

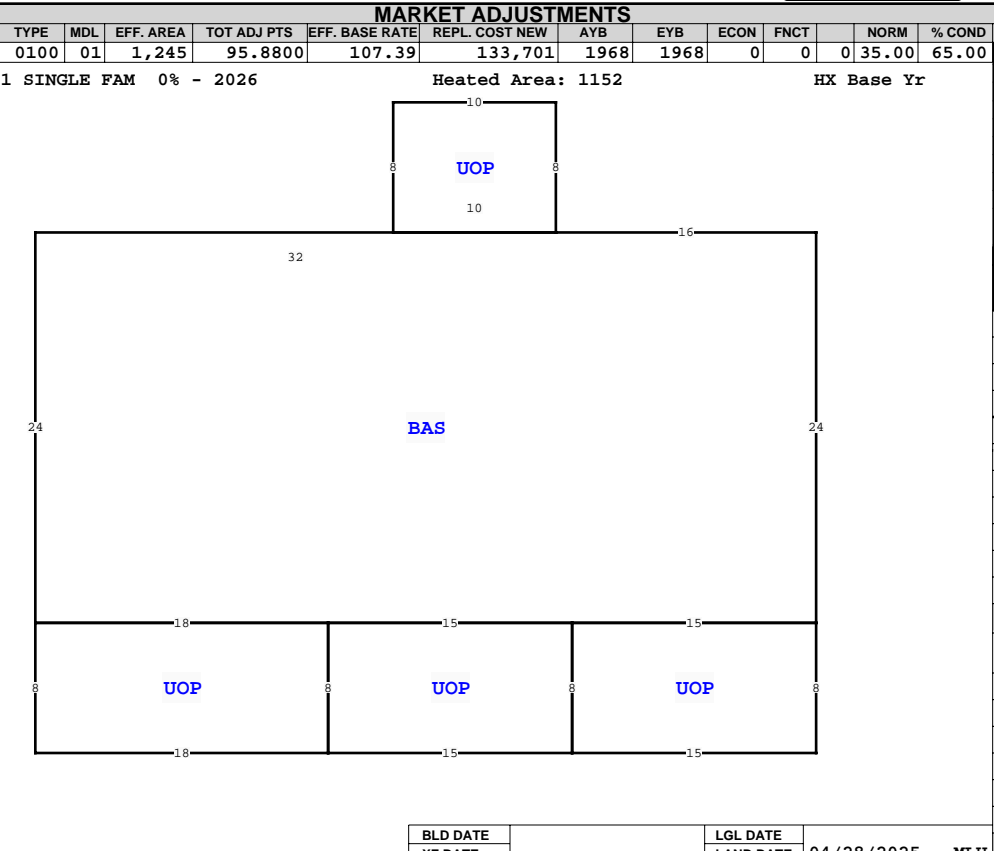
COMM SW COR OF NE1/4 OF NW1/4, R  
TO E R/W CR-250 FOR POB, RUN NE  
FT, SE'LY 607.53 FT TO S LINE OF

DICE DALLAS WRAY/DICE JAGGER REID  
30473 MULHOLLAND HWY, SPC 111  
AGOURA HILLS, CA 91301

**2026**

13-3S-17-04943-000

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	08	WD OR PLY 100	0100	01	1,245	95.8800	107.39	133,701	1968	1968	0	0	35.00	65.00
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2026 Heated Area: 1152 HX Base Yr											
Roof Cover	03	COMP SHNGL 100												
Interior Wall	05	DRYWALL 100												
Interior Floo	06	VINYL ASB 100												
Air Condition	03	CENTRAL 100												
Heating Type	04	AIR DUCTED 100												
Bedrooms		2 100												
Bathrooms		1 100												
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	04											
NEIGHBORHOOD/LOC	1317.00 1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,152	100		1,152	80,413									
UOP	80	20		16	1,117									
UOP	120	20		24	1,675									
UOP	120	20		24	1,675									
UOP	144	20		29	2,024									
TOTALS	1,616			1,245	86,906									



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3	
BUILDING MARKET VALUE				86,906	
TOTAL MARKET OB/XF VALUE				3,950	
TOTAL LAND VALUE - MARKET				27,850	
TOTAL MARKET VALUE				118,706	
SOH/AGL Deduction				0	
ASSESSED VALUE				118,706	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				118,706	
TOTAL JUST VALUE				118,706	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				118,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/217	12/30/2025	QC	U	I	11	100
GRANTOR: WHITING KALEY NICOLE						
GRANTEE: DICE DALLAS WRAY						
1379/0643	2/21/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: KAYLE NICOLE DICE W						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN, FR AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
5	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	50	
6	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
7	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

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	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			0.00	0.00	5.57	AC		1.00	1.00	1.00	5,000.00	5,000.00	27,850							

EXTRA FEATURES											TOTAL OB/XF										
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200						
2	0021	BARN, FR AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500						
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500						
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100						
5	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	50						
6	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100						
7	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500						