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

2027

34-4S-17-09009-000

BUILDING CHARACTERISTICS

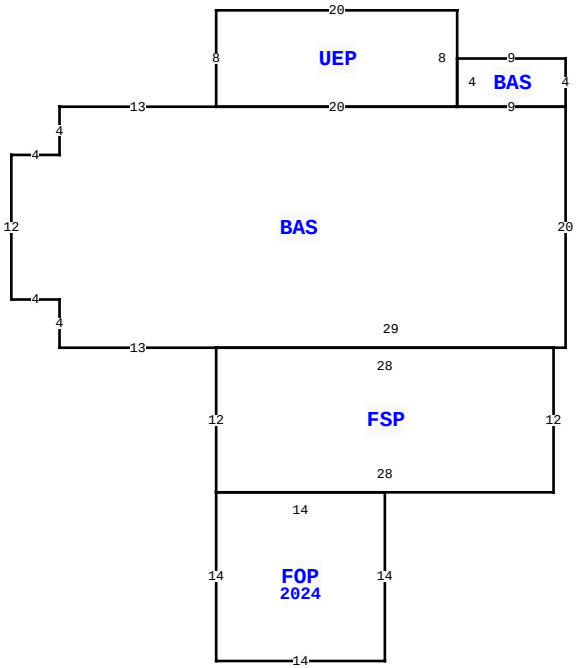
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 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		36	2,415
BAS	888	100		888	59,561
FOP	196	30	2024	59	3,957
FSP	336	40		134	8,988
UEP	160	60		96	6,439
TOTALS	1,616			1,213	81,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,213	93.8100	103.19	125,169	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 924 HX Base Yr



7581 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,360
TOTAL MARKET OB/XF VALUE	6,330
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	105,690
SOH/AGL Deduction	0
ASSESSED VALUE	105,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,690
TOTAL JUST VALUE	105,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,172

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						

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,330

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/23/2024 BY ME Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS