LOT 3 COLUMBIA MEADOWS S/D. EX 1
ORB 960-512.

WAGAMAN TIMOTHY C
226 PEREGRINE PL
COUNCIL BLUFFS, IA 51501

2027

11-5S-16-03564-103

BUILDING CHARACTERISTICS

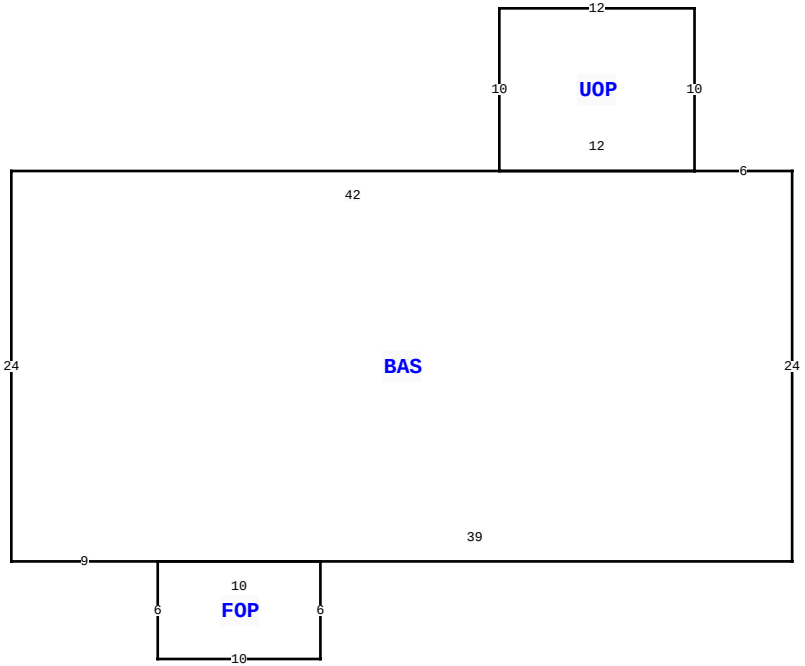
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	67,117
FOP	60	35		21	1,224
UOP	120	25		30	1,748
TOTALS	1,332			1,203	70,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,203	113.9000	105.93	127,434	1988	1988	0	0	0	45.00	55.00

3 MANUF 1 0% - 0 Heated Area: 1152 HX Base Yr



335 SW PEACE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,089
TOTAL MARKET OB/XF VALUE	6,200
TOTAL LAND VALUE - MARKET	27,500
TOTAL MARKET VALUE	103,789
SOH/AGL Deduction	44,217
ASSESSED VALUE	59,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,572
TOTAL JUST VALUE	103,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055714	Roof Replacement	10,375	05/20/2026
19900	SFR	326	08/28/2002
14093	M H	125	06/04/1998
11624	M H	125	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/2669	4/04/2026	WD	Q	I	01	160,000
GRANTOR: MARTIN BEN						
GRANTEE: WAGAMAN TIMOTHY C						
0869/2397	11/25/1998	WD	Q	I		35,000
GRANTOR: ROBERT & SUZAN LEE						
GRANTEE: MARTIN (1988 DW MH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N10 W12 S10 E12$ W42 S24 E9 FOP= S6 E10 N6 W10$ E39 N24$.

LAND DESCRIPTION

TOTAL OB/XF 6,200

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	0102	C	SFR/MH	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							

REVIEW DATE 09/10/2026 BY TP Total Acres: 2.96 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 11/17/2026 BY SYS