COMM NW COR OF NE1/4 OF SW1/4,
RUN S 412.31 FT FOR POB, RUN
E 263.86 FT, S 246.90 FT, W

PINKHAM GARY SCOTT/THERESA LYNN BRADLEY
4631 PIERCE ST
WHEAT RIDGE, CO 80033

2027

27-3S-16-02321-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,625
TOTAL MARKET VALUE	8,625
SOH/AGL Deduction	0
ASSESSED VALUE	8,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,625
TOTAL JUST VALUE	8,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0870/1602	11/04/1998	QC	Q	V	01	100

GRANTOR: WILKS

GRANTEE: PINKHAM & BRADLEY

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0			0.00	0.00	1.50	AC		1.00	1.00	0.50	11,500.00	5,750.00	8,625							

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.50 Total Land Value: 8,625 Market: 0 Agricultural: 0 Common: 8,625 PRINTED 11/17/2026 BY SYS