COMM NE COR OF W1/2 OF SE1/4, RU
FT FOR POB, CONT S 448.28 FT, W
E R/W OF A CO RD, NW ALONG R/W

SUTTON LERAH AS TRUSTEE
2713 WADFORD WAY
COLLEGE STA, TX 77845

2027

33-6S-17-09834-116

BUILDING CHARACTERISTICS

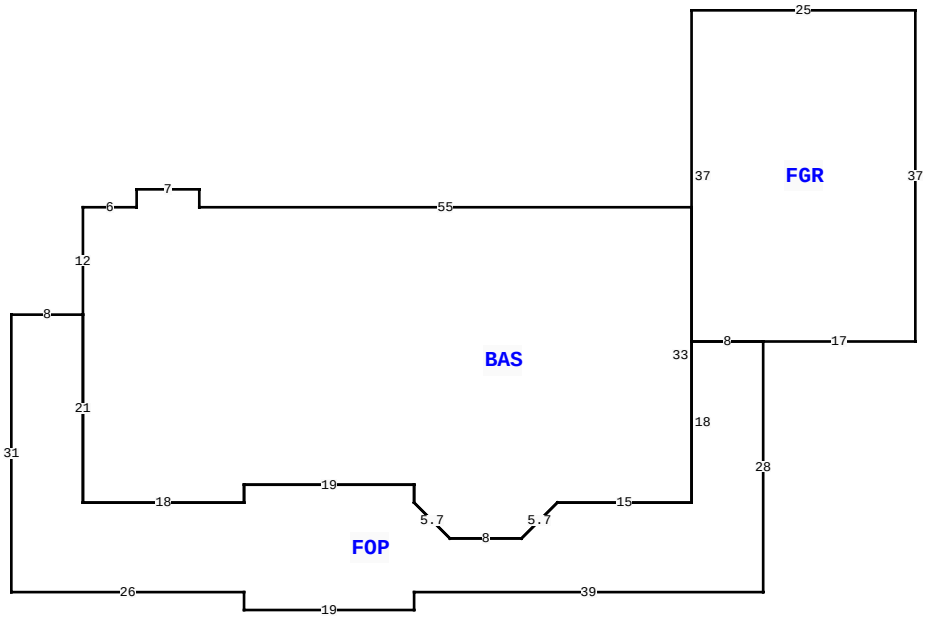
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100		2,268	242,605
FGR	925	55		509	54,447
FOP	1,180	30		354	37,867
TOTALS	4,373			3,131	334,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,131	126.2940	138.92	434,959	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 0% - 2027 Heated Area: 2268 HX Base Yr



1237 SW OLD LAKE CITY TER, HIGH SPRINGS

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

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	0166	CONC,PAVMT	0	0	0	0	1,714.00	UT	2.00	2.00	100	2002	2002	3	100	3,428	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,500	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	334,918
TOTAL MARKET OB/XF VALUE	7,528
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	404,316
SOH/AGL Deduction	0
ASSESSED VALUE	404,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,316
TOTAL JUST VALUE	452,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,656

SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051136	Roof Replacement	32,500	10/17/2024
18357	SFR	405	06/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/0689	4/10/2020	WD	U	I	30	100
GRANTOR: LERAH SUTTON						
GRANTEE: LERAH SUTTON AS TRU						
1374/0080	11/09/2018	WD	Q	I	01	335,000
GRANTOR: KEVIN LEE & CYNTHIA F						
GRANTEE: LERAH SUTTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 N2 W7 S2 W6 S12 FOP= W8 S31 E26 S2 E19 N2 E39 N28
FGR= E17 N37 W25 S37 E8$ W8 S18 W15 D4 L4 W8 L4 U4 N2 W19
S2 W18 N21$ S21 E18 N2 E19 S2 D4 R4 E8 R4 U4 E15 N33$.

LAND DESCRIPTION

TOTAL OB/XF 7,528

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	0100	C	SFR	0			0.00	0.00	5.51	AC		1.00	1.00	1.00	11,000.00	11,000.00	60,610							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	280.00	280.00	1,260							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,500							

REVIEW DATE 11/04/2024 BY JS Total Acres: 10.01 Total Land Value: 61,870 Market: 49,500 Agricultural: 1,260 Common: 60,610 PRINTED 11/17/2026 BY SYS