

BEG 396.18 FT E OF SW COR OF NE1
158.75 FT, E 324.85 FT, S 158.75
TO POB.

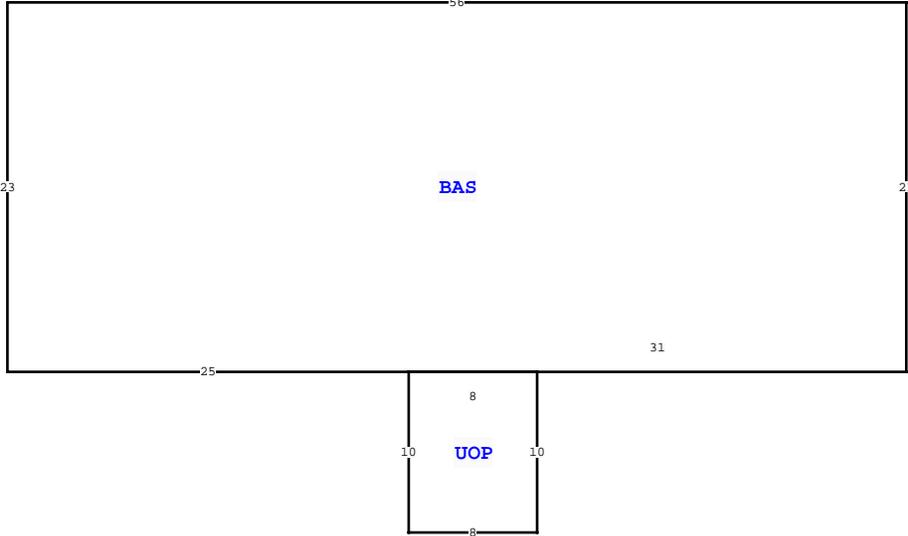
EVELYN JULIE ANN/EVELYN ROBERT GRANT
368 WEST 700 NORTH
LINDON, UT 84042

2026

28-3S-16-02366-021

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	
UOP	80	25	
TOTALS	1,368		1,308 29,545

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2023								
			Heated Area: 1288				HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			29,545
TOTAL MARKET OB/XF VALUE			10,200
TOTAL LAND VALUE - MARKET			15,340
TOTAL MARKET VALUE			55,085
SOH/AGL Deduction			0
ASSESSED VALUE			55,085
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			55,085
TOTAL JUST VALUE			55,085
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13124	M H	125	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1476	10/17/2022	WD	Q	I	01	53,000
GRANTOR: BAURLE DOUGLAS						
GRANTEE: EVELYN JULIE ANN						
1425/2694	10/21/2020	LE	U	I	14	100
GRANTOR: BAURLE DOUGLAS						
GRANTEE: MCCLENDON AMANDA M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												10,200
BLD DATE	XF DATE	INC DATE	LGL DATE	AG DATE	05/09/2022	MLU						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W56 S23 E25 UOP= S10 E8 N10 W8\$ E31 N23\$.											

LAND DESCRIPTION												TOTAL OB/XF												10,200
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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	15,340							