NE DIV: E 50 FT LOT 13 EX N 50 F
S/D.

FANTINI RYAN
5609 DUNSMUIR AVE
DUNSMUIR, CA 96025

2027

00-00-00-11195-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,245
TOTAL MARKET VALUE	7,245
SOH/AGL Deduction	0
ASSESSED VALUE	7,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,245
TOTAL JUST VALUE	7,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/970	10/16/2025	QC	U	V	11	100
GRANTOR: WP RE VENTURES 1 LLC						
GRANTEE: FANTINI RYAN						
1548/1221	9/08/2025	QC	U	V	11	100
GRANTOR: 5T WEALTH PARTNERS LP						
GRANTEE: WP RE VENTURES 1 LL						

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

TOTAL OB/XF 0

LAND DESCRIPTION

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	0000	C	VAC RES	0		00	0.00	0.00	14,490.00	SF		1.00	1.00	1.00	0.50	0.50	7,245							

REVIEW DATE 09/10/2015 **BY** DF Total Acres: 0.33 Total Land Value: 7,245 Market: 0 Agricultural: 0 Common: 7,245 **PRINTED 11/17/2026 BY SYS**