

COMM NW COR OF SE1/4 OF SE1/4,  
 RUN E 210.70 FT, S 210.01 FT,  
 W 209.83 FT FOR POB, CONT W

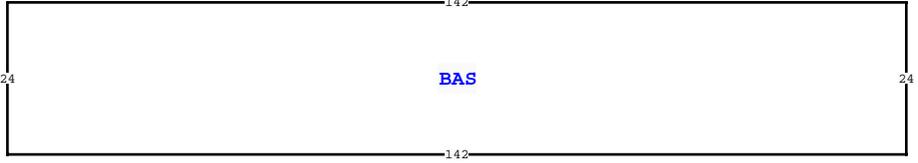
ALUMNI FOREST PRODUCTS INC  
 3540 E LONGWING LANE SUITE 270  
 MERIDIAN, ID 83646

**2026**

02-4S-17-07481-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		6 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		10 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	0									Heated Area: 3408 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,021,723	
TOTAL MARKET OB/XF VALUE		301,197	
TOTAL LAND VALUE - MARKET		279,300	
TOTAL MARKET VALUE		1,602,220	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,602,220	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,602,220	
TOTAL JUST VALUE		1,602,220	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,551,099	
XFOB:4:1: COST BY MARSHALL & SWIFT			
XFOB:3:1: LOADING PLATFORM			
XFOB:1:1: PAVEMENT SQ FTGE TAKEN OFF GIS			
XFOB:7:1: ADDITION ON BACK OF MAIN BLDG			

NEIGHBORHOOD/LOC	2417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,408	100		3,408	151,486
TOTALS	3,408			3,408	151,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046791	Storage Building	99,170	03/20/2023
13176	REMODEL	85	10/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/0519	4/22/2003	WD	Q	I	01	100

GRANTOR: SANDRA TURMAN AS PR F  
 GRANTEE: JUDITH S POMEROY  
 0544/0383 8/01/1984 WD Q V 78,800  
 GRANTOR:  
 GRANTEE:

EXTRA FEATURES																	
L N	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	0260	PAVEMENT-A	0	0	0	0	570,000.00	UT	0.59	0.59	75	1984	1984	3	75	250,088	
2	0140	CLFENCE	6	0	0	0	4,330.00	UT	5.00	5.00	100	1984	1984	3	100	21,650	
3	0166	CONC,PAVMT	0	0	0	0	2,490.00	UT	2.55	2.55	100	1984	1984	3	100	6,350	
4	0283	RR SPUR	0	0	0	0	725.00	UT	31.88	31.88	100	0	0	3	100	23,109	

TOTAL OB/XF														301,197			
1786 SE STATE ROAD 100 , LAKE CITY																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W142 S24 E142 N24\$.																	

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	4300	C	LUMBER YRD	0		00	0.00	0.00	19.95	AC		1.00	1.00	1.00	14,000.00	14,000.00	279,300							





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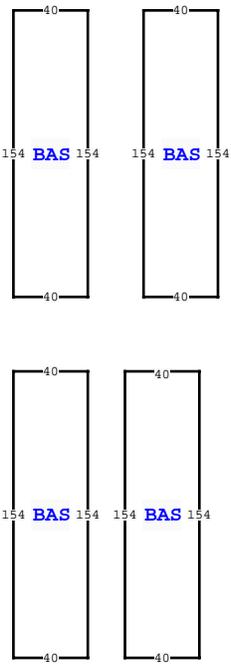
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 MERIDIAN, ID 83646

**2026**

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	29 NONE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floo	01 NONE 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	0 100
Frame	02 WOOD FRAME 100
Story Height	24 100
RMS	1 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8600	06	24,640	28.3946	8.52	209,933	1984	1984	0	0	50.00	50.00		
4 BARNs 0% - 0 Heated Area: 24640 HX Base Yr													



Quality	03 03				
DOR CODE	4300 LUMBER YARD				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	2417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,160	100		6,160	26,242
BAS	6,160	100		6,160	26,242
BAS	6,160	100		6,160	26,242
BAS	6,160	100		6,160	26,242
TOTALS	24,640			24,640	104,966

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
1786 SE STATE ROAD 100 , LAKE CITY			

EXTRA FEATURES									
L N	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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR

COLUMBIA COUNTY PROPERTY		PAGE 4 of 6	2
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ASSESSED VALUE		1,602,220	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,602,220	
TOTAL JUST VALUE		1,602,220	
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PREVIOUS YEAR MKT VALUE		1,551,099	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/0519	4/22/2003	WD Q	Q	I	01	100
GRANTOR: SANDRA TURMAN AS PR F						
GRANTEE: JUDITH S POMEROY						
0544/0383	8/01/1984	WD Q	V			78,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S154 E40 N154\$ PTR= E20 BAS= E40 S154 W40 N154\$ W20\$ PTR= N40 BAS= N154 W40 S154 E40\$ S40 \$ PTR= N40 E30 BAS= E40 N154 W40 S154\$ S40 W30\$.



