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

2027

00-00-00-12297-000

BUILDING CHARACTERISTICS

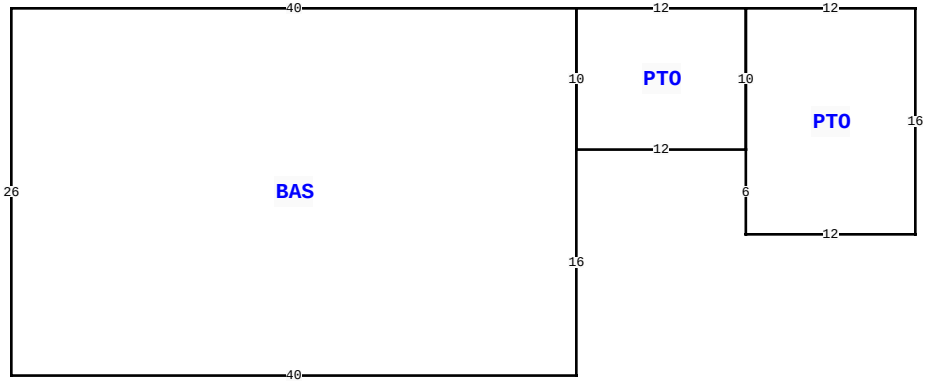
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	77,044
PTO	120	5		6	445
PTO	192	5		10	741
TOTALS	1,352			1,056	78,229

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	113.97	120,352	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1040 HX Base Yr



480 NW HAMILTON ST, LAKE CITY

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

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
1	0294	SHED WOOD/	0	0	16	20	320.00	UT	7.50	7.50	100	1993	1993	3	100	2,400	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	78,229
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	11,100
TOTAL MARKET VALUE	92,029
SOH/AGL Deduction	0
ASSESSED VALUE	92,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,029
TOTAL JUST VALUE	92,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,450

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

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	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							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.17 Total Land Value: 11,100 Market: 0 Agricultural: 0 Common: 11,100 PRINTED 11/17/2026 BY SYS