LOT 49 WOODCREST S/D UNIT 2.

803-1853, 881-2535, 889-1685, WD

LOUIE SARA LOUISE LIVING TRUST DATED MAY 8, 2025
9 CRECENT MEADOWS COURT
EUREKA, MO 63025

**2027**

**11-4S-16-02905-349**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

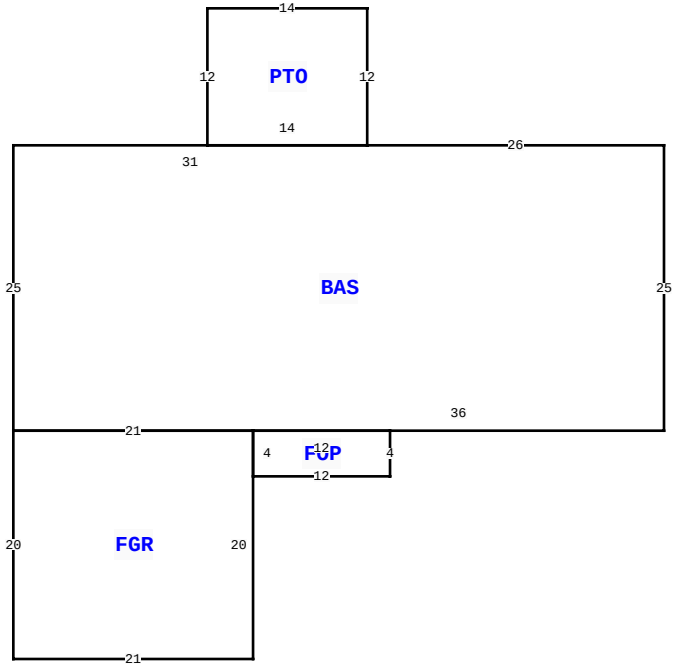
NEIGHBORHOOD/LOC 11416.050 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,425 | 100 | | 1,425 | 187,598 |
| FGR | 420 | 55 | | 231 | 30,410 |
| FOP | 48 | 30 | | 14 | 1,843 |
| PTO | 168 | 5 | | 8 | 1,053 |
| TOTALS | 2,061 | | | 1,678 | 220,906 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,678 | 140.8000 | 154.88 | 259,889 | 1999 | 2010 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1425 HX Base Yr




153 SW WOODGRASS GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,523.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 2,285 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 150.00 | UT | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 100 | 975 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 800 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 1,200 | |
| 5 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 220,906 |
| TOTAL MARKET OB/XF VALUE | 5,860 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 261,766 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 261,766 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 261,766 |
| TOTAL JUST VALUE | 261,766 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 265,788 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042517 | Roof Replacement | 9,000 | 08/10/2021 |
| 16098 | SFR | 235 | 10/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1539/2352 | 5/08/2025 | WD | U | I | 11 | 100 |
| GRANTOR: LOUIE SARA L | | | | | | |
| GRANTEE: LOUIE SARA LOUISE L | | | | | | |
| 1517/422 | 6/13/2024 | WD | Q | I | 01 | 325,000 |
| GRANTOR: LYNCH LULA M | | | | | | |
| GRANTEE: LOUIE SARA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 PTO= N12 W14 S12 E14$ W31 S25 FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E36 N25$.

## LAND DESCRIPTION

TOTAL OB/XF 5,860

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 09/16/2024 BY TP Total Acres: 0.66 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS