

COMM AT NW COR OF NE1/4 OF NE 1/  
S 493 FT FOR POB, NE 95 FT, S 64  
960 FT, W APPROX 60 FT, NE TO PO

THORNTON RANDALL C  
14711 DRAPER VIEW COVE  
DRAPER, UT 84020

**2026**

03-7S-16-04118-011  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 5,724 <b>TOTAL MARKET VALUE</b> 5,724 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 5,724 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 5,724 <b>TOTAL JUST VALUE</b> 5,724 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 5,724																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1117/0376</td> <td>4/18/2007</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>270,000</td> </tr> </tbody> </table> GRANTOR: ERROLL & YVONNE FIELD GRANTEE: RANDALL C THORNTON 1088/0356    6/27/2006    WD Q    V    01    0 GRANTOR: NOMA FIELDING GRANTEE: ERROLL & YVONNE FIE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1117/0376	4/18/2007	WD Q	V			270,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																							
L N	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																											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.36	AC		1.00	1.00	1.00	15,900.00	15,900.00	5,724																										
<b>REVIEW DATE</b> 09/16/2010 <b>BY</b> DF    Total Acres: 0.36    Total Land Value: 5,724    Market: 0    Agricultural: 0    Common: 5,724 <b>PRINTED 05/08/2026 BY SYS</b>																																											