COMM NW COR OF NW1/4 OF SE1/4, R
S 630 FT, E 694 FT TO W R/W US-4
261.24 FT FOR POB, CONT S 444 FT

HALL DAVID ARLEN/HALL MARIA ALANA
46 N SAGEHEN LN
NAMPA, ID 83651

**2026**

**34-5S-17-09493-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

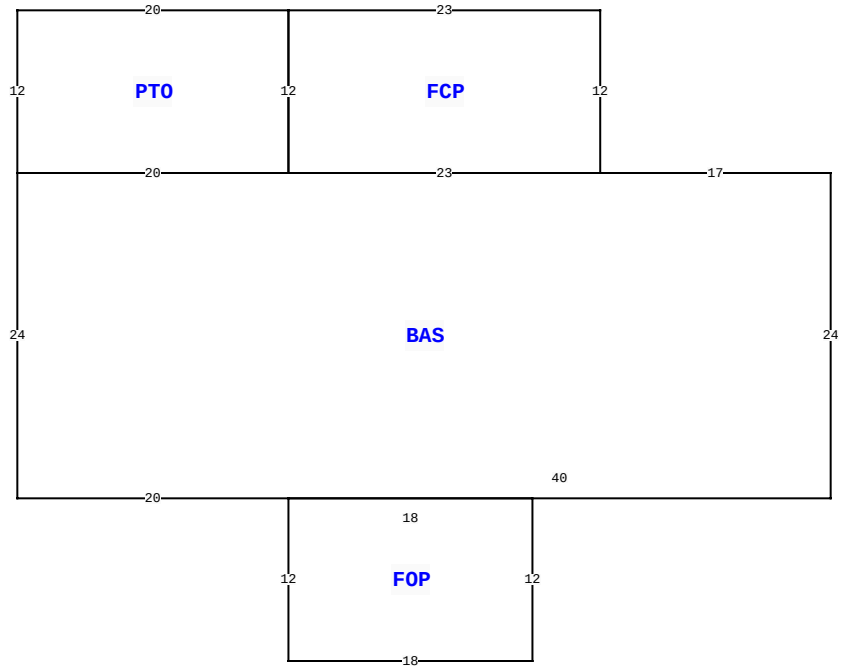
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 34517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,440 | 100 | | 1,440 | 37,290 |
| FCP | 276 | 25 | | 69 | 1,787 |
| FOP | 216 | 35 | | 76 | 1,968 |
| PTO | 240 | 5 | | 12 | 311 |
| TOTALS | 2,172 | | | 1,597 | 41,356 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,597 | 107.9000 | 64.74 | 103,390 | 1981 | 1981 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2025 Heated Area: 1440 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

13298 S US HIGHWAY 441 , LAKE CITY

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 41,356 |
| TOTAL MARKET OB/XF VALUE | 17,100 |
| TOTAL LAND VALUE - MARKET | 90,250 |
| TOTAL MARKET VALUE | 148,706 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 148,706 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 148,706 |
| TOTAL JUST VALUE | 148,706 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 148,706 |

SALE:2:1: ORDER DETERMINING HOMESTEAD-HEIR PROPERT

XFOB:1:1: HIGH MH

BLDG:1:1: HIGH MH

SALE:1:1: FIGURES ONLY 9.50 AC) SALE INCL 2 MH'S D

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1516/277 | 6/06/2024 | PB | U | I | 18 | 0 |
| GRANTOR: HALL LINDA | | | | | | |
| GRANTEE: HALL DAVID ARLEN | | | | | | |
| 1255/1882 | 5/22/2013 | WD | U | I | 11 | 100 |
| GRANTOR: DAVID M HOWE | | | | | | |
| GRANTEE: LINDA HALL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FCP= N12 W23 S12 E23$ W23 PTO= N12 W20 S12 E20$ W20 S24 E20 FOP= S12 E18 N12 W18$ E40 N24$.

## 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 | 25 | 35 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0010 | BARN,BLK | 0 | 0 | 18 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 2.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 14,000 | |
| 4 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,500 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 6 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,100

| 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 | 0102 | C | SFR/MH | 0 | | A-1 | 0.00 | 0.00 | 9.50 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 90,250 | | | | | | | |

REVIEW DATE 09/21/2017 BY BC Total Acres: 9.50 Total Land Value: 90,250 Market: 0 Agricultural: 0 Common: 90,250 PRINTED 11/19/2025 BY SYS