E DIV: SW1/4 BLK 273.

454-340, 651-22, 774-1916,

THRASHER LINDA MAY
3008 32ND TERRACE
VAN BUREN, AR 72956

2026

00-00-00-13297-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

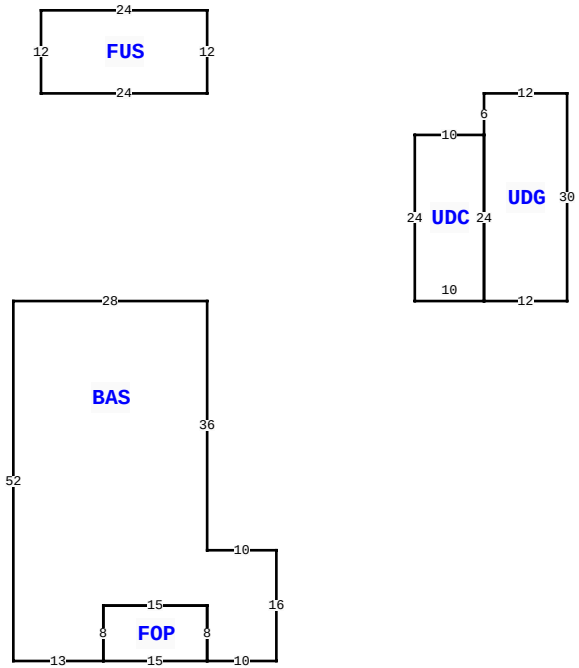
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100		1,496	102,423
FOP	120	30		36	2,465
FUS	288	100		288	19,718
UDC	240	25		60	4,108
UDG	360	55		198	13,556
TOTALS	2,504			2,078	142,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	92.3983	105.33	218,876	1925	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1784 HX Base Yr



427 SE MONROE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	142,269
TOTAL MARKET OB/XF VALUE	3,550
TOTAL LAND VALUE - MARKET	13,781
TOTAL MARKET VALUE	159,600
SOH/AGL Deduction	2,191
ASSESSED VALUE	157,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,409
TOTAL JUST VALUE	159,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,808

SALE:2:1: HOUSE HAS BEEN REMODELED SINCE RECENT SA

SALE:1:1: SW1/4 BLK 273 E DIV LC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
396	MAINT/ALTR	50	07/25/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1262/2636	10/04/2013	WD	Q	I	01	77,000
GRANTOR: JAMES C BRUMMETT						
GRANTEE: LINDA MAY THRASHER						
0990/1530	7/25/2003	WD	Q	I		83,900
GRANTOR: GAFFORD						
GRANTEE: JAMES BRUMMETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S52 E13 FOP= E15 N8W15 S8$ N8 E15 S8 E10 N16 W10 N36$ PTR=N30 FUS= N12 W24 S12E24$S30$ PTR=E40 UDG= E12 N30W12 S6 UDC= W10 S24 E10 N24$ S24$ W40$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	850	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,550

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-1	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	1.25	1.25	13,781							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.25 Total Land Value: 13,781 Market: 0 Agricultural: 0 Common: 13,781 PRINTED 05/12/2026 BY SYS