BEG NW COR OF LOT 7, RUN S 27 DG
458.63 FT TO W LINE OF LOT 6, S
383.69 FT TO W R/W LINE OF CANNO

A2H, LLC
PO BOX 612
MERLIN, OR 97532

2027

19-4S-17-08558-111

BUILDING CHARACTERISTICS

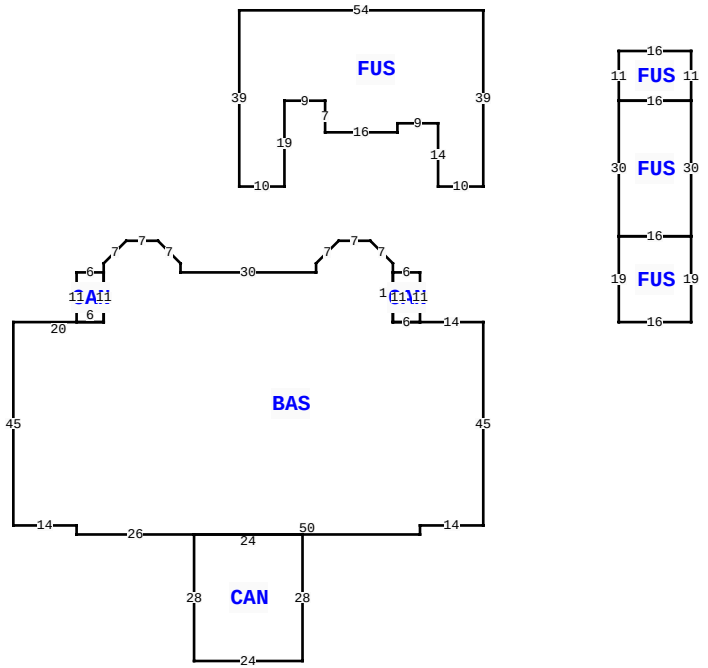
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	19	MARBLE 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		19 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		23 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,724	100		5,724	165,241
CAN	66	30		20	578
CAN	66	30		20	578
CAN	672	30		202	5,831
FUS	176	100		176	5,081
FUS	304	100		304	8,776
FUS	480	100		480	13,857
FUS	1,617	100		1,617	46,680
TOTALS	9,105			8,543	246,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	8,543	111.4542	82.48	704,627	1999	1999	0	0	30	35.00	35.00

1 OFFICE LOW 0% - 2023 Heated Area: 8301 HX Base Yr



496 SW RING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	0260	PAVEMENT-A	0	0	0	0	55,350.00	UT	0.90	0.90	50	1999	1999	3	50	24,908	
2	0166	CONC,PAVMT	0	0	0	0	1,770.00	UT	1.50	1.50	90	1999	1999	3	90	2,390	
3	0100	ELEV.PASS	0	0	0	0	1.00	UT	30,000.00	30,000.00	50	1999	1999	3	50	15,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	777,384
TOTAL MARKET OB/XF VALUE	42,298
TOTAL LAND VALUE - MARKET	358,400
TOTAL MARKET VALUE	1,178,082
SOH/AGL Deduction	0
ASSESSED VALUE	1,178,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,178,082
TOTAL JUST VALUE	1,178,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,178,082

LAND:1:1: PART OF LOTS 6 & 7

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045912	Roof Replacement	126,000	11/15/2022
29724	REMODEL	5,205	10/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1470/1736	6/28/2022	WD	Q	I	01	1,500,000
GRANTOR: ST JOHN'S PROPERTIES						
GRANTEE: A2H, LLC						
1306/1890	12/22/2015	WD	Q	I	01	1,000,000
GRANTOR: CHEF'S WORLD WIDE COR						
GRANTEE: ST JOHN'S PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 CAN= N11 W6 S11 E6$ W6 N13 U5 L5 W7 L5 D5 S2 W30 N2 U5 L5 W7 L5 D5 S2 CAN= W6 S11 E6 N11$ S11 W20 S45 E14 S2 E26 CAN= S28 E24 N28 W24$ E50 N2 E14 N45$ PTR= E30 FUS= E16 N19 FUS= N30 FUS= N11 W16 S11 E16$ W16 S30 E16$ W16 S19$ W30PTR= N30 FUS= N39 W54 S39 E10 N19 E9 S7 E16 N2 E9 S14 E10$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 42,298

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	4817	C	STORG/ OFF	0		ILW	0.00	0.00	5.60	AC		1.00	1.00	0.80	80,000.00	64,000.00	358,400							

REVIEW DATE 09/19/2022 BY CP Total Acres: 5.60 Total Land Value: 358,400 Market: 0 Agricultural: 0 Common: 358,400 PRINTED 11/17/2026 BY SYS

BEG NW COR OF LOT 7, RUN S 27 DG
458.63 FT TO W LINE OF LOT 6, S
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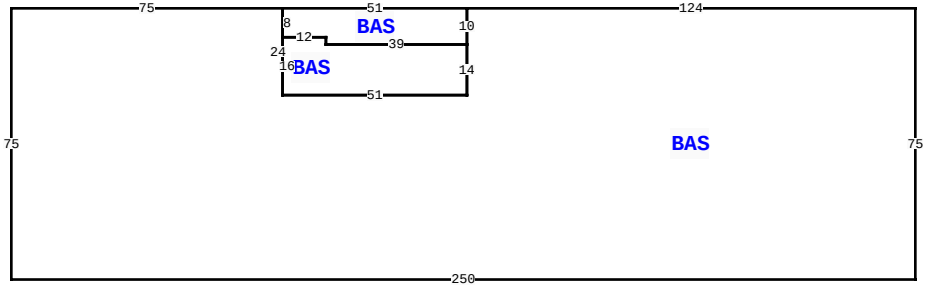
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		16 100
RMS		25 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	486	100		486	13,757
BAS	738	100		738	20,891
BAS	17,526	100		17,526	496,117
TOTALS	18,750			18,750	530,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	18,750	114.6080	43.55	816,562	1999	1999	0	0	0	35.00	65.00

2 PREF M B A 0% - 2023 Heated Area: 18750 HX Base Yr



496 SW RING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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1306/1890	12/22/2015	WD	Q	I	01	1,000,000
GRANTOR: CHEF'S WORLD WIDE COR						
GRANTEE: ST JOHN'S PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W124 BAS= W51 S8 E12 S2 E39 N10$ S10 BAS= W39 N2 W12 S16 E51 N14$ S14 W51 N24 W75 S75 E250 N75$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/19/2022 BY CP Total Acres: 5.60 Total Land Value: 358,400 Market: 0 Agricultural: 0 Common: 358,400 PRINTED 11/17/2026 BY SYS