

BEG NW COR OF LOT 7, RUN S 27 DG
458.63 FT TO W LINE OF LOT 6, S
383.69 FT TO W R/W LINE OF CANNO

A2H, LLC
PO BOX 612
MERLIN, OR 97532

2026

19-4S-17-08558-111



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	19 MARBLE 30
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	19 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	23 100
Stories	2. 100
Units	0 100
Condition Adj	03 03 100

Quality 05 05

DOR CODE 4817 WHSE STORAGE/OFFICE

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 19417.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,724	100		5,724	165,241
CAN	66	30		20	578
CAN	66	30		20	578
CAN	672	30		202	5,831
FUS	176	100		176	5,081
FUS	304	100		304	8,776
FUS	480	100		480	13,857
FUS	1,617	100		1,617	46,680

TOTALS 9,105 8,543 246,619

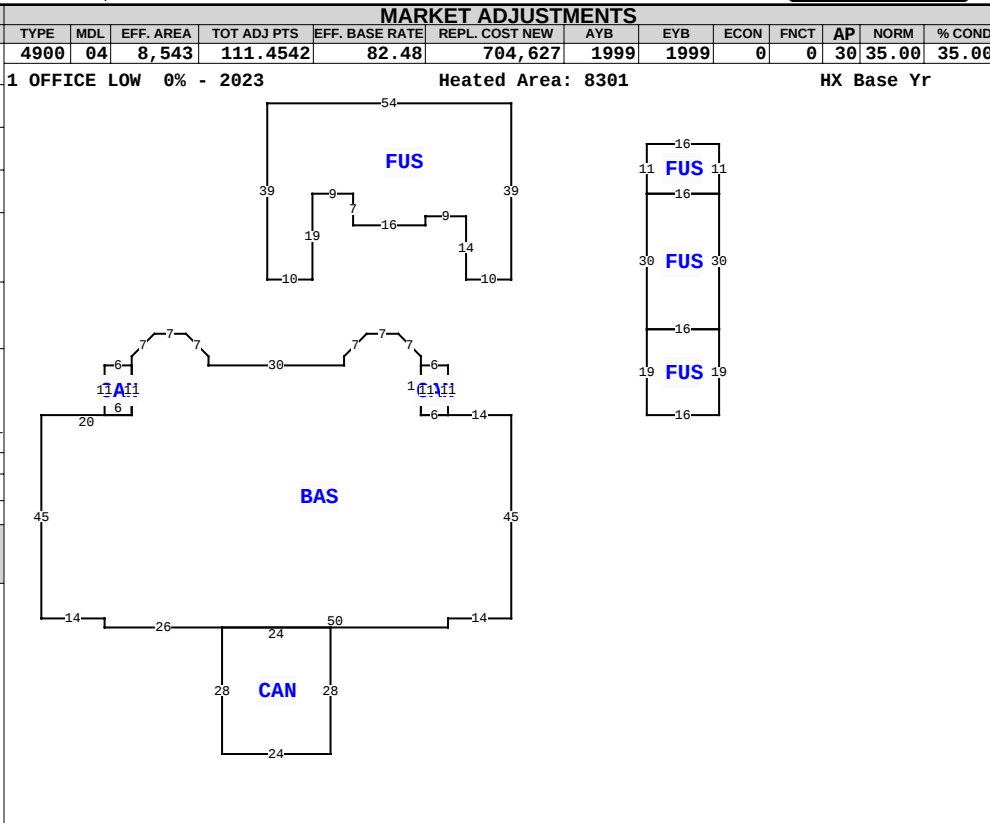
EXTRA FEATURES

L N	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	0260	PAVEMENT-A	0	0	0	0	55,350.00	UT	0.90	0.90	50	1999	1999	3	50	24,908	
2	0166	CONC,PAVMT	0	0	0	0	1,770.00	UT	1.50	1.50	90	1999	1999	3	90	2,390	
3	0100	ELEV.PASS	0	0	0	0	1.00	UT	30,000.00	30,000.00	50	1999	1999	3	50	15,000	

LAND DESCRIPTION

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4817	C	STORG/ OFF	0		ILW	0.00	0.00	5.60	AC		1.00	1.00	0.80	76,500.00	61,200.00	342,720							

REVIEW DATE 09/19/2022 BY CP



496 SW RING CT, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 42,298

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4817	C	STORG/ OFF	0		ILW	0.00	0.00	5.60	AC		1.00	1.00	0.80	76,500.00	61,200.00	342,720							

Total Acres: 5.60 Total Land Value: 342,720 Market: 0 Agricultural: 0 Common: 342,720

COLUMBIA COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		777,384
TOTAL MARKET OB/XF VALUE		42,298
TOTAL LAND VALUE - MARKET		342,720
TOTAL MARKET VALUE		1,162,402
SOH/AGL Deduction		0
ASSESSED VALUE		1,162,402
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,162,402
TOTAL JUST VALUE		1,162,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,192,827

LAND:1:1: PART OF LOTS 6 & 7

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045912	Roof Replacement	126,000	11/15/2022
29724	REMODEL	5,205	10/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1736	6/28/2022	WD	Q	I	01	1,500,000

GRANTOR: ST JOHN'S PROPERTIES

GRANTEE: A2H, LLC

1306/1890 12/22/2015 WD Q I 01 1,000,000

GRANTOR: CHEF'S WORLD WIDE COR

GRANTEE: ST JOHN'S PROPERTIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 CAN= N11 W6 S11 E6\$ W6 N13 U5 L5 W7 L5 D5 S2 W30
N2 U5 L5 W7 L5 D5 S2 CAN= W6 S11 E6 N11\$ S11 W20 S45 E14
S2 E26 CAN= S28 E24 N28 W24\$ E50 N2 E14 N45\$ PTR= E30 FUS=
E16 N19 FUS= N30 FUS= N11 W16 S11 E16\$ W16 S30 E16\$ W16 S19\$
W30PTR= N30 FUS= N39 W54 S39 E10 N19 E9 S7 E16 N2 E9 S14 E10\$
S30\$.

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