

COMM SE COR OF SW1/4, RUN W 330
N 376.77 FT TO S R/W FAIRFIELD R
715.18 FT, S APPROX 248.81 FT TO

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

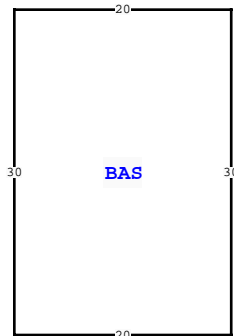
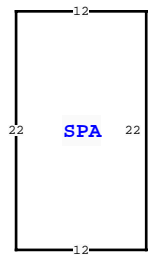
2026

18-3S-16-02180-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	06	VINYL ASB 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Fixtures		2 100	
Frame	03	MASONRY 100	
Story Height		8 100	
RMS		3 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4800 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	
SPA	264	85	
TOTALS	864		

MARKET ADJUSTMENTS												NORM		% COND	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT						
1	OFFICE LOW	0%	- 2023											50.00	50.00
Heated Area: 824												HX Base Yr			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	662,798			
TOTAL MARKET OB/XF VALUE	201,278			
TOTAL LAND VALUE - MARKET	60,600			
TOTAL MARKET VALUE	924,676			
SOH/AGL Deduction	0			
ASSESSED VALUE	924,676			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	924,676			
TOTAL JUST VALUE	924,676			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	902,773			

PRCL:0:1: ALL GRAIN BINS AND SCALE ARE ON TPP
LAND:1:1: FEED MILL
XFOB:1:1: 24 FEET WIDE BY 60 FEET HIGH.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1140/0935	12/13/2007	WD	Q	I	01	785,000
GRANTOR: COLUMBIA GRAIN & INGR						
GRANTEE: COLUMBIA GRAIN & IN						

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	0030	BARN,MT	0	0	45	50	1.00	UT	9,920.00	9,920.00	90	1988	1988	3	90	8,928	
2	0030	BARN,MT	0	0	53	122	1.00	UT	28,515.00	28,515.00	90	1988	1988	3	90	25,664	
3	0030	BARN,MT	0	0	52	25	1.00	UT	4,100.00	4,100.00	90	1988	1988	3	90	3,690	
4	0030	BARN,MT	0	0	19	25	1.00	UT	0.00	0.00	100	1988	1988	3	100	1,500	
5	0283	RR SPUR	0	0	0	0	1.00	UT	25,000.00	25,000.00	90	1988	1988	3	90	22,500	
6	0283	RR SPUR	0	0	0	0	7,920.00	UT	19.50	19.50	90	1993	1993	3	90	138,996	

TOTAL OB/XF												201,278				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
						04/22/2026	MLU									

BUILDING NOTES											

BUILDING DIMENSIONS
BAS= W20 S30 E20 N30\$ PTR= N30SPA= W12 S22 E12 N22\$ S30\$.

LAND DESCRIPTION												TOTAL OB/XF												201,278				
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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600											

