LOT 16 FAIRWAY VIEW UNIT 2.
482-266, 560-22, 778-377, TR 102

NIEWALD JUDY K/NIEWALD DAVID S
90 S YARROW ST
LAKEWOOD, CO 80226

2026

26-3S-16-02307-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

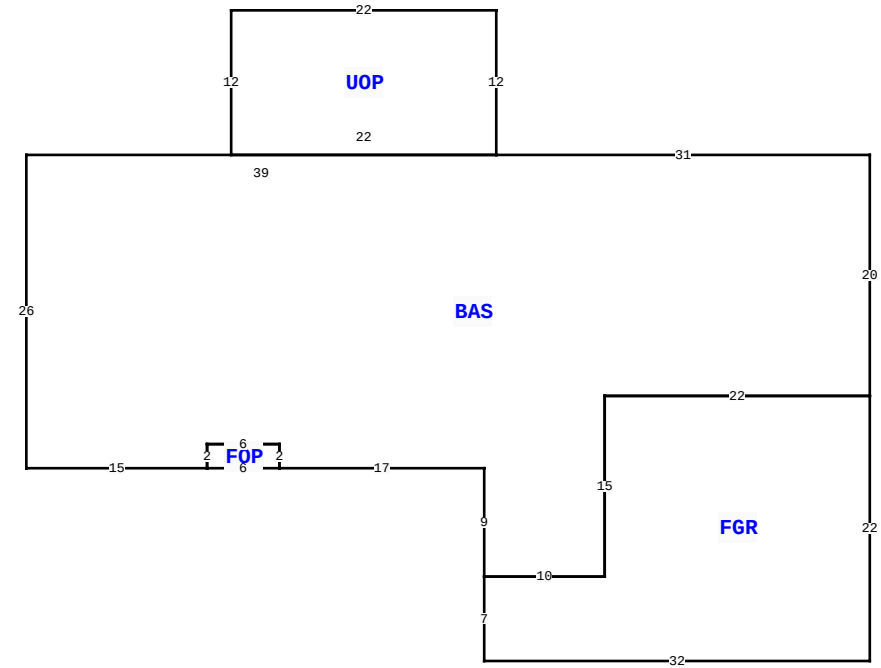
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100		1,766	167,593
FGR	554	55		305	28,945
FOP	12	30		4	380
UOP	264	20		53	5,030
TOTALS	2,596			2,128	201,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	128.0664	146.00	310,688	1982	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1766 HX Base Yr



428 NW HARRIS LAKE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,947
TOTAL MARKET OB/XF VALUE	4,562
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	248,509
SOH/AGL Deduction	0
ASSESSED VALUE	248,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,509
TOTAL JUST VALUE	248,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/929	7/19/2023	WD	U	I	11	100
GRANTOR: NIEWALD JUDY K						
GRANTEE: NIEWALD JUDY K						
1493/732	6/15/2023	WD	Q	I	01	285,000
GRANTOR: PAYNE JANICE						
GRANTEE: NIEWALD JUDY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N12 W22 S12 E22$ W39 S26 E15 FOP= E6 N2 W6 S2$ N2 E6 S2 E17 S9 FGR= S7 E32 N22 W22 S15 W10 $ E10 N15 E22 N20$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,681.00	UT	2.00	2.00	100	1993	1993	3	100	3,362	

LAND DESCRIPTION

TOTAL OB/XF 4,562

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 08/07/2023 BY ME Total Acres: 0.53 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 05/08/2026 BY SYS