

COMM NW COR OF SW1/4 OF SW1/4, R
 FT FOR POB, RUN S 420.35 FT, E 1
 N 25.13 FT, CONT NW ALONG CURVE

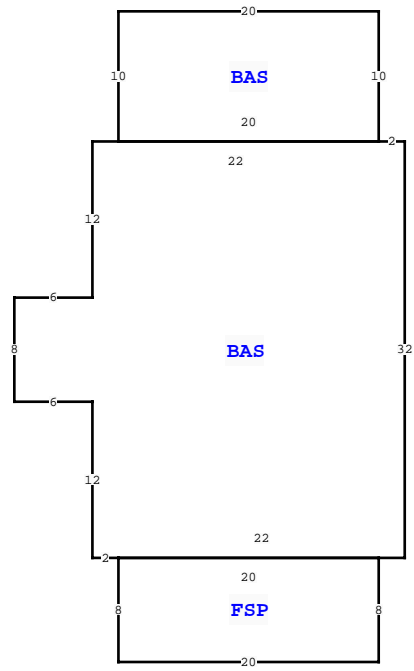
SARGENT MICHAEL ROBERT/INKLEBARGER LOIS E
 17888 FM 2755
 LAVON, TX 75166

2026

29-3S-16-02383-102


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	03	PLASTER 100	
Interior Floo	13	LAM/VNLPLK 100	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	200	100	
BAS	816	100	
FSP	160	40	
TOTALS	1,176		1,080 90,011

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 1016	HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,011
TOTAL MARKET OB/XF VALUE			2,300
TOTAL LAND VALUE - MARKET			17,955
TOTAL MARKET VALUE			110,266
SOH/AGL Deduction			0
ASSESSED VALUE			110,266
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			110,266
TOTAL JUST VALUE			110,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32356	MAINT/ALTR	30	10/03/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1365	11/19/2024	WD	U	I	11	100
GRANTOR: SARGENT MICHAEL ROBER						
GRANTEE: SARGENT MICHAEL ROB						
1521/332	8/13/2024	WD	Q	I	01	135,000
GRANTOR: GUTHRIE PAUL						
GRANTEE: SARGENT MICHAEL ROB						

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W2 BAS= N10 W20 S10 E20\$ W22 S12 W6 S8 E6 S12 E2 FSP= S8 E20 N8 W20\$ E22 N32 \$.			

LAND DESCRIPTION										TOTAL OB/XF														
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	0.95	AC		1.00	1.00	1.05	18,000.00	18,900.00	17,955							