

LOT 1 FRANK C CUMMINGS S/D
 UNIT 1. 847-559, CT 937-1978,
 982-46, CT 1022-296, WD 1048-

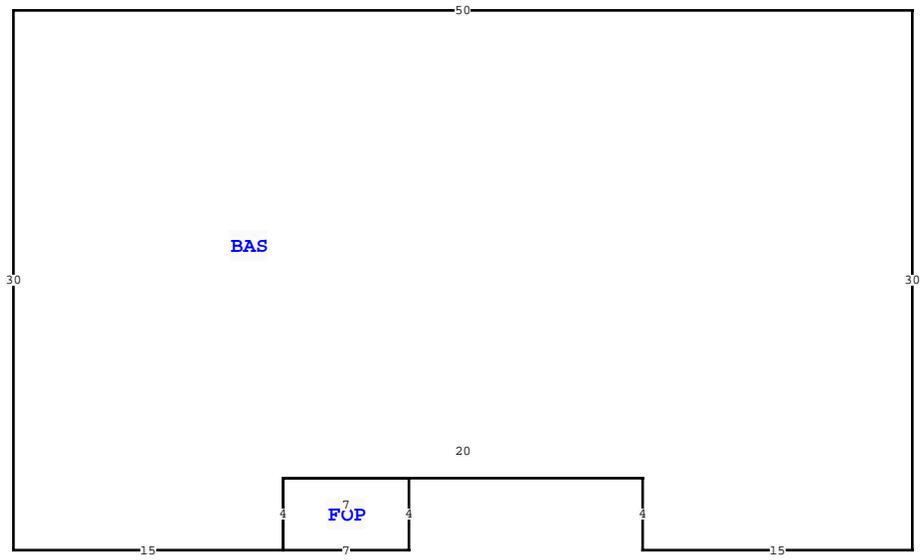
REEL LIFE LLC
 1245 E JANE AVE
 KINGMAN, AZ 86409

2026

00-00-00-11209-101


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,420	100	
FOP	28	30	
TOTALS	1,448		1,428
			62,729

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,428	84.8000	94.98	135,631	1998	1998	10	0	10	33.75	46.25
1 SINGLE FAM 0% - 0 Heated Area: 1420 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			62,729
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			4,985
TOTAL MARKET VALUE			68,214
SOH/AGL Deduction			0
ASSESSED VALUE			68,214
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			68,214
TOTAL JUST VALUE			68,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,473
LAND:1:1: 9970 SF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
1102	SFR	239	11/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1481	12/15/2017	WD	U	I	11	100
GRANTOR: EUGENE P ELSON & BARB						
GRANTEE: REEL LIFE LLC						
1331/1115	2/21/2017	WD	Q	I	01	53,000
GRANTOR: CFM REI LLC						
GRANTEE: EUGENE P ELSON & BA						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1998	1998
1056 NE GOODVINE WAY, LAKE CITY												

BLD DATE		07/20/1998	CM	LGL DATE
XF DATE		07/20/1998	CM	LAND DATE
INC DATE				AG DATE

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W50 S30 E15 FOP= E7 N4 W7 S4\$ N4 E20 S4 E15 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		*RSF-3	0.00	0.00	9,970.00	SF		1.00	1.00	1.00	0.50	0.50	4,985							