

LOT 1 & N1/2 OF LOT 2 BLOCK 3
LAKEWOOD S/D. LIFE ESTATE
ORB 777-2365 & QCD 1234-1318

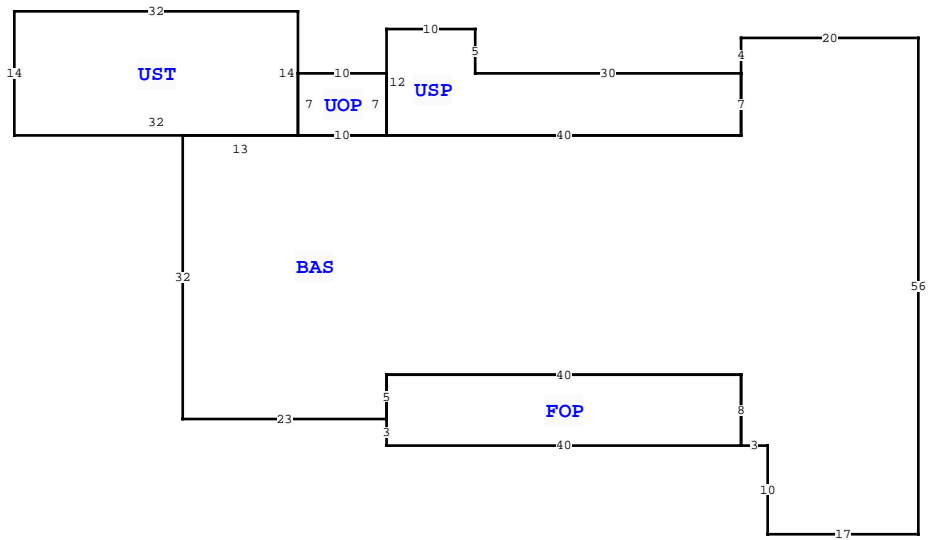
TANNENBAUM SUSAN G
6695 FAIRWAYS DR
NIWOT, CO 80503

2026

05-4S-17-07805-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0500	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,906	100	
FOP	320	30	
UOP	70	20	
USP	330	35	
UST	448	45	
TOTALS	4,074		
			3,334
			246,031

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,334	101.3650	113.53	378,509	1960	1960	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 2906 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		246,031	
TOTAL MARKET OB/XF VALUE		14,336	
TOTAL LAND VALUE - MARKET		49,560	
TOTAL MARKET VALUE		309,927	
SOH/AGL Deduction		9,065	
ASSESSED VALUE		300,862	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		300,862	
TOTAL JUST VALUE		309,927	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,147	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00683			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/1318	4/26/2012	QC	U	I	11	100

GRANTOR: BETTY L TANNENBAUM
GRANTEE: SUSAN G TANNENBAUM

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 S4 USP= W30 N5 W10S12 E40 N7\$ S7 W40 UOP= N7 W10 S7 E10\$ W10 UST= N14 W32S14 E32\$ W13 S32 E23 FOP= S3E40 N8 W40 S5\$ N5 E40 S8 E3 S10 E17 N56\$.	

EXTRA FEATURES																
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
1	0280	POOL R/CON	0	0	32	16		70.00	70.00	100	1975	1975	3	40	14,336	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0133	C	SFR LAKE	0		*RSF	-150.00	165.00	24,780.00	SF		1.00	1.00	1.00	2.00	2.00	49,560								