LOT 14 10TH FAIRWAY VILLAS S/D

ORB 631-061, 640-424, 803-347,

STINSON DEREK J
254 JOHNSON RD N
WINLOCK, WA 98596

2027

01-4S-16-02678-114

BUILDING CHARACTERISTICS

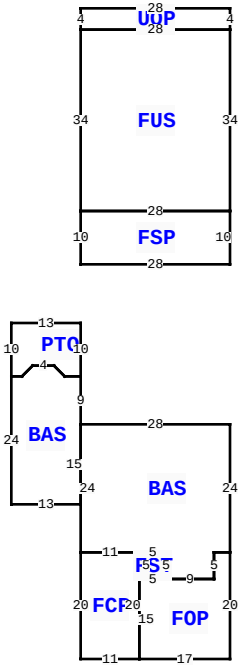
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	21,544
BAS	717	100		717	47,677
FCP	220	25		55	3,658
FOP	270	30		81	5,386
FSP	280	40		112	7,448
FST	25	55		14	931
FUS	952	100		952	63,304
PTO	118	5		6	399
UOP	112	20		22	1,463
TOTALS	3,018			2,283	151,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,283	93.0033	102.30	233,551	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 1993 HX Base Yr



133 SW WREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	680	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	151,808
TOTAL MARKET OB/XF VALUE	1,380
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	171,188
SOH/AGL Deduction	0
ASSESSED VALUE	171,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,188
TOTAL JUST VALUE	171,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14614	ADDN SFR	75	10/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/1840	3/14/2012	WD	U	I	38	74,500
GRANTOR: ROBERT & KIMBERLY WIL						
GRANTEE: DEREK J STINSON						
1104/2379	12/04/2006	WD	Q	I		159,000
GRANTOR: JESTEN PETERS						
GRANTEE: ROBERT & KIMBERLY W						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=0,-40] N34 W28 S34 E28 $
BAS=[ORIG=0,0] W28 S24 E11 E5 S5 E9 N5 E3 N24 $
BAS=[ORIG=-28,0] N9 W3 U2L2 W4 D2L2 W2 S24 E13 N15 $
FSP=[ORIG=0,-40] W28 S10 E28 N10 $
FOP=[ORIG=-12,29] W5 S15 E17 N20 W3 S5 W9 $
FCP=[ORIG=-28,24] S20 E11 N20 W11 $
PTO=[ORIG=-28,-9] N10 W13 S10 E2 U2R2 E4 D2R2 E3 $
UOP=[ORIG=0,-74] N4 W28 S4 E28 $
FST=[ORIG=-17,24] S5 E5 N5 W5 $
PTR=[ORIG=0,0] N40 S40 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,380

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			0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.18 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS