LOT 13 FAIRWAY VIEW UNIT 4.

773-750, 955-2279, 967-2020, WD

KINARD REBECCA WIEDENMANN/WIEDENMAN JOHN RICE
12 MEADOWVIEW LANE
GREENWOOD VILLAGE, CO 80121

2027

26-3S-16-02308-090

BUILDING CHARACTERISTICS

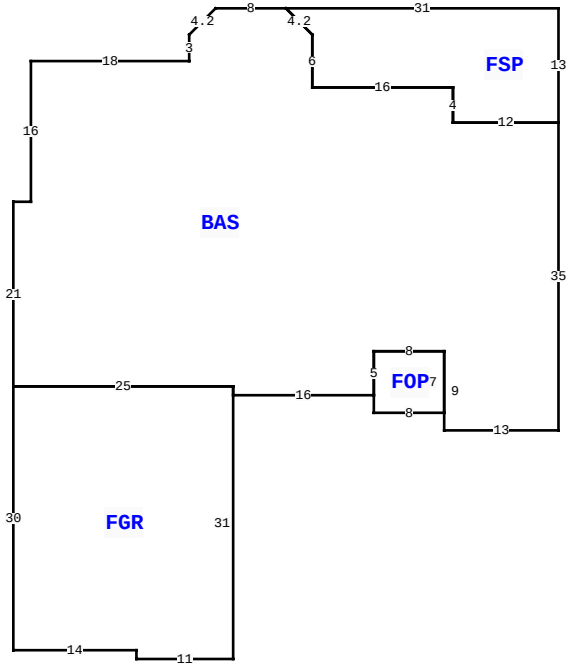
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
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	2,254	100		2,254	288,015
FGR	761	55		419	53,540
FOP	56	30		17	2,172
FSP	305	40		122	15,589
TOTALS	3,376			2,812	359,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,812	148.9306	163.82	460,662	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2005 Heated Area: 2254 HX Base Yr 2005



1122 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,992.00	UT	2.00	2.00	100	2003	2003	3	100	3,984	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		359,316
TOTAL MARKET OB/XF VALUE		5,984
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		407,300
SOH/AGL Deduction		135,594
ASSESSED VALUE		271,706
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		215,295
TOTAL JUST VALUE		407,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,837

SALE:1:1: LOT 13 FAIRWAY VIEW S/D UNIT IV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053494	Roof Replacement	12,450	06/30/2025
20165	SFR	393	11/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1845	6/30/2026	PB	U	I	18	0
GRANTOR: WIEDENMANN LINDA R						
GRANTEE: KINARD REBECCA WIED						
1031/0180	11/18/2004	WD	Q	I		245,900
GRANTOR: KNOOP						
GRANTEE: LINDA R WIEDENMANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S16 W2 S21 FGR= S30 E14 S1 E11 N31 W25 $ E25 S1 E16 FOP= S2 E8 N7 W8 S5$ N5 E8 S9 E13 N35 FSP= N13 W31 D3 R3 S6 E16 S4 E12$ W12 N4 W16 N6 L3 U3 W8 D3 L3 S3$.

LAND DESCRIPTION

TOTAL OB/XF 5,984

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 07/21/2025 BY chuck Total Acres: 0.42 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS