LOT 33 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1469-998, WD 148

RICHARDSON BRIAN STANLEY/RICHARDSON SHERRENA JANEL
30660 NORTHWEST YORKSHIRE ST
NORTH PLAINS, OR 97133

**2026**

**24-4S-16-03117-133**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

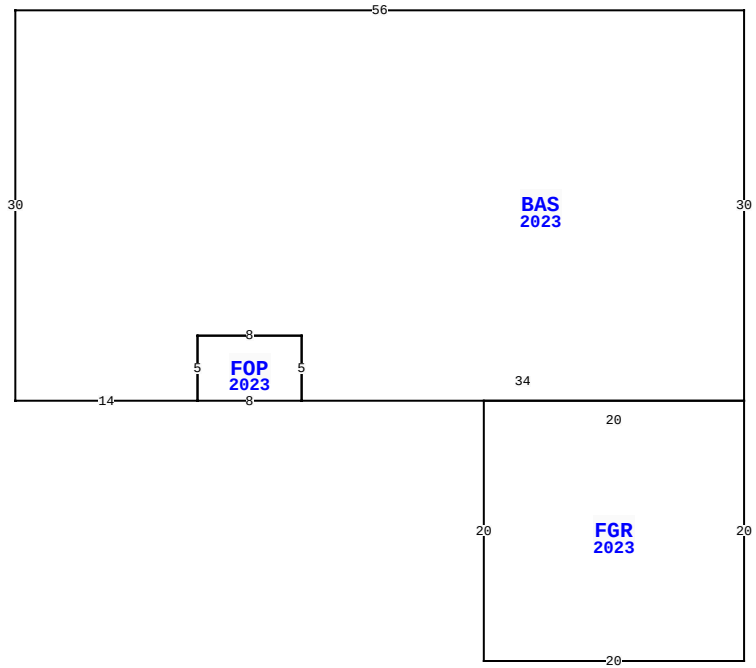
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 24416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,640 | 100 | 2023 | 1,640 | 211,131 |
| FGR | 400 | 55 | 2023 | 220 | 28,322 |
| FOP | 40 | 30 | 2023 | 12 | 1,545 |
| TOTALS | 2,080 | | | 1,872 | 240,998 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,872 | 118.5030 | 132.72 | 248,452 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1640 HX Base Yr




886 SW CHESTERFIELD CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 240,998 |
| TOTAL MARKET OB/XF VALUE | 3,460 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 279,458 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 279,458 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 279,458 |
| TOTAL JUST VALUE | 279,458 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 281,943 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044016 | New Residential C | 160,000 | 03/28/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1485/905 | 2/21/2023 | WD | Q | I | 01 | 350,000 |
| GRANTOR: TRENT GIEBEIG CONSTRU | | | | | | |
| GRANTEE: RICHARDSON BRIAN ST | | | | | | |
| 1469/998 | 6/17/2022 | WD | Q | V | 01 | 30,000 |
| GRANTOR: DELTA OMEGA PROPERTIE | | | | | | |
| GRANTEE: TRENT GIEBEIG CONST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W56 S30 E14 N5 E8 S5 E34 N30 $
FOP=[YR=2023;ORIG=-32,5] E8 S5 W8 N5 $
FGR=[YR=2023;ORIG=-10,10] E20 S20 W20 N20 $
.

## 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 | 420.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 1,260 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 2,200.00 | 2,200.00 | 100 | 2025 | 2024 | | 100 | 2,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,460

| 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 | | | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 02/20/2025 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS