SE1/4 OF NE1/4 OF NE1/4 N OF C/L
467-481, PB 1147-2403, PR 1151-2

ARSENAULT ROBERT/ARSENAULT PAMELA MICHELLE
717 ADAMS DR
CRANDELL, TX 75114

2026

01-3S-16-01901-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

511 NW RIVERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,160
TOTAL MARKET VALUE	68,160
SOH/AGL Deduction	11,459
ASSESSED VALUE	56,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,701
TOTAL JUST VALUE	68,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054544	Mobile Home		11/20/2025
000054261	Right-of-Way Acce		10/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/546	7/30/2021	WD	Q	V	01	57,500
GRANTOR: LAND BUY USA LLC						
GRANTEE: ARSENAULT ROBERT						
1442/1321	6/30/2021	WD	U	V	16	30,800
GRANTOR: FANTO CHRISTINE A						
GRANTEE: LAND BUY USA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	8.52	AC		1.00	1.00	1.00	8,000.00	8,000.00	68,160							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 8.52 Total Land Value: 68,160 Market: 0 Agricultural: 0 Common: 68,160 PRINTED 06/09/2026 BY SYS