

COMM NE COR OF NE1/4 OF NW1/4, R  
S 535 FT FOR POB, RUN S 105 FT,  
105 FT, E 210 FT TO POB.

MOM FAMILY TRUST  
5062 UPTON COURT  
DENVER, CO 80239

2026

35-3S-17-07310-011



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	04	PLYWOOD 60	
Interior Wall	02	WALL BD/WD 40	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		4 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
TOTALS	1,440		19,515

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2023		48,787	1973	1973	0	0	60.00	40.00
				Heated Area: 1440			HX Base Yr				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		19,515	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		5,590	
TOTAL MARKET VALUE		32,105	
SOH/AGL Deduction		0	
ASSESSED VALUE		32,105	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		32,105	
TOTAL JUST VALUE		32,105	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		32,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1561	6/24/2022	QC	U	I	11	100
GRANTOR: ALLEN CAROLINE D						
GRANTEE: THE MOM FAMILY TRUS						
1469/2063	6/24/2022	QC	U	I	11	100
GRANTOR: ALLEN CAROLINE D						
GRANTEE: MOM FAMILY TRUST						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W60 S24 E60 N24\$.	

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

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	0102	C	SFR/MH	0			0.00	0.00	22,360.00	SF		1.00	1.00	1.00	0.25	0.25	5,590							