COMM NE COR OF NW1/4 OF SW1/4, R
TO E R/W SR-247, S 41 DEG W 700
S 41 DEG W 300 FT, E 1142.80 FT,

BOOZ BENJAMIN ERIC/BOOZ SHERRI W
105 E WILDWINN DR
ALVIN, TX 77511

2027

15-4S-16-03002-000

BUILDING CHARACTERISTICS

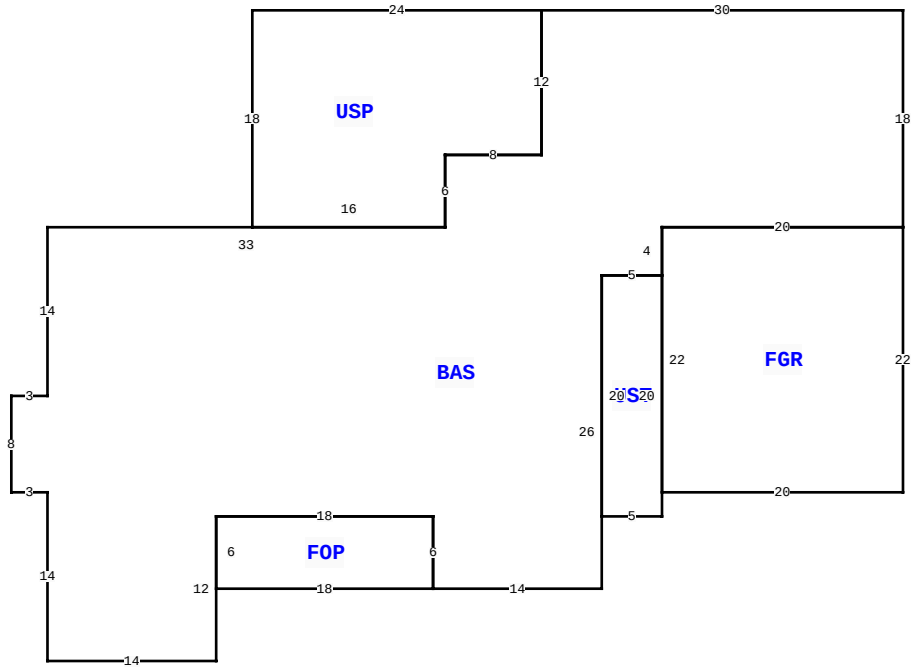
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100		1,988	98,522
FGR	440	55		242	11,993
FOP	108	30		32	1,586
USP	384	35		134	6,641
UST	100	45		45	2,230
TOTALS	3,020			2,441	120,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,441	99.3474	109.28	266,752	1992	1992	0	0	20	34.65	45.35

1 SINGLE FAM 0% - 0 Heated Area: 1988 HX Base Yr



3805 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,972
TOTAL MARKET OB/XF VALUE	10,123
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	181,095
SOH/AGL Deduction	0
ASSESSED VALUE	181,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,095
TOTAL JUST VALUE	181,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2574	12/17/2024	LE	U	I	14	100
GRANTOR: BOOZ BENJAMIN ERIC						
GRANTEE: BOOZ BENJAMIN ERIC						
1314/2774	5/03/2016	WD	U	I	11	100
GRANTOR: BENJAMIN E & SHERRI W						
GRANTEE: BENJAMIN ERIC & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 USP= W24 S18 E16 N6E8 N12$ S12 W8 S6 W33 S14 W3 S8 E3 S14 E14 N12 E18 S6 FOP= W18 N6 E18 S6$ E14 N26 E5 UST= S20 W5 N20 E5$ N4 E20FGR= S22 W20 N22 E20$ N18$.

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	0200	GARAGE F	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	0	0	3	100	2,800	
2	0166	CONC,PAVMT	0	0	14	17	238.00	UT	1.40	1.40	100	0	0	3	100	333	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0166	CONC,PAVMT	0	0	0	0	4,590.00	UT	2.00	2.00	50	1993	1993	3	50	4,590	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,123

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		00	0.00	0.00	2.80	AC		1.00	1.00	1.00	10,000.00	10,000.00	28,000							
2	0000	C	VAC RES	0			0.00	0.00	2.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	22,000							

REVIEW DATE 09/20/2024 BY KS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS