

W1/2 OF S3/4 OF SE1/4 OF SE1/4 L ICHETUCKNEE RD (NEW GRADE). ALSO OF NE1/4 (LOCATED IN SEC 1-6S-15

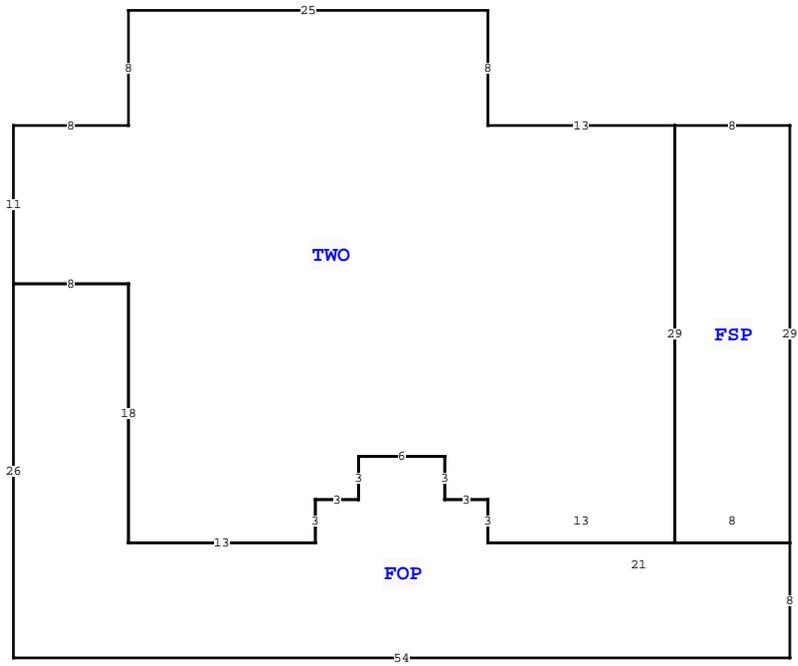
LEDESMA GERARDO WASHINGTON/MEJIA NATALIE GUTOWSKI
4080 BROADMOOR BLUFFS DR
COLORADO SPRINGS, CO 80906

2026

36-5S-15-00486-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	01	NONE 100	
Stories		2. 2. 100	
Architectual Units	05	CONV 100	0 100
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FOP	630	30	
FSP	232	40	
TWO	1,336	200	
TOTALS	2,198		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022			413,294	1987	1987	0	0	35.00	65.00
Heated Area: 2672 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		318,072	
TOTAL MARKET OB/XF VALUE		4,150	
TOTAL LAND VALUE - MARKET		139,520	
TOTAL MARKET VALUE		461,742	
SOH/AGL Deduction		97,001	
ASSESSED VALUE		364,741	
TOTAL EXEMPTION VALUE	HX HB 13	315,310	
BASE TAXABLE VALUE		49,431	
TOTAL JUST VALUE		461,742	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1733	5/25/2021	WD	Q	I	01	410,000
GRANTOR: RICHARDS SHARON L						
GRANTEE: LEDESMA GERARDO WAS						

EXTRA FEATURES		4997 SW ICHETUCKNEE AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0180	FPLC 1STRY	2,000.00
2	0294	SHED WOOD/	0.00
3	0180	FPLC 1STRY	2,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF
			05/07/2026		06/06/2022		

BUILDING NOTES	

BUILDING DIMENSIONS	
TWO= W13 N8 W25 S8 W8 S11 POP= S26 E54 N8 W21 N3 W3 N3W6 S3 W3 S3 W13 N18 W8\$ E8 S18E13 N3 E3 N3 E6 S3 E3 S3 E13 FSP= E8 N29 W8 S29\$ N29 \$.	

LAND DESCRIPTION		TOTAL OB/XF 4,150																						
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	17.44	AC		1.00	1.00	1.00	8,000.00	8,000.00	139,520							

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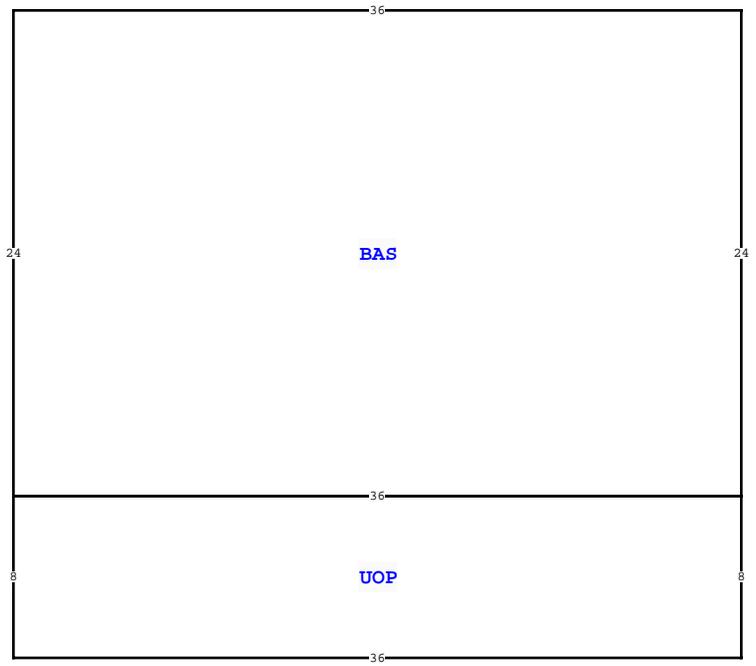
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4080 BROADMOOR BLUFFS DR
COLORADO SPRINGS, CO 80906

2026

36-5S-15-00486-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	06	CUST PANEL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	
UOP	288	20	
TOTALS	1,152		922
EXTRA FEATURES		4997 SW ICHETUCKNEE AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	922	134.3680	153.18	141,232	1970	1970	30	0	35.00	35.00
2 SINGLE FAM			0% - 2022	Heated Area: 864			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTEE: LEDESMA GERARDO WAS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU
		06/06/2022	SPF

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= N24 W36 S24 UOP= S8 E36N8 W36S E36S.														

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV