BEG NE COR, RUN S 660 FT, W 498
429 FT, NE 418 FT, N 312 FT, E 6

THORNTON RANDALL C
14711 DRAPER VIEW COVE
DRAPER, UT 84020

2026

03-7S-16-04118-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3716.00	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	119,570
TOTAL MARKET VALUE	119,570
SOH/AGL Deduction	33,790
ASSESSED VALUE	85,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,780
TOTAL JUST VALUE	119,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,265

SALE:1:1: 2 PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1117/0376	4/18/2007	WD	U	V	09	270,000
GRANTOR: YVONNE & ERROLL FIELD						
GRANTEE: RANDALL C THORNTON						
0688/0007	5/22/1989	WD	U	V		25,000
GRANTOR: FEILDING A B						
GRANTEE: FEILDING ERROLL						

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	10.87	AC		1.00	1.00	1.00	11,000.00	11,000.00	119,570							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.87 Total Land Value: 119,570 Market: 0 Agricultural: 0 Common: 119,570 PRINTED 05/08/2026 BY SYS