NE1/4 OF NW1/4 & NW1/4 OF NE1/4,
SOUTH OF FAIRFIELD RD EX 18.53 A
541-660 & EX 7.73 AC DESC IN ORB

THE SCOULAR COMPANY, INC
P O BOX 542047
OMAHA, NE 68154-8047

2026

19-3S-16-02181-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

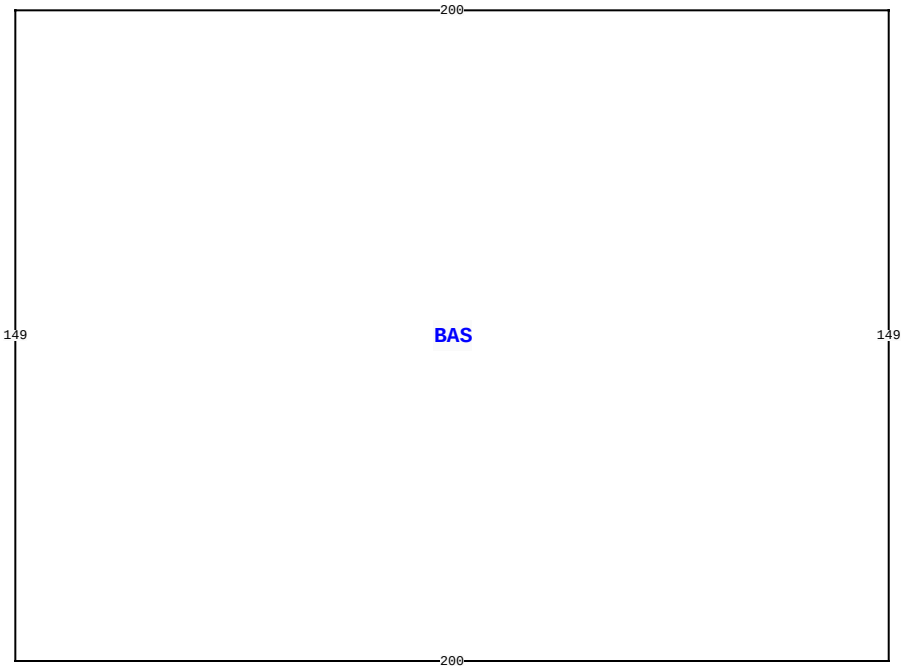
DOR CODE 4800 WAREHOSE/DISTRB
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 19316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	29,800	100		29,800	761,965
TOTALS	29,800			29,800	761,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	29,800	83.9800	29.39	875,822	2011	2011	0	0	0	13.00	87.00

1 PREF M B S 0% - 2023 Heated Area: 29800 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	761,965
TOTAL MARKET OB/XF VALUE	17,680
TOTAL LAND VALUE - MARKET	134,470
TOTAL MARKET VALUE	914,115
SOH/AGL Deduction	0
ASSESSED VALUE	914,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	914,115
TOTAL JUST VALUE	914,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	922,873

PRCL:0:1: ALL GRAIN BINS AND SCALE ARE ON TPP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29092	COMMERCIAL	1,500	12/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/2273	3/28/2022	WD	U	I	35	9,000,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: THE SCOULAR COMPANY						
1140/0935	12/13/2007	WD	Q	I	01	785,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: COLUMBIA GRAIN & IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W200 S149 E200 N149$.

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,430	
2	0166	CONC,PAVMT	0	0	0	0	5,000.00	UT	2.25	2.25	100	2011	2011	3	100	11,250	

LAND DESCRIPTION

TOTAL OB/XF 17,680

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	4800	C	WAREHOUSE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	0					18.21	AC		1.00	1.00	1.00	7,000.00	7,000.00	127,470							

REVIEW DATE 04/22/2024 BY TP Total Acres: 19.21 Total Land Value: 134,470 Market: 0 Agricultural: 0 Common: 134,470 PRINTED 11/07/2025 BY SYS