W1/2 OF SW1/4 OF NW1/4 AS LIES S & NW1/4 OF NW1/4 OF SW1/4.

ALONSO IAN DAVID/ALONSO BRIAN JOHN
213 DARK FOREST AVE
LAS VEGAS, NV 89123

2027

23-4S-17-08716-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23417.00	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	05/07/2026 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	176,260
TOTAL MARKET VALUE	11,205
SOH/AGL Deduction	0
ASSESSED VALUE	11,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,205
TOTAL JUST VALUE	176,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,260

LAND:1:1: 25.18 ACRES PER SURVEY

SALE:1:1: BOUGHT WHILE UNDER AG, MKT = 40,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1246	5/05/2026	TR	U	V	11	100
GRANTOR: ALSONSO-TSAO TEHSIN T						
GRANTEE: ALONSO IAN DAVID						
0825/0115	7/10/1996	WD	Q	V		60,000
GRANTOR: SHERRY ANN CREWS MCDA						
GRANTEE: TEHSIN TSAO- ALONSO						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	25.18	AC		1.00	1.00	1.00	445.00	445.00	11,205							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.18	AC		1.00	1.00	1.00	7,000.00	7,000.00	176,260							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 25.18 Total Land Value: 11,205 Market: 176,260 Agricultural: 11,205 Common: 0 PRINTED 11/16/2026 BY SYS