

COMM AT NW COR OF LOT 15, ARROW  
S/D, RUN S 434.95 FT FOR POB, S  
TO PT ON CURVE, SE ALONG R/W OF

LE QUACH TRAN  
9681 WOODBURY AVE  
GARDEN GROVE, CA 92844

2026

25-6S-16-03935-031



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 32,800 <b>TOTAL MARKET VALUE</b> 39,800 <b>SOH/AGL Deduction</b> 4,045 <b>ASSESSED VALUE</b> 35,755 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 35,755 <b>TOTAL JUST VALUE</b> 39,800 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 35,700																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>         																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1492/2794</td> <td>6/02/2023</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>32,000</td> </tr> <tr> <td colspan="7">GRANTOR: WEAVER ROBERT W</td> </tr> <tr> <td colspan="7">GRANTEE: LE QUACH TRAN</td> </tr> <tr> <td>1125/1184</td> <td>7/10/2007</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>39,900</td> </tr> <tr> <td colspan="7">GRANTOR: ANDERSON</td> </tr> <tr> <td colspan="7">GRANTEE: ROBERT W WEAVER</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1492/2794	6/02/2023	WD	Q	I	01	32,000	GRANTOR: WEAVER ROBERT W							GRANTEE: LE QUACH TRAN							1125/1184	7/10/2007	WD	Q	V		39,900	GRANTOR: ANDERSON							GRANTEE: ROBERT W WEAVER						
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<b>REVIEW DATE</b> 06/02/2026 <b>BY</b> AJ Total Acres: 2.05 Total Land Value: 32,800 Market: 0 Agricultural: 0 Common: 32,800 <b>PRINTED 06/09/2026 BY SYS</b>																																																																														