

LOTS 8 & 9 & THE N 40 FT OF  
 LOTS 10 & 11 BLOCK 10 LAKESIDE  
 HEIGHTS S/D & THAT PORTION OF

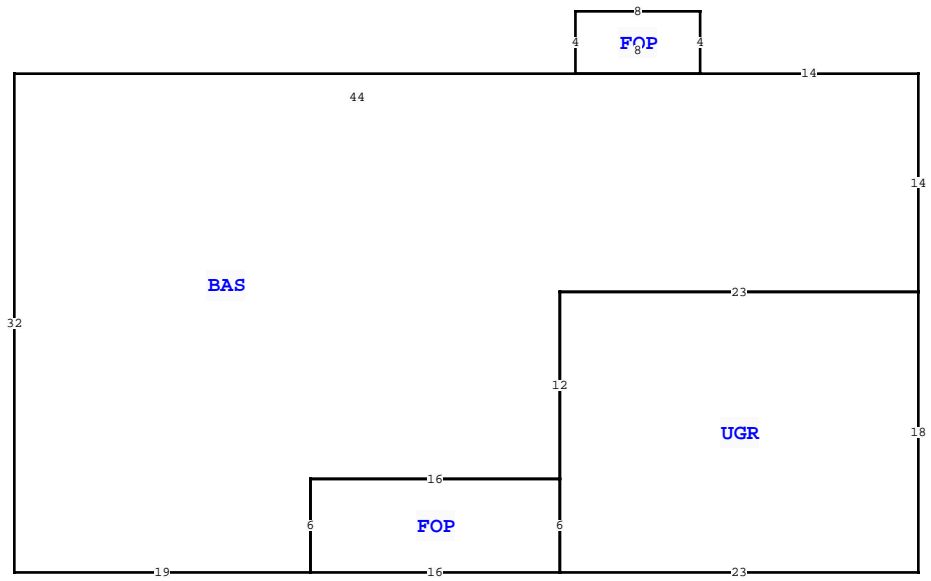
BELL EMILIE C  
 1502 NW 12TH ST  
 BENTONVILLE, AZ 72712

**2026**

08-4S-17-08258-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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		1.5	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	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,346	100	
FOP	32	30	
FOP	96	30	
UGR	414	45	
TOTALS	1,888		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,571	110.3850	123.63	194,223	1974	1974	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1346 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			126,245
TOTAL MARKET OB/XF VALUE			2,030
TOTAL LAND VALUE - MARKET			56,250
TOTAL MARKET VALUE			184,525
SOH/AGL Deduction			5,441
ASSESSED VALUE			179,084
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			179,084
TOTAL JUST VALUE			184,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/2750	1/12/2007	WD	Q	I		105,000

GRANTOR: KENNETH H FREEMAN  
 GRANTEE: EMILIE C BELL

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0	0	16	20	UT	0.00	0.00
3	0264	PRCH, FSP	0	0	12	24	UT	0.00	0.00
4	0296	SHED METAL	0	0	10	10	UT	5.00	5.00

TOTAL OB/XF														2,030		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	0			0.00	0.00	2.50	LT		1.00	1.00	1.00	22,500.00	22,500.00

BUILDING NOTES													

**BUILDING DIMENSIONS**  
 BAS= W14 FOP= N4 W8 S4 E8\$ W44 S32 E19 FOP= E16 N6 W16 S6\$ N6  
 E16 UGR= S6 E23 N18 W23 S12\$ N12 E23 N14\$.

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	DPHT 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			0.00	0.00	2.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	56,250							