SE1/4 OF SE1/4 LYING SW OF RR
& LYING E OF CR-245-A.
ORB 407-494 & 1088-2050

COLUMBIA COUNTY LLC
120 NE 136TH AVE, STE 200
VANCOUVER, WA 98684

2026

02-4S-17-07482-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

169 SE COUNTY ROAD 245A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	35,250
TOTAL MARKET VALUE	39,550
SOH/AGL Deduction	0
ASSESSED VALUE	39,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,550
TOTAL JUST VALUE	39,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,550

LAND:1:1: ADJ3;SUBSURFACE IS CONTAMINATED.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1088/2050	1/02/2005	WD	Q	V	03	100

GRANTOR: GEORGES C ST LAURENT
GRANTEE: COLUMBIA COUNTY LLC

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	1001	C	MISC COMMERC	0		I	0.00	0.00	13.00	AC		1.00	1.00	0.25	10,000.00	2,500.00	32,500							
2	9600	C	WASTELAND	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	175.00	175.00	1,750							
3	9630	C	SWAMP	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	100.00	100.00	1,000							

REVIEW DATE 02/23/2017 BY BC Total Acres: 33.00 Total Land Value: 35,250 Market: 0 Agricultural: 0 Common: 35,250 PRINTED 05/08/2026 BY SYS