

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

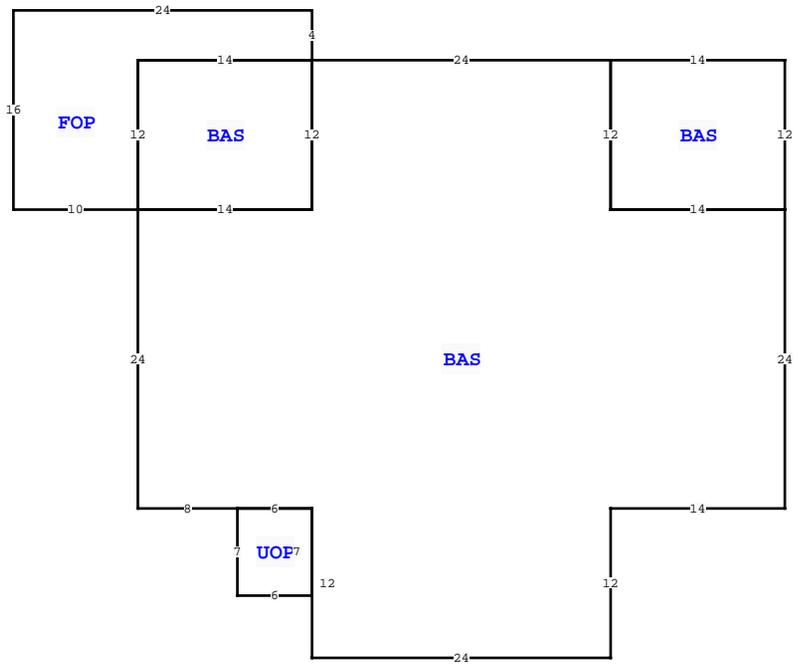
2026

11-2S-15-00020-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	168	100	
BAS	168	100	
BAS	1,824	100	
FOP	216	30	
UOP	42	20	
TOTALS	2,418		

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	114.45	255,567	1993	1993	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 2160 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		166,119	
TOTAL MARKET OB/XF VALUE		29,397	
TOTAL LAND VALUE - MARKET		20,640	
TOTAL MARKET VALUE		216,156	
SOH/AGL Deduction		0	
ASSESSED VALUE		216,156	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		216,156	
TOTAL JUST VALUE		216,156	
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						

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

TOTAL OB/XF																	
29,397																	
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	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	

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										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	DPH 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							