

COMM SW COR OF SEC, RUN N 1856.5
 CONT N 200 FT, E 384.7 FT TO RIV
 RIVER 206.4 FT, W 333.9 FT TO PO

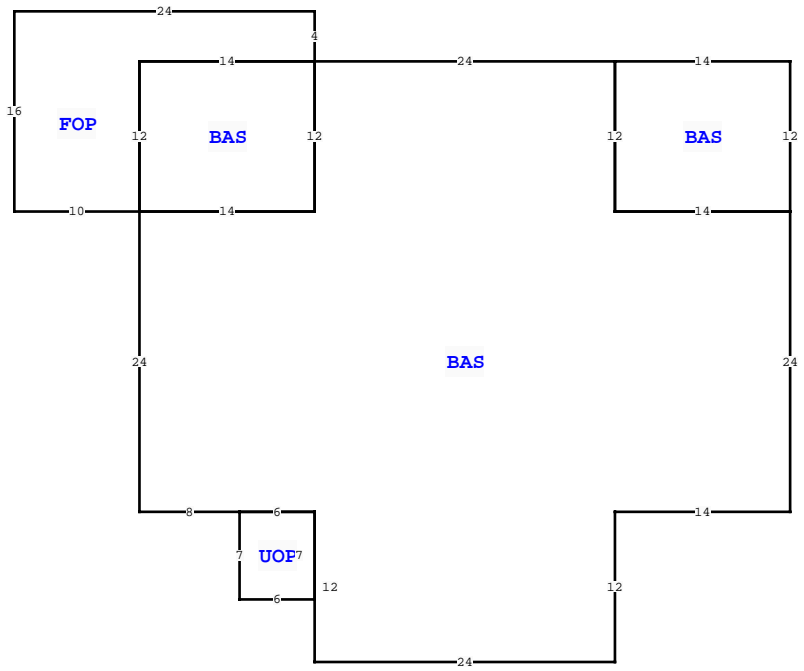
IVES CAROL L REVOCABLE TRUST AGREEMENT
 26216 SW MOUNTAIN RD
 WEST LINN, OR 97068

2026

11-2S-15-00020-002

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
05	AVERAGE 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
08	SHT VINYL 50		
09	PINE WOOD 50		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	2	100
	Bathrooms	2	100
	Frame	01	NONE 100
	Stories	1.1	1.100
	Architectural Units	05	CONV 100
	Condition Adj	03	03 100
	Kitchen Adjus	01	01 100
	Quality	05	05
	DOR CODE	0100	SINGLE FAMILY
	MAP NUM		MKT AREA 03
	NEIGHBORHOOD/LOC	11215.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
		YEAR	TOT ADJ AREA
			SUBAREA MARKET VALUE
BAS	168	100	168
BAS	168	100	168
BAS	1,824	100	1,824
FOP	216	30	65
UOP	42	20	8
TOTALS	2,418		2,233

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,233	100.3950	112.44	251,079	1993	1993	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 2160 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,201	
TOTAL MARKET OB/XF VALUE		29,397	
TOTAL LAND VALUE - MARKET		20,640	
TOTAL MARKET VALUE		213,238	
SOH/AGL Deduction		0	
ASSESSED VALUE		213,238	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		213,238	
TOTAL JUST VALUE		213,238	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		213,238	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13759	PUMP/UTPOL	30	03/24/1998
11455	POOL	100	07/30/1996
7623	SFR	39,000	09/23/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1301	11/26/2025	PR	U	I	11	100
GRANTOR: IVES MELISSA AS PR OF						
GRANTEE: IVES CAROL L REVOCA						
0994/2708	8/19/2003	WD	Q	I	03	350,000
GRANTOR: CHARLES E & DIANNE MA						
GRANTEE: CAROL IVES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0280	POOL R/CON	0	0	34	17	578.00	UT	70.00	70.00	100
2	0166	CONC, PAVMT	0	0	0	0	682.00	UT	1.50	1.50	100
3	0040	BARN, POLE	0	0	16	40	640.00	UT	2.50	2.50	100
4	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	100
5	0040	BARN, POLE	0	0	20	25	500.00	UT	2.50	2.50	100
6	0294	SHED WOOD/	0	0	12	36	432.00	UT	7.50	7.50	100
7	0140	CLFENCE 6	0	0	0	0	800.00	UT	6.50	6.50	100
8	0040	BARN, POLE	0	0	0	0	1.00	UT	400.00	400.00	100

TOTAL OB/XF											
29,397											
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	0		00	206.00	384.00	206.40	FF	1.00

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W24 FOP= N4 W24 S16 E10N12 E14\$ BAS= W14 S12 E14 N12\$ S12 W14 S24 E8 UOP= S7 E6N7 W6\$ E6 S12 E24 N12 E14 N24 BAS= N12 W14 S12 E14\$ W14 N12\$.											

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	0		00	206.00	384.00	206.40	FF	1.00