

BEG WHERE THE E R/W US-441 INTER
OF SEC, RUN N 201 FT, E 211 FT,
W 211 FT TO POB.

RINE FRANK H
PO BOX 164
ALPHA, OH 45301

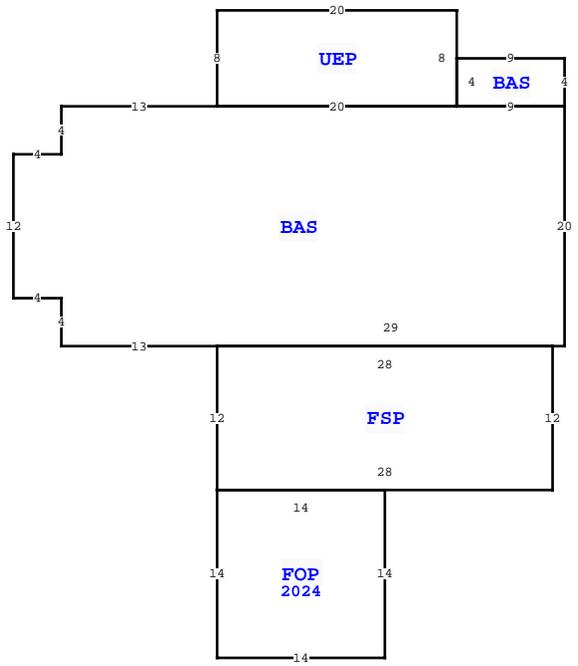
2026

34-4S-17-09009-000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	06 BD/BATTEN 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	34417.00 1.00/
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	36 100
BAS	888 100
FOP	196 30 2024
FSP	336 40
UEP	160 60
TOTALS	1,616 1,213 84,317

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: 924 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		84,317	
TOTAL MARKET OB/XF VALUE		6,330	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		108,647	
SOH/AGL Deduction		0	
ASSESSED VALUE		108,647	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		108,647	
TOTAL JUST VALUE		108,647	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2296	4/18/2024	WD	Q	I	01	130,000
GRANTOR: TODD ERIC						
GRANTEE: RINE FRANK H						
1503/1946	11/28/2023	QC	U	I	11	100
GRANTOR: HARTLEY TAMMY M						
GRANTEE: TODD ERIC						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0263	PRCH, USP	0	0	10	10	100.00	UT	12.50	12.50	100	1993	1993	3	100	1,250	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

EXTRA FEATURES										TOTAL OB/XF										
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			
7581 S US HIGHWAY 441 , LAKE CITY										BLD DATE		LGL DATE								
										XF DATE		LAND DATE	05/08/2026							
										INC DATE		AG DATE								

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W13 S4 W4 S12 E4 S4 E13 E29 N20 W9 W20 \$									
FSP=[ORIG=0,20] S12 E28 N12 W28 \$									
UEP=[ORIG=20,0] N8 W20 S8 E20 \$									
BAS=[ORIG=29,0] N4 W9 S4 E9 \$									
FOP=[YR=2024;ORIG=0,32] S14 E14 N14 W14 \$									