

W DIV: COMM NE COR OF BLOCK B,
 RUN W ALONG S R/W HAMILTON
 ST 70 FT FOR POB, S 105 FT, W

REEL LIFE LLC
 1245 E JANE AVE
 KINGMAN, AZ 86409

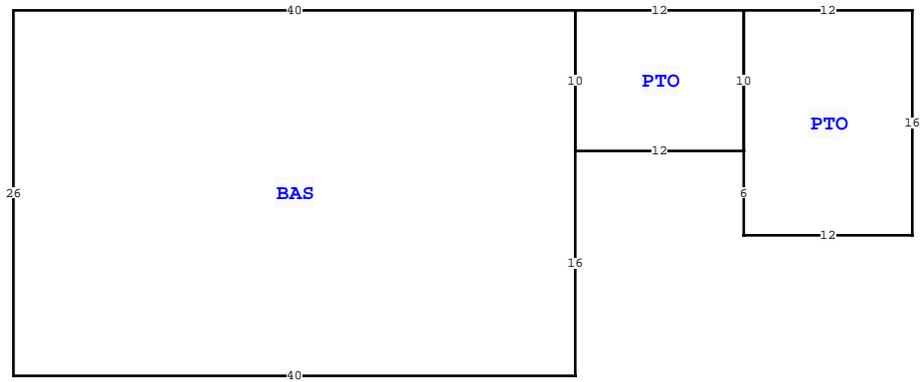
2026

00-00-00-12297-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,056	103.6055	116.04	122,538	1960	1960	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1040 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	78,443
PTO	120	5		6	452
PTO	192	5		10	754
TOTALS	1,352			1,056	79,650

NEIGHBORHOOD/LOC		840317.00 1.00/														
EXTRA FEATURES		480 NW HAMILTON ST, LAKE CITY														
L	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	0294	SHED WOOD/	0	0	16	20	UT	7.50	7.50	100	1993	1993	3	100	2,400	
2	0169	FENCE/WOOD	0	0	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			79,650
TOTAL MARKET OB/XF VALUE			2,700
TOTAL LAND VALUE - MARKET			11,100
TOTAL MARKET VALUE			93,450
SOH/AGL Deduction			355
ASSESSED VALUE			93,095
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			93,095
TOTAL JUST VALUE			93,450
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1483	12/15/2017	WD U		I	11	100
GRANTOR: EUGENE P ELSON & BARB						
GRANTEE: REEL LIFE LLC						
1329/0102	1/11/2017	WD U		I	18	44,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: EUGENE P ELSON & BA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S26 E40 N16 PTO= E12 PTO= S6 E12 N16 W12 S10\$ N10 W12 S10\$ N10\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,700																						
L	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	7,400.00	SF		1.00	1.00	1.00	1.50	1.50	11,100							

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1	0100	C	SFR	0		*RSF-3	0.00	0.00	7,400.00	SF		1.00	1.00	1.00	1.50	1.50	11,100							