LOT 9 STONEHENGE PHASE 2.

QC 1078-826, WD 1436-1675, WD 14

SOUCINEK MEAGAN ELIZABETH
988 N 3685 W
LEHI, UT 84048

2027

23-4S-16-03099-209

BUILDING CHARACTERISTICS

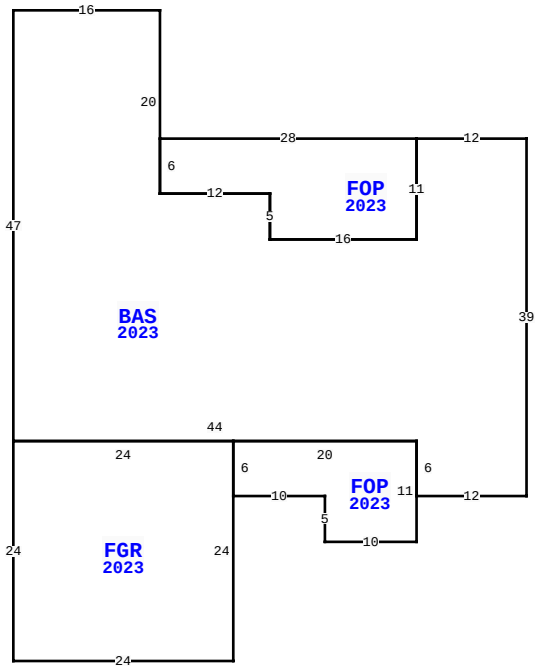
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	2023	1,896	253,357
FGR	576	55	2023	317	42,360
FOP	170	30	2023	51	6,815
FOP	248	30	2023	74	9,888
TOTALS	2,890			2,338	312,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,338	125.2350	137.76	322,083	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2026 Heated Area: 1896 HX Base Yr



194 SW GUINEVERE WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	312,421
TOTAL MARKET OB/XF VALUE	5,380
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	347,551
SOH/AGL Deduction	0
ASSESSED VALUE	347,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,551
TOTAL JUST VALUE	347,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043312	New Residential C	150,000	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/920	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: FCS TRUST DATED JAN						
1473/854	8/02/2022	WD	Q	I	01	350,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: SOUCINCK MEAGAN ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,20] W12 S11 W16 N5 W12 N20 W16 S47 E44 S6 E12 N39 $
FGR=[YR=2023;ORIG=34,53] E24 S24 W24 N24 $
FOP=[YR=2023;ORIG=78,20] W28 S6 E12 S5 E16 N11 $
FOP=[YR=2023;ORIG=78,53] W20 S6 E10 S5 E10 N11 $
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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	0166	CONC,PAVMT	0	0	0	0	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 5,380

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	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 02/26/2025 BY KS Total Acres: 0.51 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS