BEG AT NE COR OF NW1/4 OF SEC 30
300 FT, W 830.56 FT TO E'RLY LIN
CT, NW ALONG E LINE 282.94 FT, N

ALLTEL COMMUNICATIONS INC
P O BOX 2549, (#501-9-245711)
ADDISON, TX 75001

2026

19-3S-17-05070-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	29,760
TOTAL LAND VALUE - MARKET	84,600
TOTAL MARKET VALUE	114,360
SOH/AGL Deduction	25,352
ASSESSED VALUE	89,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,008
TOTAL JUST VALUE	114,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055167	Generator		03/05/2026
000043809	Communications To	15,000	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1114/2046	3/22/2007	WD	Q	V	01	100
GRANTOR: GARY O'STEEN						
GRANTEE: ALLTEL COMMUNICATIO						
0857/0966	4/15/1998	QC	Q	V	01	100
GRANTOR: ALLTEL MOBILE COMMUNI						
GRANTEE: ALLTEL COMMUNICATIO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0140	CLFENCE 6	0	0	60	60	3,600.00	UT	3.80	3.80	100	0	0	3	100	13,680	
2	0140	CLFENCE 6	0	0	20	80	1,600.00	UT	3.80	3.80	100	0	0	3	100	6,080	
3	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 29,760

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	9105	C	TOWER SITE	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	9901	C	AC/XFOB	0		00	0.00	0.00	13.60	AC		1.00	1.00	1.00	6,000.00	6,000.00	81,600							

REVIEW DATE 08/18/2015 BY DF Total Acres: 14.60 Total Land Value: 84,600 Market: 0 Agricultural: 0 Common: 84,600 PRINTED 06/22/2026 BY SYS