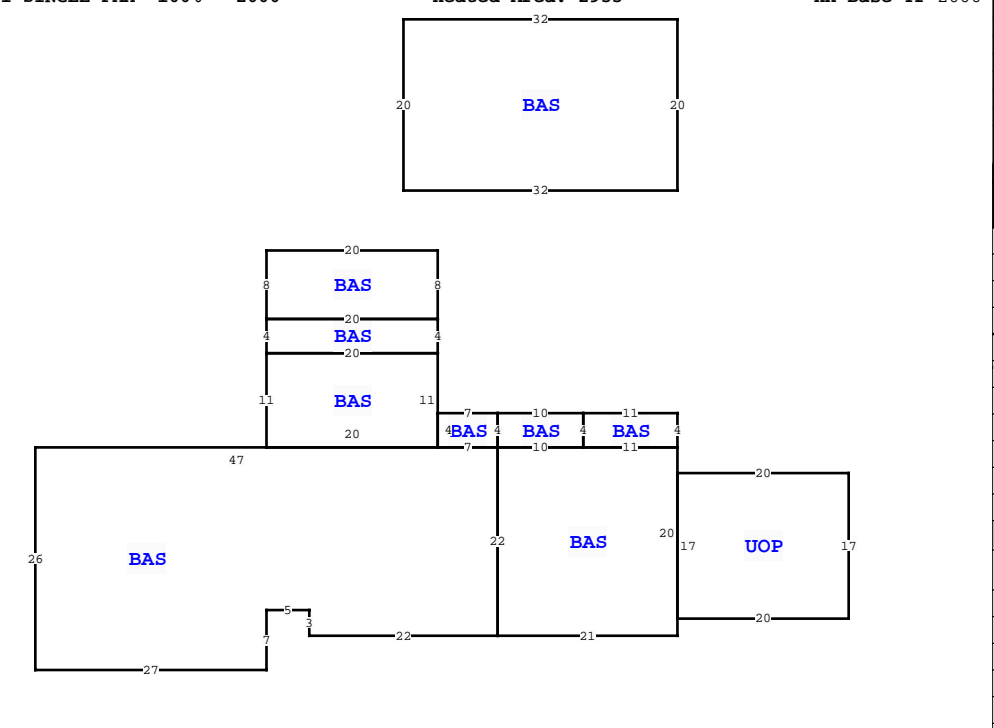




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2000								



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	10516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	28	100		28	2,207
BAS	40	100		40	3,154
BAS	44	100		44	3,469
BAS	80	100		80	6,308
BAS	160	100		160	12,615
BAS	220	100		220	17,346
BAS	462	100		462	36,427
BAS	640	100		640	50,461
BAS	1,281	100		1,281	101,000
UOP	340	20		68	5,361
TOTALS	3,295			3,023	238,348

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	50

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	210.00	210.00	1.00	AC	1.00

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											3

VALUATION BY	STANDARD										
Tax Group: 3	Tax Dist:										
BUILDING MARKET VALUE	238,348										
TOTAL MARKET OB/XF VALUE	1,100										
TOTAL LAND VALUE - MARKET	18,000										
TOTAL MARKET VALUE	257,448										
SOH/AGL Deduction	126,499										
ASSESSED VALUE	130,949										
TOTAL EXEMPTION VALUE	HX HB 51,411										
BASE TAXABLE VALUE	79,538										
TOTAL JUST VALUE	257,448										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	254,448										

LAND:1:1: ACRE FRONTS HWY 240-NEAR COLUMBIA CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41074	REMODEL		12/29/2020
17292	REMODEL	115	08/07/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1960	1/19/2024	LE U	I	I	14	100

GRANTOR: BREWER LARRY A
 GRANTEE: BREWER LARRY A (ENH
 1410/1892 4/27/2020 LE U I 14 100
 GRANTOR: LARRY A BREWER & SALL
 GRANTEE: MICHAEL ANTHONY DEM

BUILDING DIMENSIONS											
BAS=[ORIG=-21,0] W7 W47 S26 E27 N7 E5 S3 E22 N22 \$											
BAS=[ORIG=0,-30] N20 W32 S20 E32 \$											
BAS=[ORIG=0,0] W11 W10 S22 E21 N2 N20 \$											
UOP=[ORIG=0,20] E20 N17 W20 S17 \$											
BAS=[ORIG=-28,0] N11 W20 S11 E20 \$											
BAS=[ORIG=-28,-15] N8 W20 S8 E20 \$											
BAS=[ORIG=-28,-11] N4 W20 S4 E20 \$											
BAS=[ORIG=0,0] N4 W11 S4 E11 \$											
BAS=[ORIG=-11,0] N4 W10 S4 E10 \$											
BAS=[ORIG=-21,0] N4 W7 S4 E7 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	210.00	210.00	1.00	AC	1.00