LOT 15 COUNTRY SIDE ESTATES.
WD 1047-1029, QC 1544-926,

GOODRICH SUZANNE
4393 N PALATINE AVE
MERIDIAN, ID 83646

2026

15-4S-17-08359-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

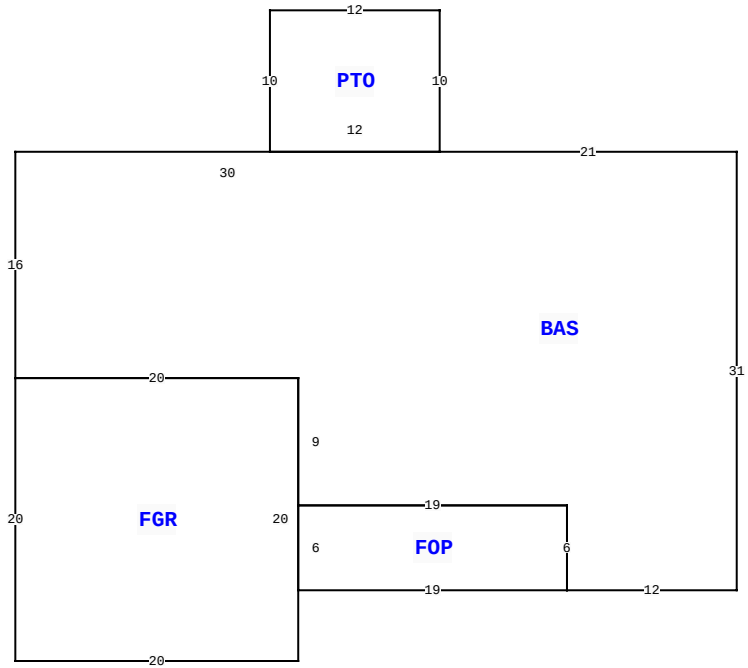
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100		1,167	118,127
FGR	400	55		220	22,269
FOP	114	30		34	3,441
PTO	120	5		6	608
TOTALS	1,801			1,427	144,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,427	114.4000	128.13	182,842	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1167 HX Base Yr



122 SE VICTORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,445
TOTAL MARKET OB/XF VALUE	1,512
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	164,457
SOH/AGL Deduction	0
ASSESSED VALUE	164,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,457
TOTAL JUST VALUE	164,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052682	Roof Replacement	10,891	03/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1047/1029	5/19/2005	WD	Q	I		108,000
GRANTOR: CORNERSTONE DEVELOPEM						
GRANTEE: SUZANNE GOODRICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N10 W12 S10 E12$ W30 S16 FGR= S20 E20 N20 W20$ E20 S9 FOP= S6 E19 N6 W19$ E19 S6 E12 N31$.

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	756.00	UT	2.00	2.00	100	2005	2005	3	100	1,512	

LAND DESCRIPTION

TOTAL OB/XF 1,512

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	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/13/2025 BY chuck Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS