COMM NW COR OF NW1/4 OF SE1/4,
RUN S 558.2 FT TO E R/W OF
GS & F RR, RUN SE 61.6 FT FOR

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05119-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	03
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	
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	2,700
TOTAL LAND VALUE - MARKET	17,675
TOTAL MARKET VALUE	20,375
SOH/AGL Deduction	0
ASSESSED VALUE	20,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,375
TOTAL JUST VALUE	20,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,375

LAND:1:1: AD;4 HWY EXPOSURE BUT ACCESS OFF GUERDEN

SALE:1:1: CORP MERGER/ SEE ALSO RE# 07665-003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/1942	5/28/2002	WD	Q	I		40,000
GRANTOR: HERITAGE OPERATING LP						
GRANTEE: ANDERSON COLUMBIA C						
0824/0549	6/27/1996	BS	U	I	35	280,000
GRANTOR: HERITAGE HOLDINGS/SAW						
GRANTEE: HERITAGE OPERATING						

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	9100	C	UTILITY	0		I	0.00	0.00	1.01	AC		1.00	1.00	1.00	17,500.00	17,500.00	17,675							

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.01 Total Land Value: 17,675 Market: 0 Agricultural: 0 Common: 17,675 PRINTED 11/16/2026 BY SYS