LOT 19 CROSS CREEK ESTATES S/D.
WD 1072-605, WD 1116-1774, CT 12

SLAWINSKI THOMAS C 11
5704 WEDGEFIELD ST
N LAS VEGAS, NV 89081

2027

06-4S-17-08020-119

BUILDING CHARACTERISTICS

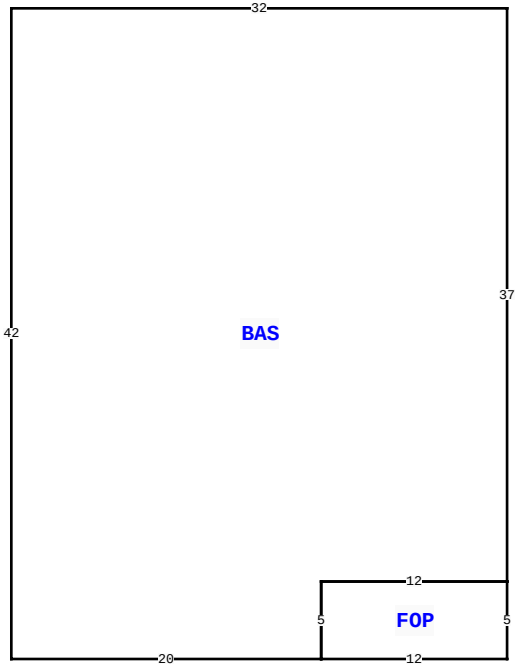
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		40 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		1 100
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	6417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	106,084
FOP	60	30		18	1,487
TOTALS	1,344			1,302	107,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,302	100.0000	102.00	132,804	2006	2006	0	0	0	19.00	81.00

1 TOWNHOUSE 0% - 0 Heated Area: 1284 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	107,571
TOTAL MARKET OB/XF VALUE	760
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	130,831
SOH/AGL Deduction	8,833
ASSESSED VALUE	121,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,998
TOTAL JUST VALUE	130,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,831

SALE:1:1: 2005 SALE IS FOR 6 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3639	MULTIFAM	686	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0668	7/24/2014	WD	U	I	12	53,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: THOMAS C SLAWINSKI						
1272/2404	4/02/2014	WD	U	I	18	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S42 E20 FOP= E12 N5 W12 S5$ N5 E12 N37$.

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	0166	CONC,PAVMT	0	0	0	0	608.00	UT	2.50	2.50	50	2006	2006	3	50	760	

LAND DESCRIPTION

TOTAL OB/XF 760

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	0100	C	SFR	0		*RSF-	244.00	83.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS