LOT 28 HI-DRI ACRES S/D UNIT 2.
800-1915, 800-1918, DC 907-1636,

HORTON GARY W
123 SALTLICK CIR
FLORISSANT, CO 80816

2027

15-5S-16-03626-028

BUILDING CHARACTERISTICS

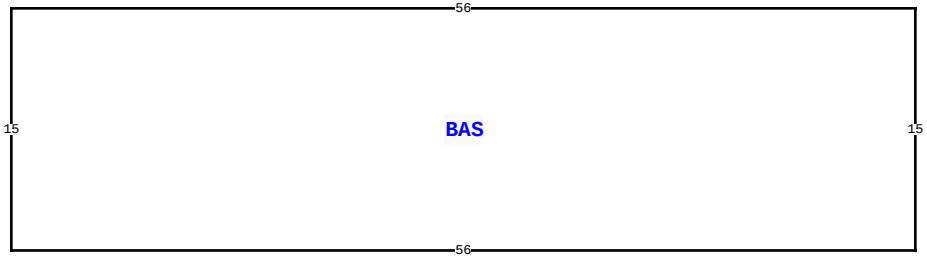
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	74,509
TOTALS	840			840	74,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	110.9000	103.14	86,638	2019	2018	0	0	0	14.00	86.00

2 MANUF 1 0% - 0 Heated Area: 840 HX Base Yr



250 SW RAVEN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	75	2007	2007	3	75	1,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,509
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	36,320
TOTAL MARKET VALUE	119,329
SOH/AGL Deduction	7,528
ASSESSED VALUE	111,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,801
TOTAL JUST VALUE	119,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,130

XFOB:3:1: LIBERTY/SYLV MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37755	M H	325	02/18/2019
9397	M H	125	02/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/2396	4/10/2017	WD	Q	I	01	30,000
GRANTOR: EDWARD JAMES & JANET						
GRANTEE: GARY W HORTON						
1293/2288	4/30/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CHRIS						
GRANTEE: EDWARD J TOVATT & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S15 E56 N15$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0200	C	MBL HM	0			0.00	0.00	2.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,320							

REVIEW DATE 02/17/2026 BY KS Total Acres: 2.27 Total Land Value: 36,320 Market: 0 Agricultural: 0 Common: 36,320 PRINTED 11/17/2026 BY SYS