

COMM SW COR OF SEC, RUN N 1856.5
CONT N 200 FT, E 384.7 FT TO RIV
RIVER 206.4 FT, W 333.9 FT TO PO

IVES CAROL
5128 LONGEST DR
NEWBERG, OR 97132-4030

2026

11-2S-15-00020-002



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	09	PINE WOOD 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
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			03
NEIGHBORHOOD/LOC		11215.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	12,279
BAS	168	100		168	12,279
BAS	1,824	100		1,824	133,309
FOP	216	30		65	4,751
UOP	42	20		8	585
TOTALS	2,418			2,233	163,201

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0280	POOL R/CON	0	0	34	17	578.00	UT	70.00	70.00	
2	0166	CONC, PAVMT	0	0	0	0	682.00	UT	1.50	1.50	
3	0040	BARN, POLE	0	0	16	40	640.00	UT	2.50	2.50	
4	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	
5	0040	BARN, POLE	0	0	20	25	500.00	UT	2.50	2.50	
6	0294	SHED WOOD/	0	0	12	36	432.00	UT	7.50	7.50	
7	0140	CLFENCE 6	0	0	0	0	800.00	UT	6.50	6.50	
8	0040	BARN, POLE	0	0	0	0	1.00	UT	400.00	400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		00	206.00	384.00	206.40	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,233	100.3950	112.44	251,079	1993	1993	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 2160 HX Base Yr													
605 NW MCCLURG CT, WHITE SPRINGS													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
29,397													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0280	POOL R/CON	0	0	34	17	578.00	UT	70.00	70.00	100	1996	1996
2	0166	CONC, PAVMT	0	0	0	0	682.00	UT	1.50	1.50	100	1996	1996
3	0040	BARN, POLE	0	0	16	40	640.00	UT	2.50	2.50	100	1996	1996
4	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	100	2002	2002
5	0040	BARN, POLE	0	0	20	25	500.00	UT	2.50	2.50	100	1996	1996
6	0294	SHED WOOD/	0	0	12	36	432.00	UT	7.50	7.50	100	2002	2002
7	0140	CLFENCE 6	0	0	0	0	800.00	UT	6.50	6.50	100	2002	2002
8	0040	BARN, POLE	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022

TOTAL OB/XF													
29,397													
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
1	0100	C	SFR	0		00	206.00	384.00	206.40	FF		1.00	1.00

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					163,201				
TOTAL MARKET OB/XF VALUE					29,397				
TOTAL LAND VALUE - MARKET					20,640				
TOTAL MARKET VALUE					213,238				
SOH/AGL Deduction					0				
ASSESSED VALUE					213,238				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					213,238				
TOTAL JUST VALUE					213,238				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					213,238				
SALE:1:1: 1.65 AC (MUST BE SOMETHING ON THIS)									