LOT 131 PRESERVE AT LAUREL LAKE

WD 1260-2080, WD 1300-369, WD 13

PENA HENRY COROMOTO DORANTE/RODRIGUEZ DIOSELIN DEL
3326 DAGOSTINO CREEK DR
KATY, TX 77494

2027

03-4S-16-02731-131

BUILDING CHARACTERISTICS

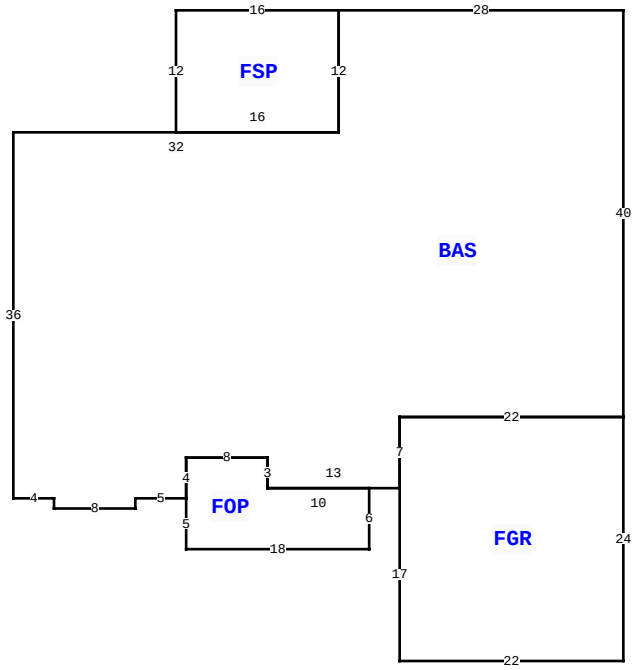
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0400	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100		2,283	309,157
FGR	528	55		290	39,271
FOP	132	30		40	5,416
FSP	192	40		77	10,427
TOTALS	3,135			2,690	364,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,690	122.9800	148.81	400,299	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2026 Heated Area: 2283 HX Base Yr 2026



138 SW MAPLE PL, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	364,272
TOTAL MARKET OB/XF VALUE	4,734
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	407,506
SOH/AGL Deduction	0
ASSESSED VALUE	407,506
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	356,095
TOTAL JUST VALUE	407,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34068	SFR	870	05/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/73	6/27/2024	WD	Q	I	01	470,000
GRANTOR: STAUDINGER CAROL						
GRANTEE: PENA HENRY COROMOTO						
1341/0316	7/21/2017	WD	Q	I	01	284,900
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: CAROL STAUDINGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S12 W32 S36 E4 S1 E8 N1 E5 N4 E8 S3 E13 N7 E22 N40 $
FGR=[ORIG=-22,47] S17 E22 N24 W22 S7 $
FSP=[ORIG=-28,0] W16 S12 E16 N12 $
FOP=[ORIG=-43,48] S5 E18 N6 W10 N3 W8 S4 $
.

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	100	0	0	867.00	UT	2.00	2.00	100	2016	2016	3	100	1,734	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,734

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	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 09/11/2024 BY TP Total Acres: 0.31 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS