E1/2 OF THE NE1/4 OF THE NE1/4
OF THE NW1/4. EX ROAD R/W.
916-290, 922-754, 924-696, WD

CASTRO FRANCISCO A/RIOS ARNOBIS M
11200 CHAMPLAIN CIRCLE
BOWIE, MD 20720

2026

28-4S-16-03229-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	28416.00	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	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	60,500
SOH/AGL Deduction	5,445
ASSESSED VALUE	55,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,055
TOTAL JUST VALUE	60,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1630	6/15/2018	WD	Q	V	01	42,000
GRANTOR: RONALD M MCCRAY						
GRANTEE: FRANCISCO A CASTRO						
1328/0216	12/14/2016	WD	Q	V	01	44,000
GRANTOR: CAROLYN NORRIS						
GRANTEE: RONALD M MCRAY						

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
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0700	C	MISC RES	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 07/16/2019 BY BC Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/22/2026 BY SYS