

SW1/4 OF SW1/4 & W1/2 OF SE1/4 O
 GRADED RD EX RD R/W, EX 5.09 AC
 891-2238, & EX 5.83 AC DESC IN O

PETERSON FREDDIE R JR
 5608 LOCKRIDGE LOOP #2
 FORT CAVAZOS, TX 76544

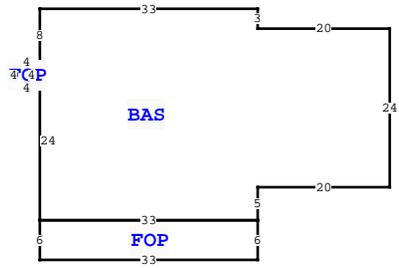
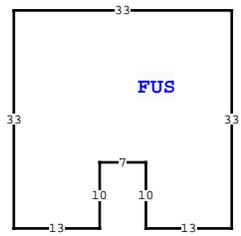
2026

36-2S-15-00118-000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
12	HARDWOOD 80		
14	CARPET 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms 5 100		
	Bathrooms 3 100		
	Frame 02 WOOD FRAME 100		
	Stories 2. 2. 100		
	Architectual 05 CONV 100		
	Units 0 100		
Quality 07 07			
DOR CODE 0100 SINGLE FAMILY			
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		36215.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,536	100	
FOP	16	30	
FOP	198	30	
FUS	1,019	100	
TOTALS	2,769		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,619	122.1898	136.85	358,410	2013	2013	0	0	15.00	85.00		
2 SINGLE FAM 100% - 2022 Heated Area: 2555 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		304,648	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		82,300	
TOTAL MARKET VALUE		388,148	
SOH/AGL Deduction		60,468	
ASSESSED VALUE		327,680	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		276,269	
TOTAL JUST VALUE		388,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30507	SFR	808	10/08/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0816	7/31/2012	WD Q	Q	V	01	42,500
GRANTOR: PAUL D & MARY D GOULE						
GRANTEE: FREDDIE R PETERSON						
1123/1125	6/25/2007	WD Q	Q	I		80,000
GRANTOR: CAPITAL RESOURCES FIN						
GRANTEE: PAUL D & MARY D GOU						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	

1160 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W20 N3 W33 S8 S24 E33 N5 E20 N24 \$													
FUS=[ORIG=0,-30] N33 W33 S33 E13 N10 E7 S10 E13 \$													
FOP=[ORIG=-53,29] S6 E33 N6 W33 \$													
POP=[ORIG=-53,5] W4 S4 E4 N4 \$													

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	100			0.00	0.00	7.23	AC		1.00	1.00	1.00	10,000.00	10,000.00	72,300							