N1/2 OF S1/2 OF NW1/4 OF
NE1/4 EX RD R/W. ORB 450-443,
474-334, 682-443,

TORKIAN MOSTAFA
536 CUESTA DR
LOS ALTOS, CA 94024

2026

01-6S-15-00490-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,340
TOTAL MARKET VALUE	92,340
SOH/AGL Deduction	21,897
ASSESSED VALUE	70,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,443
TOTAL JUST VALUE	92,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,340

SALE:1:1: 9.72 AC @ $2057/AC. MKT=$15550.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1063/2764	10/17/2005	QC	Q	V	01	100
GRANTOR: JANAT BONYANI AS TRUS						
GRANTEE: J BONYANI & R OSKOU						
0682/0443	3/01/1989	WD	Q	V		20,000
GRANTOR: PARKER FREDA						
GRANTEE: TORKIAN MOSTAFA						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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			0.00	0.00	9.72	AC		1.00	1.00	1.00	9,500.00	9,500.00	92,340							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 9.72 Total Land Value: 92,340 Market: 0 Agricultural: 0 Common: 92,340 PRINTED 03/25/2026 BY SYS