LOT 1 & N1/2 OF LOT 2 BLOCK 3 LA
LE 777-2365, QC 1234-1318, LE 15

TANNENBAUM SUSAN G
6695 FAIRWAYS DR
NIWOT, CO 80503

2027

05-4S-17-07805-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

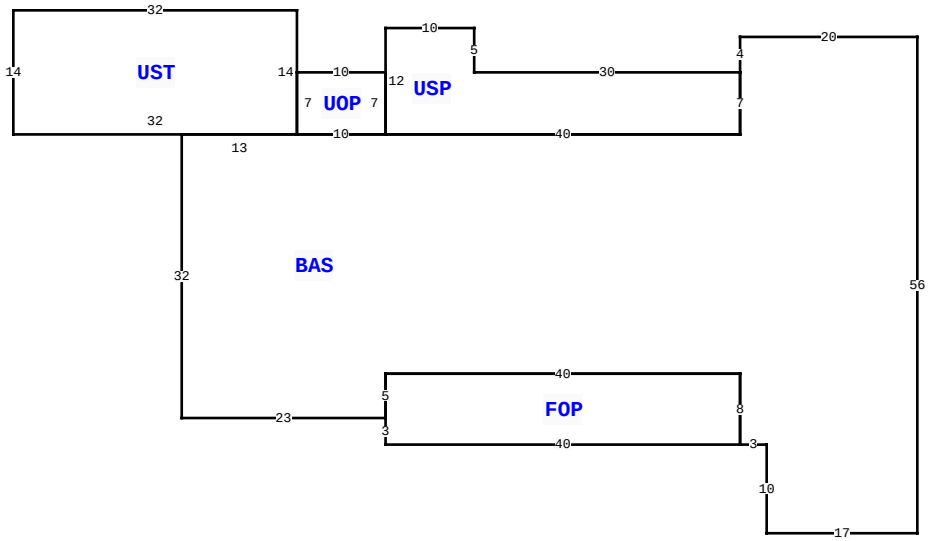
NEIGHBORHOOD/LOC 5417.0500 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,906	100		2,906	210,612
FOP	320	30		96	6,958
UOP	70	20		14	1,015
USP	330	35		116	8,407
UST	448	45		202	14,640
TOTALS	4,074			3,334	241,632

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	111.50	371,741	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2906 HX Base Yr



1525 SE INGLEWOOD AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 MLU
INC DATE | AG DATE

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	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1975	1975	3	40	14,336	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	241,632
TOTAL MARKET OB/XF VALUE	14,336
TOTAL LAND VALUE - MARKET	49,560
TOTAL MARKET VALUE	305,528
SOH/AGL Deduction	0
ASSESSED VALUE	305,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,528
TOTAL JUST VALUE	305,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00683			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2704	6/17/2026	LE	U	I	14	100
GRANTOR: TANNENBAUM SUSAN G						
GRANTEE: TANNENBAUM SUSAN G						
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$.

LAND DESCRIPTION

TOTAL OB/XF 14,336

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	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							

REVIEW DATE 10/18/2024 BY JS Total Acres: 0.57 Total Land Value: 49,560 Market: 0 Agricultural: 0 Common: 49,560 PRINTED 11/17/2026 BY SYS