

LOT 83 CALLAWAY S/D PHASE 3.  
 WD 1016-991, WD 1028-156,  
 WD 1036-2998, WD 1036-2998, DC

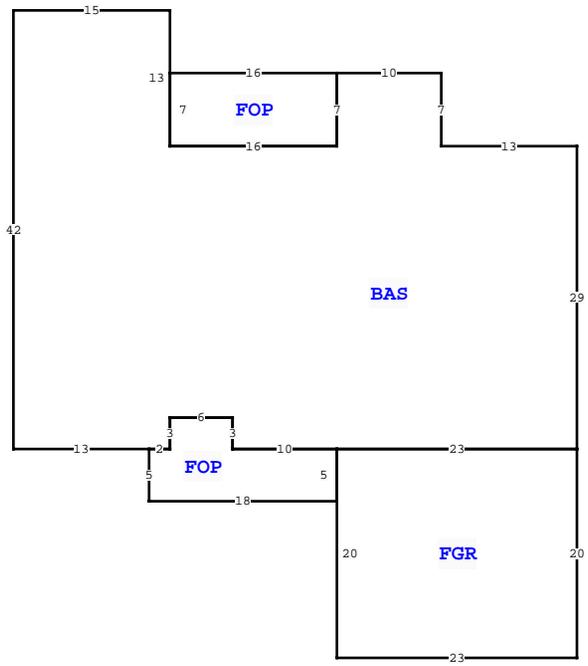
NISKIAN CHRISTINA L FIERRO REVOCABLE LIVING TRUST  
 8932 GREENLAWN ST  
 RIVERSIDE, CA 92508

**2026**

15-4S-16-03023-383  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		0	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
BAS	1,813	100	
FGR	460	55	
FOP	108	30	
FOP	112	30	
TOTALS	2,493		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,132	114.0183	129.98	277,117	2004	2004	0	0	21.00	79.00		
1 SINGLE FAM 0% - 0 Heated Area: 1813 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			218,922
TOTAL MARKET OB/XF VALUE			2,284
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			256,206
SOH/AGL Deduction			0
ASSESSED VALUE			256,206
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			256,206
TOTAL JUST VALUE			256,206
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045291	Roof Replacement	13,020	08/26/2022
21891	SFR	539	05/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2579	8/24/2018	TR	U	I	11	100

GRANTOR: CHRISTINA L FIERRO NI  
 GRANTEE: CHRISTINA L FIERRO  
 1359/1031 5/04/2018 PB U I 18 0  
 GRANTOR: CLERK OF COURT (GREGO)  
 GRANTEE: GREGORY D & CHRISTI

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	0166	CONC, PAVMT	0	0	0	1,092.00	UT	2.00	2.00	100	2004	2004	3	100	2,184	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

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

BUILDING NOTES	
BAS= W13 N7 W10 FOP= W16 S7 E16 N7\$ S7 W16 N 13 W15 S42 E13 FOP= S5 E18 N5 W10 N3 W6 S3 W2\$ E2 N3 E6 S3 E10 FGR= S20 E23 N20 W23\$ E23 N29\$.	

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	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							