S DIV: S1/2 OF LOTS 1 & 2
BLOCK 2 LAKE FORREST PARK S/D.
ORB 361-800, 661-709, 661-710,

DOWN-IVES BEVERLY LYNN LIVING TRUST
5113 E ARMSTRONG RD
LODI, CA 95240

2022

00-00-00-14222-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD	870317.00	1.00

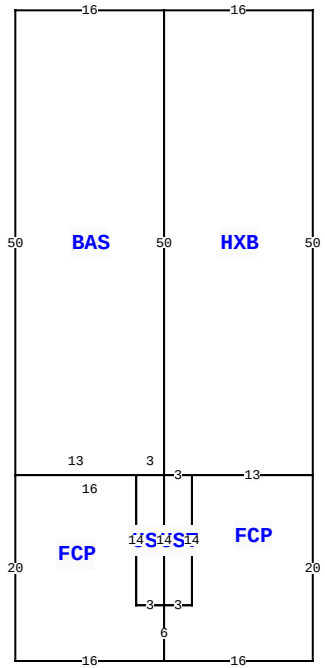
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	27,040
FCP	278	25	70	2,366
FCP	278	25	70	2,366
HXB	800	100	800	27,040
UST	42	45	19	642
UST	42	45	19	642
TOTALS	2,240		1,778	60,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,778	114.8700	67.60	120,193	1965	1965	0	0	0	50.00	50.00

1 DUPLEX – 0% - 0

HX Base Yr



762 SE CHURCH Ave, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	60,096
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	9,275
TOTAL MARKET VALUE	69,871
SOH/AGL Deduction	0
ASSESSED VALUE	69,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,871
TOTAL JUST VALUE	69,871
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,871

SALE:2:1: 2 DEEDS - 1 PARCEL

SALE:1:1: 2 DEEDS - 1 PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1124/2215	7/11/2007	WD	Q	I		120,000

GRANTOR: RIGSBY

GRANTEE: BEVERLY LYNN DOWNS-

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W16 BAS= W16 S50 FCP= S20 E16 N6 UST= N14 W3 S14 E3$ W3 N14 W13$ E16 N50 $ S50 UST= S14 E3 N14 W3$ E3 FCP= S14 W3 S6 E16 N20 W13$ E13 N50$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

LN	USE CODE	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	0800	MULTI-FAM	0		00	0.00	0.00	6,509.00	SF		1.00	1.00	1.50	0.95	1.43	9,275							

REVIEW DATE 11/14/2016 BY DFRP Total Acres: 0.15 Total Land Value: 9,275 Market: 0 Agricultural: 0 Common: 9,275 PRINTED 02/24/2022