

COMM NW COR OF NW1/4, RUN E 415.
 CONT E 415.72 FT, S 1325.01 FT,
 1324.95 FT TO POB.

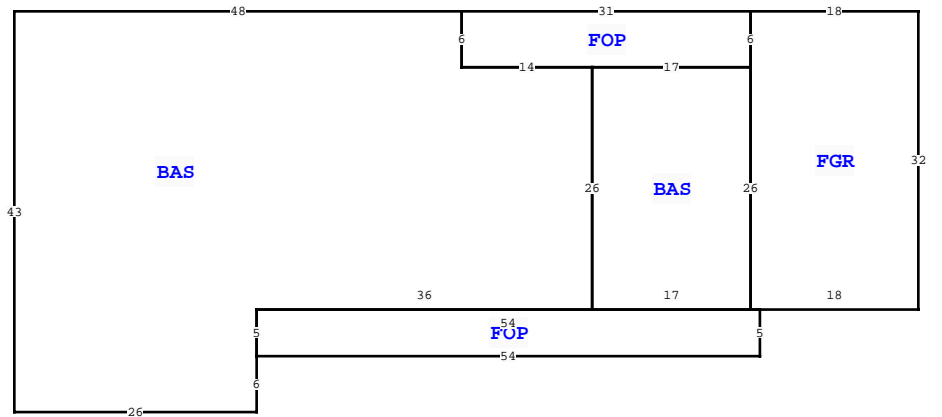
FALK LOIS A
 1529 BELL BROOK BLVD
 BLUFFTON, IN 46714-1244

2026

07-4S-16-02806-004


| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|-------------------|-------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 19 COMMON BRK 100 | | | | |
| Roof Structur | 03 GABLE/HIP 100 | | | | |
| Roof Cover | 03 COMP SHNGL 100 | | | | |
| Interior Wall | 05 DRYWALL 100 | | | | |
| Interior Floo | 14 CARPET 100 | | | | |
| Air Condition | 03 CENTRAL 100 | | | | |
| Heating Type | 04 AIR DUCTED 100 | | | | |
| Bedrooms | 3 100 | | | | |
| Bathrooms | 2.5 100 | | | | |
| Frame | 01 NONE 100 | | | | |
| Stories | 1. 1. 100 | | | | |
| Architctual | 05 CONV 100 | | | | |
| Units | 0 100 | | | | |
| Condition Adj | 02 02 100 | | | | |
| Kitchen Adjus | 01 01 100 | | | | |
| Quality | 05 05 | | | | |
| DOR CODE | 5000 IMPROVED AG | | | | |
| MAP NUM | MKT AREA 01 | | | | |
| NEIGHBORHOOD/LOC | 7416.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 442 | 100 | | 442 | 31,643 |
| BAS | 2,186 | 100 | | 2,186 | 156,498 |
| FGR | 576 | 55 | | 317 | 22,694 |
| FOP | 186 | 30 | | 56 | 4,009 |
| FOP | 270 | 30 | | 81 | 5,799 |
| TOTALS | 3,660 | | | 3,082 | 220,643 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------------|----------------|----------------|------------|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | 0% | 2025 | | | | | | | | | |
| | | | Heated Area: 2628 | | | HX Base Yr | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 362,936 | |
| TOTAL MARKET OB/XF VALUE | | 19,600 | |
| TOTAL LAND VALUE - MARKET | | 108,035 | |
| TOTAL MARKET VALUE | | 458,351 | |
| SOH/AGL Deduction | | 137,272 | |
| ASSESSED VALUE | | 321,079 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 321,079 | |
| TOTAL JUST VALUE | | 490,571 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 472,794 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 34349 | STORAGE | 496 | 08/15/2016 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1475/1851 | 8/23/2022 | TR | U | I | 11 | 0 |
| GRANTOR: KLOPFENSTEIN HAROLD S | | | | | | |
| GRANTEE: FALK LOIS A | | | | | | |
| 1185/1945 | 10/29/2009 | WD | U | I | 11 | 100 |
| GRANTOR: HAROLD KLOPFENSTEIN | | | | | | |
| GRANTEE: HAROLD KLOPFENSTEIN | | | | | | |

| 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 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 2,500 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 20 | 32 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 3,000 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 24 | 34 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2024 | 2023 | | 100 | 3,500 | |
| 6 | 0030 | BARN, MT | 0 | 0 | 20 | 24 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2024 | 2023 | | 100 | 4,000 | |
| 7 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 85 | 5,100 | |

| TOTAL OB/XF | | | | | | | | | | | | | 19,600 | | | | |
|---------------------------------|---------|----------|----------|-----------|---------|------------|-----|------------|-----|--|--|--|--------|--|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 05/04/2026 | MLU | 04/20/2023 | SPF | | | | | | | | |
| 3897 SW PINEMOUNT RD, LAKE CITY | | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W48 S43 E26 N6 N5 E36 N26 W14 N6 \$ | | | | | | | | | |
| FGR=[ORIG=31,6] S26 E18 N32 W18 S6 \$ | | | | | | | | | |
| BAS=[ORIG=14,32] E17 N26 W17 S26 \$ | | | | | | | | | |
| FOP=[ORIG=-22,37] E54 N5 W54 S5 \$ | | | | | | | | | |
| FOP=[ORIG=14,6] E17 N6 W31 S6 E14 \$ | | | | | | | | | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | 19,600 | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 8.71 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 74,035 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 1,780 | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 34,000 | | | | | | | |

