

COMM SE COR OF SEC, RUN N  
1434.71 FT, W 1171.88 FT FOR  
POB, RUN W 94.54 FT, S 109.10

RUIZ ROXIE RENAE  
712 BRIGGS ST  
CEDAR HILL, TX 75104

2026

12-4S-15-00347-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	12415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		104,069

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,800	109.5000	105.12	189,216	2007	2007	0	0	45.00	55.00	
3 MANUF 1 0% - 2021			Heated Area: 1800			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div> </div>												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		104,069	
TOTAL MARKET OB/XF VALUE		16,000	
TOTAL LAND VALUE - MARKET		60,120	
TOTAL MARKET VALUE		180,189	
SOH/AGL Deduction		0	
ASSESSED VALUE		180,189	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		180,189	
TOTAL JUST VALUE		180,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,569	
PRMT:1:1: JAMES HOFFMAN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38454	M H	444	08/09/2019
16950	M H	125	05/11/2000
15705	M H	125	06/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/2126	8/12/2015	AG	U	V	21	44,000
GRANTOR: DANIEL A FLATT						
GRANTEE: ROZANA RUIZ QUIROZ						
0893/2270	12/10/1999	WD	Q	V	01	100
GRANTOR: DAVID & JANICE FLATT						
GRANTEE: DANIEL A FLATT (THE						

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
1	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2013	2013
2	0296	SHED METAL	0	0	11 24	264.00	UT	10.00	10.00	100	2021	2020
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0070	CARPORT UF	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2020

TOTAL OB/XF												
16,000												
324 SW CARUSO PL, LAKE CITY												
BLD DATE		LGL DATE		04/22/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=41,20] E60 S30 W60 N30 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.01	AC		1.00