

COMM NE COR OF SE1/4 OF SE1/4, R  
TO W R/W SR-247 FOR POB, RUN SW  
FT, W 677.88 FT TO W LINE OF SE1

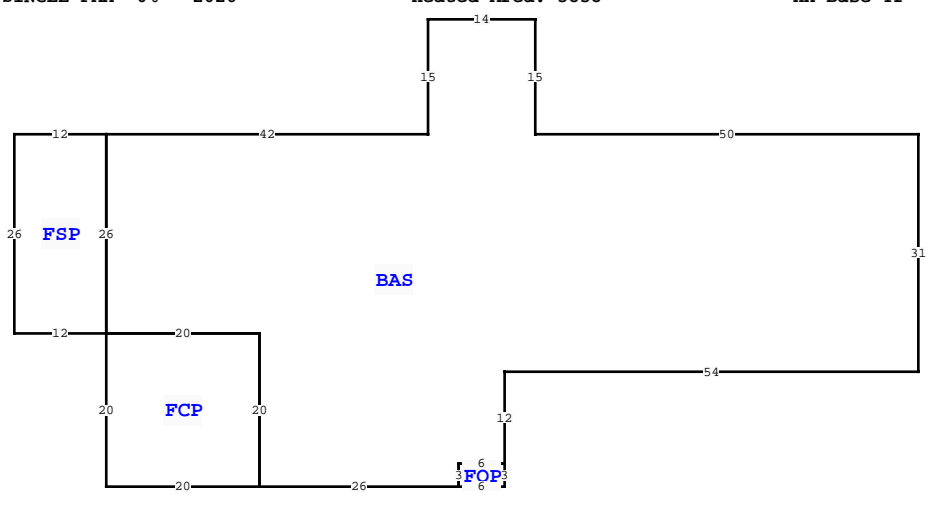
U.S. BANK TRUST NATIONAL ASSOCIATION  
8950 CYPRESS WATER BLVD, C/O NATIONSTAR MORTGAGE D/B/  
COPELL, TX 75019

**2026**

16-4S-16-03047-000  
16-4S-16-03047-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	06
NEIGHBORHOOD/LOC	16416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,858	100	
FCP	400	25	
FOP	18	30	
FSP	312	40	
TOTALS	4,588		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,088	106.4000	119.17	487,167	1966	1966	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 3858 HX Base Yr											



EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0294	SHED WOOD/	0	0	0 0
2	0020	BARN,FR	0	0	0 0
3	0166	CONC,PAVMT	0	0	0 0
4	9947	Septic	0	0	0 0
5	0180	FPLC 1STRY	0	0	0 0
6	0258	PATIO	0	0	0 0
7	0296	SHED METAL	0	0	0 0
8	0296	SHED METAL	0	0	0 0
9	0040	BARN,POLE	0	0	0 0

TOTAL OB/XF 12,400											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	0	0 0	1.00	UT	0.00	0.00	100	0
2	0020	BARN,FR	0	0	0 0	1.00	UT	6,000.00	6,000.00	20	0
3	0166	CONC,PAVMT	0	0	0 0	1.00	UT	5,000.00	5,000.00	50	1993
4	9947	Septic	0	0	0 0	1.00	UT	3,000.00	3,000.00	100	
5	0180	FPLC 1STRY	0	0	0 0	1.00	UT	2,000.00	2,000.00	100	0
6	0258	PATIO	0	0	0 0	1.00	UT	0.00	0.00	100	0
7	0296	SHED METAL	0	0	0 0	1.00	UT	0.00	0.00	100	2019
8	0296	SHED METAL	0	0	0 0	1.00	UT	0.00	0.00	100	2019
9	0040	BARN,POLE	0	0	0 0	1.00	UT	0.00	0.00	100	2019

LAND DESCRIPTION		TOTAL OB/XF 12,400																						
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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0000	C	VAC RES	0		00	0.00	0.00	7.93	AC		1.00	1.00	1.00	9,000.00	9,000.00	71,370							

BLD DATE												LGL DATE	
XF DATE												LAND DATE	
INC DATE												AG DATE	
												04/09/2025	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				316,659
TOTAL MARKET OB/XF VALUE				12,400
TOTAL LAND VALUE - MARKET				76,870
TOTAL MARKET VALUE				405,929
SOH/AGL Deduction				0
ASSESSED VALUE				405,929
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				405,929
TOTAL JUST VALUE				405,929
NCON VALUE				0
INCOME VALUE				0
PREVIOUS YEAR MKT VALUE				405,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29185	M H	607	02/16/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/789	2/12/2025	CT	U	I	18	131,000
GRANTOR: HOLCOMB ROBIN S						
GRANTEE: U.S. BANK TRUST NAT						
1206/2519	12/13/2010	WD	U	I	12	176,000
GRANTOR: BELTWAY CAPIAL LLC						
GRANTEE: HOLCOMB ROBIN S						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 N15 W14 S15 W42 FSP= W12 S26 E12 N26\$ S26 FCP= S20 E20 N20 W20\$ E20 S20E26 FOP= E6 N3 W6 S3\$ N3 E6 N12 E54 N31\$.	