LOT 4 CALLAWAY S/D UNIT 1.

819-193, 878-845, 913-1492, 922-

HARRINGTON MARCUS JOHN
460 LANGLEY DR
WHITEMAN AFB, MO 65305

2026

15-4S-16-03023-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

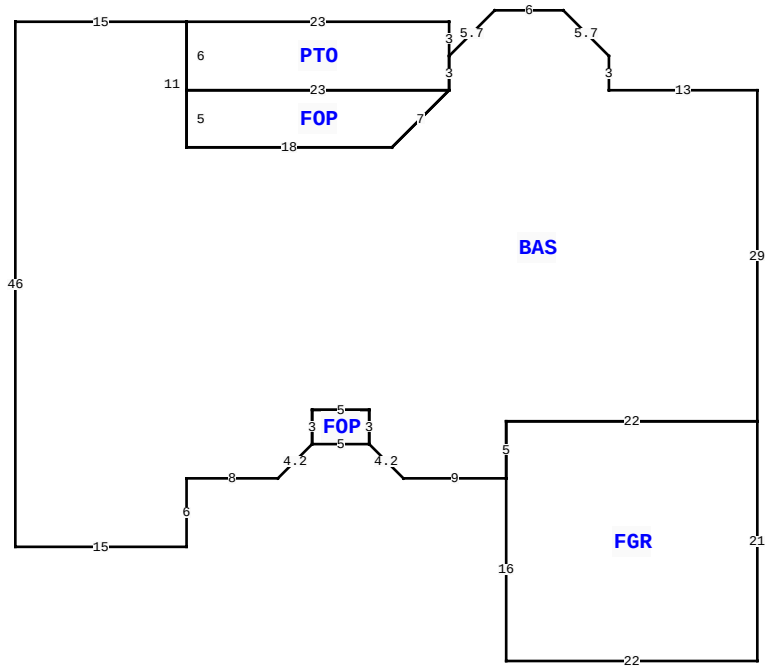
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100		2,221	240,457
FGR	462	55		254	27,499
FOP	15	30		4	433
FOP	103	30		31	3,356
PTO	138	5		7	758
TOTALS	2,939			2,517	272,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	127.9872	145.91	367,255	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2024 Heated Area: 2221 HX Base Yr 2024



166 SW HANCOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		272,503
TOTAL MARKET OB/XF VALUE		2,788
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		310,291
SOH/AGL Deduction		2,715
ASSESSED VALUE		307,576
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,165
TOTAL JUST VALUE		310,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046052	Roof Replacement	14,500	12/07/2022
17570	SFR	355	10/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/2408	5/30/2023	WD	Q	I	01	339,000
GRANTOR: COSENTINO RACHEL M						
GRANTEE: HARRINGTON MARCUS J						
1432/684	3/06/2021	WD	U	I	30	100
GRANTOR: COSENTINO RACHEL M FK						
GRANTEE: COSENTINO RACHEL M						

BUILDING NOTES

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	100	0	0	1,552.00	UT	1.50	1.50	100	2001	2001	3	100	2,328	
2	0120	CLFENCE 4	0	100	0	0	184.00	UT	2.50	2.50	100	2001	2001	3	100	460	

BUILDING DIMENSIONS

BAS= W13 N3 U4 L4 W6 L4 D4 PTO= N3 W23 S6 E23 N3$ S3 FOP= W23 S5 E18 R5 U5 $ D5 L5 W18 N11 W15 S46 E15 N6 E8 R3 U3 FOP= E5 N3 W5 S3 $ N3 E5 S3 D3 R3 E9 FGR= S16 E22 N21 W22 S5$ N5 E22 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 2,788

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/30/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS