LOT 7 LITTLE FORTY-SEVEN ACRES S

623-112

AMERICAN TELEPHONE & TELEGRAPH COMPANY COMMUNICATI
PROPERTY TAX DEPT, 1010 PINE,9 E-L-01
ST LOUIS, MO 63101

2027

35-4S-16-03293-107

BUILDING CHARACTERISTICS

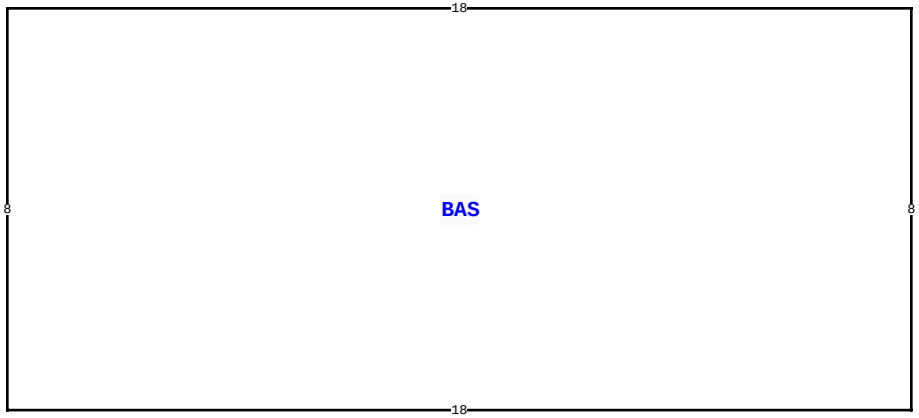
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	09	09
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	5,507
TOTALS	144			144	5,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	04	144	134.1816	76.48	11,013	1988	1988	0	0	0	50.00	50.00

1 EXCEP STOR 0% - 0 Heated Area: 144 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	5,506
TOTAL MARKET OB/XF VALUE	3,168
TOTAL LAND VALUE - MARKET	16,200
TOTAL MARKET VALUE	24,874
SOH/AGL Deduction	0
ASSESSED VALUE	24,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,874
TOTAL JUST VALUE	24,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0623/0112	5/18/1987	WD	Q	V		6,000

GRANTOR: TODD E W

GRANTEE: AMERICAN TELEPHONE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S8 E18 N8$.

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	0140	CLFENCE 6	0	0	0	0	660.00	UT	3.50	3.50	100	1995	1995	3	100	2,310	
2	0161	3-STRAND B	0	0	0	0	660.00	UT	1.30	1.30	100	2003	2003	3	100	858	

LAND DESCRIPTION

TOTAL OB/XF 3,168

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	9100	C	UTILITY	0		A-1	248.00	95.00	0.54	AC		1.00	1.00	1.50	20,000.00	30,000.00	16,200							

REVIEW DATE 01/23/2026 BY KS Total Acres: 0.54 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 11/16/2026 BY SYS