E60 N24\$.							