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

2027

35-3S-17-07310-011

BUILDING CHARACTERISTICS

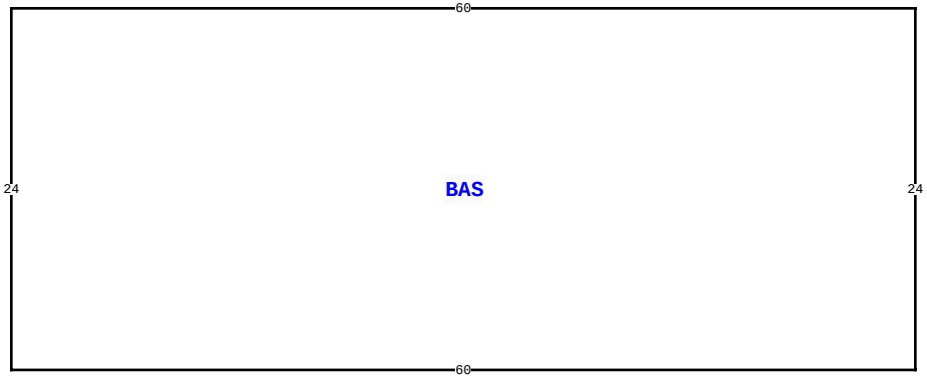
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	19,515
TOTALS	1,440			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
0800	02	1,440	56.4600	33.88	48,787	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1440 HX Base Yr



263 NE RIFLE CT, LAKE CITY

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

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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	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 7,000

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	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							

REVIEW DATE 02/16/2017 BY BC Total Acres: 0.51 Total Land Value: 5,590 Market: 0 Agricultural: 0 Common: 5,590 PRINTED 11/17/2026 BY SYS