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

2027

03-7S-16-04118-011

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					

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

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,724
TOTAL MARKET VALUE	5,724
SOH/AGL Deduction	0
ASSESSED VALUE	5,724
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,724
TOTAL JUST VALUE	5,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1117/0376	4/18/2007	WD	Q	V		270,000
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						

BUILDING NOTES

BUILDING DIMENSIONS

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	0.36	AC		1.00	1.00	1.00	15,900.00	15,900.00	5,724							

REVIEW DATE 06/05/2026 BY NH Total Acres: 0.36 Total Land Value: 5,724 Market: 0 Agricultural: 0 Common: 5,724 PRINTED 11/17/2026 BY SYS