LOT 62 UNIT 7 THREE RIVERS ESTAT
314-16, 884-943, 914-1917, WD 14

ARENS WILLIAM JR/OGDEN LESLEY
3297 NE YACHT AVE
LINCOLN CITY, OR 97367

2026

00-00-00-00670-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

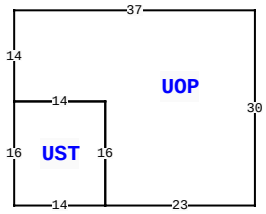
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	02	SHED 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.07	1.00/

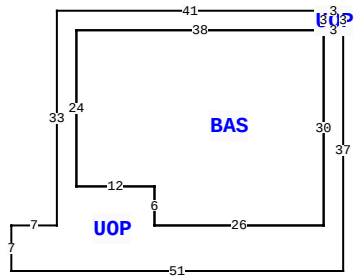
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100		1,068	131,044
UOP	9	20		2	245
UOP	732	20		146	17,915
UOP	886	20		177	21,718
UST	224	45		101	12,393
TOTALS	2,919			1,494	183,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,494	134.0955	163.60	244,418	1978	2000	0	0	0	25.00	75.00

1 SFR PILING 0% - 2022 Heated Area: 1068 HX Base Yr





2802 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	183,314
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	84,750
TOTAL MARKET VALUE	269,264
SOH/AGL Deduction	55,916
ASSESSED VALUE	213,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,348
TOTAL JUST VALUE	269,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041849	Roof Replacement	8,500	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/1901	1/30/2025	WD	U	I	35	457,500
GRANTOR: HERKE ANDRE MICHAEL						
GRANTEE: ARENS WILLIAM JR						
1431/2339	3/03/2021	WD	U	I	16	78,000
GRANTOR: CAMERON THOMAS M						
GRANTEE: HERKE ANDRE MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-3,3] W38 S24 E12 S6 E26 N30 $
UOP=[ORIG=0,-46] N14 E37 S30 W23 N16 W14 $
UOP=[ORIG=-3,3] N3 W41 S33 W7 S7 E51 N37 W3 S30 W26 N6 W12 N24 E38 $
UST=[ORIG=0,-30] N16 E14 S16 W14 $
UOP=[ORIG=0,0] W3 S3 E3 N3 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	113.00	FF		1.00	1.00	1.00	750.00	750.00	84,750							

REVIEW DATE 05/29/2025 BY TP Total Acres: 0.59 Total Land Value: 84,750 Market: 0 Agricultural: 0 Common: 84,750 PRINTED 11/28/2025 BY SYS