COMM NW COR OF SE1/4, RUN S 30 FT TO S R/W OF CUMORAH HILL RD, E ALONG R/W 53.80 FT FOR

ALLTEL COMMUNICATIONS INC (#501-9-260970), P O BOX 2549 ADDISON, TX 75001

2026

19-6S-17-09698-022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19617.00	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	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	110,000
SOH/AGL Deduction	37,527
ASSESSED VALUE	72,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,473
TOTAL JUST VALUE	110,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,000

SALE:2:1: 10 ACRES

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046531	Communications To	45,000	02/02/2024
000047599	Electrical Servic	25,000	07/04/2023
000047551	Electrical Servic	10,000	06/27/2023
000041038	Electrical Servic	10,000	04/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/1186	3/07/1994	WD	Q	V	02	0
GRANTOR: ALLTEL MOBILE COMMUNI						
GRANTEE: ALLTEL MOBILE COMMU						
0743/2053	3/28/1991	WD	Q	V		19,000
GRANTOR: DANIEL BEARDSLEY						
GRANTEE: ALLTEL MOBILE COMM						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 06/22/2026 BY SYS