

COMM SE COR OF NW1/4 OF SE1/4, R
US-41 FOR POB, RUN N 420 FT, W 1
FT, E 105 FT TO POB.

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

2026

34-5S-17-09494-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	04 04
DOR CODE	4800 WAREHOUSE/DISTRB
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	320	100		320	4,797
BAS	620	100		620	9,294
BAS	2,260	100		2,260	33,878
UST	80	50		40	600
TOTALS	3,280			3,240	48,568

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0040	BARN, POLE	0	0	40	52	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	0	10	40	400.00	UT	1.50	1.50	
3	0252	LEAN-TO W/	0	0	8	17	136.00	UT	2.00	2.00	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	4800	C	WAREHOUSE	0		CN	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8400	06	3,240	81.0160	29.98	97,135	1960	1960	0	0	0 50.00	50.00
1 WAREH STOR 0% - 2025 Heated Area: 3200 HX Base Yr											
13324 S US HIGHWAY 441 , LAKE CITY											

TOTAL OB/XF 7,372											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0040	BARN, POLE	0	0	40	52	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	0	10	40	400.00	UT	1.50	1.50	
3	0252	LEAN-TO W/	0	0	8	17	136.00	UT	2.00	2.00	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF 7,372											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	4800	C	WAREHOUSE	0		CN	0.00	0.00	1.00	AC	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		84,601			
TOTAL MARKET OB/XF VALUE		7,372			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		126,973			
SOH/AGL Deduction		0			
ASSESSED VALUE		126,973			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		126,973			
TOTAL JUST VALUE		126,973			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		126,973			

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							
1160/1051	10/10/2008	WD Q	I	01		100	
GRANTOR: DAVID HOWE							
GRANTEE: LINDA HALL							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= N40 E8 S40 W8\$ BAS= N40W72 S9 E20 S31 BAS= W20 N31 E20 S31\$ E52\$ PTR= N50 UST= W10 N8 E10 S8\$ S50\$.											

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

34-5S-17-09494-000

[illegible]