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

2027

33-3S-17-12857-000

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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

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	31,683

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 11/17/2026 BY SYS