

E DIV: THE S 96 FT OF LOT 8 BLOC
S/D & LOT 2 BLK 1 MURRAY'S S/D E
FT & EX A PRCL 69 FT E & W BY 49

WALKER WILL REED IV
1926 SOUTH BONITA AVE
ONTARIO, CA 91762

2026

00-00-00-12929-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	31	VINYL SID	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	03	MASONRY	100
Story Height		0	100
RMS		0	100
Stories	2.	2.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	144	100	
BAS	144	100	
BAS	802	100	
BAS	802	100	
UOP	32	20	
UOP	66	20	
UOP	108	20	
USP	18	35	
UST	330	45	
TOTALS	2,446		2,087 138,224

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	- 2024								
Heated Area: 1892						HX Base Yr					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			138,224
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			13,956
TOTAL MARKET VALUE			152,280
SOH/AGL Deduction			0
ASSESSED VALUE			152,280
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			152,280
TOTAL JUST VALUE			152,280
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0319	MAINT/ALTR	50	07/22/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/71	5/19/2023	WD Q	Q	I	01	146,600

GRANTOR: SHANDY PROPERTIES, LL
GRANTEE: WALKER WILL REED IV
1454/1444 12/09/2021 WD Q I 01 121,900
GRANTOR: CORBETT MICHAEL
GRANTEE: SHANDY PROPERTIES,

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

EXTRA FEATURES		BUILDING NOTES	
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	0296 SHED METAL 0 0 0 0 1.00 UT 0.00 0.00 100 1994 1994 3 100 100		

BUILDING DIMENSIONS	
BAS= W41 USP= W3 S6 E3 N6\$ S20 E12 UOP= S4 E8 N4 W8\$ E20N2 E9 N18\$ UOP= N2 UST= N10 W33 S10 E33\$ W33 S2 E33\$ PTR= N30 BAS= N18 BAS= N12 W12 S12 E12\$ W12 UOP= N12 W9 S12 E9\$ W9 BAS= N12 W12 S12 E12\$ W20 S20 E32 N2 E9\$ S30\$.	

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	0800	C	MULTI-FAM	0		*RSF-	3 0.00	0.00	13,956.00	SF		1.00	1.00	1.00	1.00	13,956							