

SE1/4 OF SW 1/4 LYING SOUTH OF S
R/W & SW1/4 OF SE1/4 LYING S OF
1019.18 FT OF SW1/4 OF SE1/4 S O

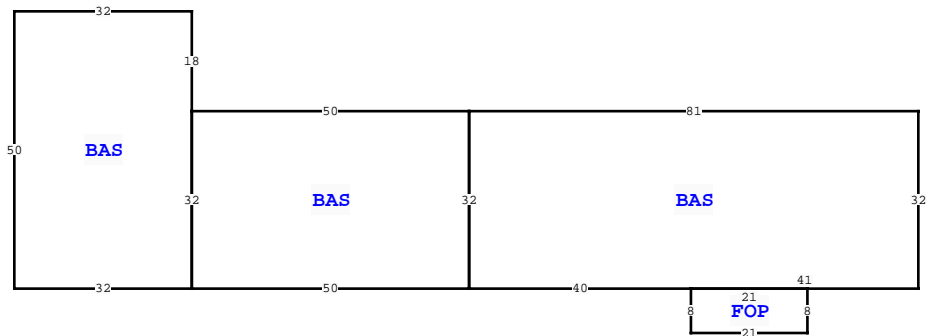
THE SCOULAR COMPANY, INC
P O BOX 542047
OMAHA, NE 68154-8047

2026

18-3S-16-02180-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		11 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		19 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	5,842	124.2340	91.93	537,055	1996	1996	0	0	42.00	58.00		
1 OFFICE LOW 0% - 2023 Heated Area: 5792 HX Base Yr													



Quality	06	06			
DOR CODE	1700	OFFICE BLD 1STY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	18316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	85,311
BAS	1,600	100		1,600	85,311
BAS	2,592	100		2,592	138,204
FOP	168	30		50	2,666
TOTALS	5,960			5,842	311,492

EXTRA FEATURES																	
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	0166	CONC, PAVMT	0	0	0	0	560.00	UT	1.50	1.50	100	1996	1996	3	100	840	
2	0166	CONC, PAVMT	0	0	6	32	192.00	UT	1.50	1.50	100	2000	2000	3	100	288	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	7,500	

LAND DESCRIPTION																								
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	1700	C	1STORY OFF	0		A-1	0.00	0.00	8.39	AC		1.00	1.00	1.00	10,000.00	10,000.00	83,900							

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			311,492
TOTAL MARKET OB/XF VALUE			8,628
TOTAL LAND VALUE - MARKET			83,900
TOTAL MARKET VALUE			404,020
SOH/AGL Deduction			0
ASSESSED VALUE			404,020
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			404,020
TOTAL JUST VALUE			404,020
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			406,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32332	ADDN COMM	731	09/24/2014
16205	ADDN COMM	275	11/01/1999
15324	ADDN COMM	115	04/01/1999
11347	COMMERCIAL	415	06/28/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/2273	3/28/2022	WD	U	I	35	9,000,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: THE SCOULAR COMPANY						
1140/0335	12/13/2007	WD	Q	I	01	785,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: COLUMBIA GRAIN & IN						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W81 BAS= W50 BAS= N18 W32 S50 E32 N32\$ S32 E50 N32\$ S32 E40 FOP= S8E21N8 W21\$ E41 N32\$.													