LOT 13 BLOCK B COLLEGE MANOR S/D

316-172, 746-1560, 752-813, 986-

REEL LIFE LLC
1245 E JANE AVE
KINGMAN, AZ 86409

2027

36-3S-17-07428-000

BUILDING CHARACTERISTICS

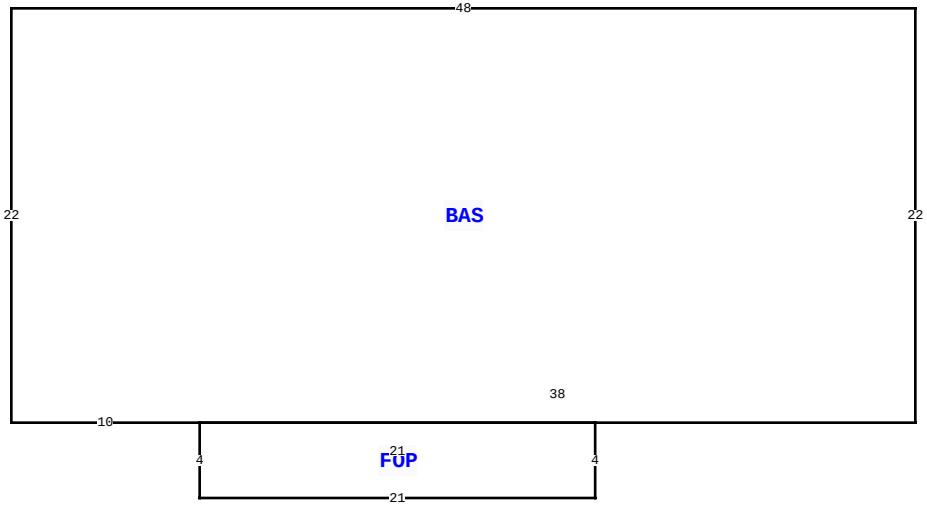
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	74,110
FOP	84	30		25	1,754
TOTALS	1,140			1,081	75,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	98.1526	107.97	116,716	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1056 HX Base Yr



111 NE SEMESTER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,865
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	5,500
TOTAL MARKET VALUE	83,665
SOH/AGL Deduction	0
ASSESSED VALUE	83,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,665
TOTAL JUST VALUE	83,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1407	7/18/2022	WD	Q	I	01	88,000
GRANTOR: RODRIGUEZ JORGE LUIS						
GRANTEE: REEL LIFE LLC						
1336/0663	5/05/2017	WD	U	I	12	25,500
GRANTOR: WINDSOR MORTGAGE HOLD						
GRANTEE: JORGE LUIS RODRIGUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S22 E10 FOP= S4 E21 N4 W21$ E38 N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 08/16/2022 BY ME Total Acres: 0.18 Total Land Value: 5,500 Market: 0 Agricultural: 0 Common: 5,500 PRINTED 11/17/2026 BY SYS