E DIV: (PART OF THIS IS AKA LOT
C BENDHEIM ADDITION). BEG NE COR
1 BLK C BENDHEIM ADDITION, RUN S

DUNCAN LAND HOLDINGS LLC
30 N GOULD STREET, STE N
SHERIDAN COUNTY, WY 82801

**2026**

**33-3S-17-12857-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 860317.00 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1001 E DUVAL ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 31,683 |
| TOTAL MARKET VALUE | 31,683 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 31,683 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 31,683 |
| TOTAL JUST VALUE | 31,683 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 28,802 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1537/2037 | 4/11/2025 | QC | U | V | 11 | 100 |
| GRANTOR: BURGESS JAJUAN LAFEL | | | | | | |
| GRANTEE: DUNCAN LAND HOLDING | | | | | | |
| 1396/1853 | 8/16/2019 | WD | Q | I | 01 | 40,000 |
| GRANTOR: LAND HOLDINGS OF LAKE | | | | | | |
| GRANTEE: JAJUAN LAFEL BURGES | | | | | | |

### 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 | 1000 | C | VACANT COMME | 0 | | *CI | 85.00 | 134.00 | 11,521.00 | SF | | 1.00 | 1.00 | 1.00 | 2.75 | 2.75 | 31,683 | | | | | | | |

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.26 Total Land Value: 31,683 Market: 0 Agricultural: 0 Common: 31,683 PRINTED 06/08/2026 BY SYS