

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0315 CONC BLOCK 100 GABLE/HIP 100

RooF Cover Interior Wall Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Stories Architectual Units Condition Adj Kitchen Adjus0509050301PREFIN MT 100 DRYWALL 100 CARPET 100 CENTRAL 100 AIR DUCTED 100 2 100 2 100 NONE 100 1. 1. 100 CONV 100 0 100 03 100 01 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC05050100SINGLE FAMILYMKT AREA0110516.001.00/

TOTALGROSSAREAPCTOFBASEYEARTOTADJAREASUBAREA MARKET VALUEBAS28100282,207BAS40100403,154BAS44100443,469BAS80100806,308BAS16010016012,615BAS22010022017,346BAS46210046236,427BAS64010064050,461BAS1,2811001,281101,000UOP34020685,361TOTALS3,2953,023238,348

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDO100013,023108.3000121.30366,690197419740035.0065.00

SINGLE FAM100% - 2000Heated Area: 2955HX Base Yr 2000

Diagram showing building footprint dimensions and area calculations.

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/07/2025MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARDTax Group: 3Tax Dist:

BUILDING MARKET VALUE238,348TOTAL MARKET OB/XF VALUE1,100TOTAL LAND VALUE - MARKET15,000TOTAL MARKET VALUE254,448SOH/AGL Deduction123,117ASSESSED VALUE131,331TOTAL EXEMPTION VALUE HX HB50,722BASE TAXABLE VALUE80,609TOTAL JUST VALUE254,448NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE254,448

LAND:1::1: ACRE FRONTS HWY 240-NEAR COLUMBIA CITY

SALES DATAOFF RECORD NumberDATEINSTTYPEQ / U V / I RSN CD SALE PRICE1506/19601/19/2024LEUII14100GRANTOR: BREWER LARRY AGRANTEE: BREWER LARRY A (ENH1410/18924/27/2020LEUII14100GRANTOR: LARRY A BREWER & SALLGRANTEE: MICHAEL ANTHONY DEMBUILDING NOTESBUILDING DIMENSIONS

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICERIG CONDYEARCHACTUALQ% CONDOB/XF MKT VALUENOTES10166CONC, PAVMT0100001.00UT0.000.00100000310010020294SHED WOOD/010012201.00UT0.000.0010020002000310050030070CARPORT UF01002020400.00UT2.502.505020072007350500

LAND DESCRIPTIONTOTAL OB/XF1,100

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITYPDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTOTAL ACRES1.00Total Land Value: 15,000Market: 0Agricultural: 0Common: 15,000PRINTED 11/20/2025 BY SYS