

COMM AT NW COR OF LOT 15, ARROW  
S/D, RUN S 434.95 FT FOR POB, S  
TO PT ON CURVE, SE ALONG R/W OF

LE QUACH TRAN  
9681 WOODBURY AVE  
GARDEN GROVE, CA 92844

2026

25-6S-16-03935-031



| BUILDING CHARACTERISTICS     |    |                  |  |             |  | MARKET ADJUSTMENTS   |     |              |             |                      |                |               |     |        |      |            |        | COLUMBIA COUNTY PROPERTY                                                                                      |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|------------------------------|----|------------------|--|-------------|--|----------------------|-----|--------------|-------------|----------------------|----------------|---------------|-----|--------|------|------------|--------|---------------------------------------------------------------------------------------------------------------|--|-----------|--|-----|--|----------|--|--------|--|---------|--|------------|--|----------------|--|------------|--|-----------------------------|--|------|--|---------|--|------|--|-----|--|----|--|--------|--|
| ELEMENT                      | CD | CONSTRUCTION     |  |             |  | TYPE                 | MDL | EFF. AREA    | TOT ADJ PTS | EFF. BASE RATE       | REPL. COST NEW | AYB           | EYB | ECON   | FNCT | NORM       | % COND | PAGE 1 of 1                                                                                                   |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | VALUATION BY                                                                                                  |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | Tax Group: 3                                                                                                  |  |           |  |     |  |          |  |        |  |         |  | STANDARD   |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | Tax Dist:                                                                                                     |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | BUILDING MARKET VALUE                                                                                         |  |           |  |     |  |          |  |        |  |         |  | 0          |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | TOTAL MARKET OB/XF VALUE                                                                                      |  |           |  |     |  |          |  |        |  |         |  | 7,000      |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | TOTAL LAND VALUE - MARKET                                                                                     |  |           |  |     |  |          |  |        |  |         |  | 28,700     |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | TOTAL MARKET VALUE                                                                                            |  |           |  |     |  |          |  |        |  |         |  | 35,700     |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | SOH/AGL Deduction                                                                                             |  |           |  |     |  |          |  |        |  |         |  | 0          |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | ASSESSED VALUE                                                                                                |  |           |  |     |  |          |  |        |  |         |  | 35,700     |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | TOTAL EXEMPTION VALUE                                                                                         |  |           |  |     |  |          |  |        |  |         |  | 0          |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| DOR CODE                     |    |                  |  |             |  | 0700                 |     |              |             |                      |                | MISC IMPROVED |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| MAP NUM                      |    |                  |  |             |  |                      |     |              |             |                      |                | MKT AREA      |     |        |      |            |        | 02                                                                                                            |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| NEIGHBORHOOD/LOC             |    |                  |  |             |  | 25616.010            |     |              |             |                      |                | 1.00/         |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| AREA TYPE                    |    | TOTAL GROSS AREA |  | PCT OF BASE |  | YEAR                 |     | TOT ADJ AREA |             | SUBAREA MARKET VALUE |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | PERMIT NUM                                                                                                    |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | DESCRIPTION                                                                                                   |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | AMT                                                                                                           |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | ISSUED                                                                                                        |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                              |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| SALES DATA                   |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| OFF RECORD Number            |    |                  |  | DATE        |  |                      |     | TYPE INST    |             | Q / V                |                | I / I         |     | RSN CD |      | SALE PRICE |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 1492/2794                    |    |                  |  | 6/02/2023   |  |                      |     | WD           |             | Q                    |                | I             |     | 01     |      | 32,000     |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| GRANTOR: WEAVER ROBERT W     |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| GRANTEE: LE QUACH TRAN       |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 1125/1184                    |    |                  |  | 7/10/2007   |  |                      |     | WD           |             | Q                    |                | V             |     |        |      | 39,900     |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| GRANTOR: ANDERSON            |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| GRANTEE: ROBERT W WEAVER     |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BUILDING NOTES               |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BUILDING DIMENSIONS          |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| TOTAL OB/XF 7,000            |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        |                                                                                                               |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 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                            |    | 0700             |  | C           |  | MISC RES             |     | 0            |             |                      |                | 00            |     | 0.00   |      | 0.00       |        | 2.05                                                                                                          |  | AC        |  |     |  | 1.00     |  | 1.00   |  | 1.00    |  | 14,000.00  |  | 14,000.00      |  | 28,700     |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| REVIEW DATE 08/04/2023 BY ME |    |                  |  |             |  |                      |     |              |             |                      |                |               |     |        |      |            |        | Total Acres: 2.05 Total Land Value: 28,700 Market: 0 Agricultural: 0 Common: 28,700 PRINTED 10/10/2025 BY SYS |  |           |  |     |  |          |  |        |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |