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

2027

11-2S-15-00020-002

BUILDING CHARACTERISTICS

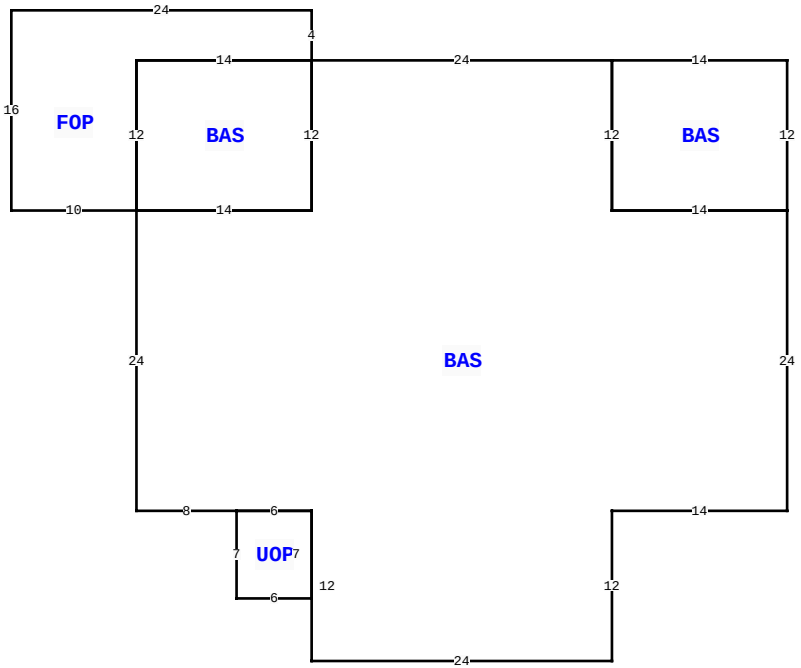
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	12,059
BAS	168	100		168	12,059
BAS	1,824	100		1,824	130,926
FOP	216	30		65	4,666
UOP	42	20		8	574
TOTALS	2,418			2,233	160,284

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	110.43	246,590	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2160 HX Base Yr



605 NW MCCLURG CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0280	POOL R/CON	0	0	34	17	578.00	UT	70.00	70.00	100	1996	1996	3	40	16,184	
2	0166	CONC,PAVMT	0	0	0	0	682.00	UT	1.50	1.50	100	1996	1996	3	100	1,023	
3	0040	BARN,POLE	0	0	16	40	640.00	UT	2.50	2.50	100	1996	1996	3	100	1,600	
4	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	100	2002	2002	3	100	500	
5	0040	BARN,POLE	0	0	20	25	500.00	UT	2.50	2.50	100	1996	1996	3	100	1,250	
6	0294	SHED WOOD/	0	0	12	36	432.00	UT	7.50	7.50	100	2002	2002	3	100	3,240	
7	0140	CLFENCE 6	0	0	0	0	800.00	UT	6.50	6.50	100	2002	2002	3	100	5,200	
8	0040	BARN,POLE	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 29,397

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		00	206.00	384.00	206.40	FF		1.00	1.00	1.00	100.00	100.00	20,640							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.82 Total Land Value: 20,640 Market: 0 Agricultural: 0 Common: 20,640 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,284
TOTAL MARKET OB/XF VALUE	29,397
TOTAL LAND VALUE - MARKET	20,640
TOTAL MARKET VALUE	210,321
SOH/AGL Deduction	0
ASSESSED VALUE	210,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,321
TOTAL JUST VALUE	210,321
NCON VALUE	0
INCOME VALUE	
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						

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$.