COMM NW COR OF SE1/4 OF NW1/4, E
POB, CONT E 261.65 FT, S 1384.76
WATSON RD, W ALONG R/W 262.76 FT

MATHEWS FREDDIE LEE JR
3749 TIERRA SOPHIA DR
EL PASO, TX 79938

2026

28-5S-16-03730-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28516.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,080
TOTAL MARKET VALUE	100,080
SOH/AGL Deduction	39,638
ASSESSED VALUE	60,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,442
TOTAL JUST VALUE	100,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/0243	4/07/2008	QC	Q	V	01	100
GRANTOR: BETTY JOHNSON						
GRANTEE: FREDDIE LEE MATHEWS						
1153/0819	4/02/2008	QC	Q	V	03	100
GRANTOR: JAMES A WATSON JR						
GRANTEE: VENTURE POINTE LLC						

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		A-1	0.00	0.00	8.34	AC		1.00	1.00	1.00	12,000.00	12,000.00	100,080							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 8.34 Total Land Value: 100,080 Market: 0 Agricultural: 0 Common: 100,080 PRINTED 05/12/2026 BY SYS