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

**2027**

**26-3S-16-02307-016**

## BUILDING CHARACTERISTICS

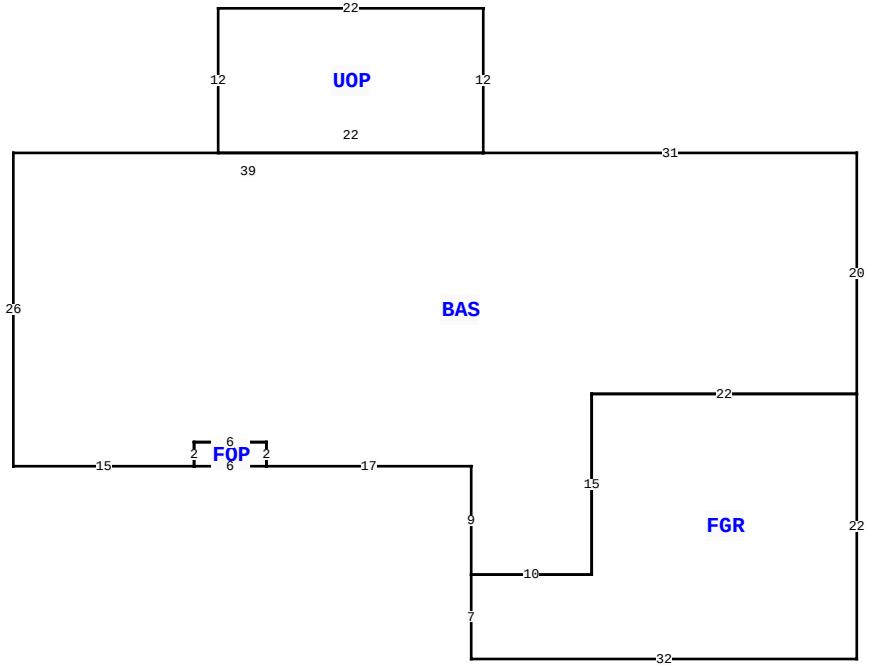
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 161,704 |
| FGR | 554 | 55 | | 305 | 27,927 |
| FOP | 12 | 30 | | 4 | 366 |
| UOP | 264 | 20 | | 53 | 4,853 |
| TOTALS | 2,596 | | | 2,128 | 194,851 |

## 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 | 140.87 | 299,771 | 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 | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 194,851 |
| TOTAL MARKET OB/XF VALUE | 4,562 |
| TOTAL LAND VALUE - MARKET | 42,000 |
| TOTAL MARKET VALUE | 241,413 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 241,413 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 241,413 |
| TOTAL JUST VALUE | 241,413 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 244,954 |

| 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$.

## 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 11/17/2026 BY SYS