

(AKA PART OF LOT 26 BIG OAKS S/D
COMM NW COR SEC, RUN S 1805.12 F
S 371.73 FT, N 84 DEG E 112.45 F

PRATER JASON D
149 RAINBOW DR 4948
LIVINGSTON, TX 77399

2026

26-5S-16-03717-137



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26516.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
FGR	484	55	
FOP	114	30	
FOP	216	30	
TOTALS	2,374		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,925	126.5418	144.26	277,700	2007	2015	0	0	10.00	90.00

1 SINGLE FAM 0% - 2023 Heated Area: 1560 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	249,930		
TOTAL MARKET OB/XF VALUE	6,528		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	296,458		
SOH/AGL Deduction	0		
ASSESSED VALUE	296,458		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	296,458		
TOTAL JUST VALUE	296,458		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	289,803		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000025496	New Residential C	0	04/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1470/2285	7/07/2022	WD Q	Q	I	01	320,000

GRANTOR: SERABALLS STEPHEN
GRANTEE: PRATER JASON D
1317/1866 6/22/2016 WD U V 11 100
GRANTOR: KIMBERLY BENNETT (NKA)
GRANTEE: STEPHEN SERABALLS

EXTRA FEATURES																
L N	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	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	576.00	UT	3.00	3.00	100	2007	2007	3	100	1,728	
3	0296	SHED METAL	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0296	SHED METAL	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

TOTAL OB/XF										6,528														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

LAND DESCRIPTION		TOTAL OB/XF 6,528																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							