

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 CANNON

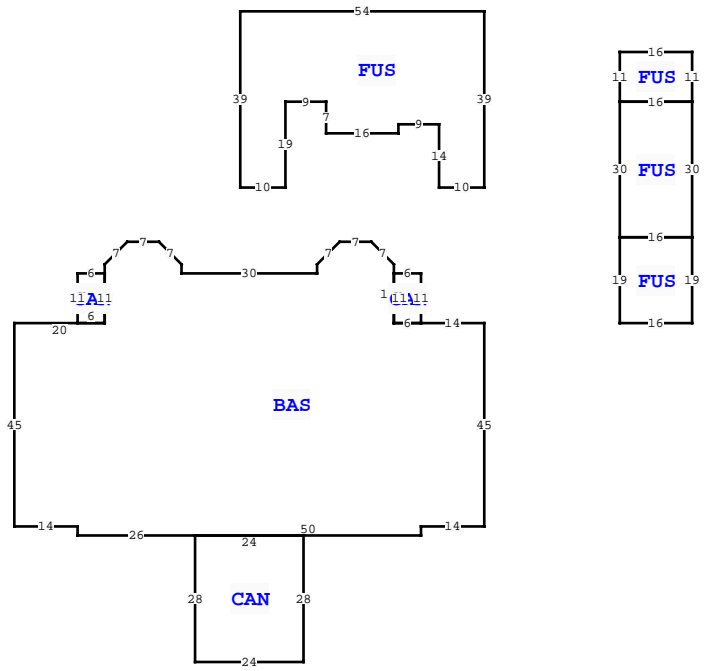
A2H, LLC
PO BOX 612
MERLIN, OR 97532

2026

19-4S-17-08558-111

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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
BAS	5,724	100	
CAN	66	30	
CAN	66	30	
CAN	672	30	
FUS	176	100	
FUS	304	100	
FUS	480	100	
FUS	1,617	100	
TOTALS	9,105		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	OFFICE LOW	0%	- 2023										
Heated Area: 8301 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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			1,192,827
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 / V / I	RSN CD	SALE PRICE	
1470/1736	6/28/2022	WD Q	Q I	01	1,500,000	
GRANTOR: ST JOHN'S PROPERTIES						
GRANTEE: A2H, LLC						
1306/1890	12/22/2015	WD Q	Q I	01	1,000,000	
GRANTOR: CHEF'S WORLD WIDE COR						
GRANTEE: ST JOHN'S PROPERTIE						

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	0260	PAVEMENT-A	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	1,770.00	UT	1.50	1.50	90	1999	1999	3	90	2,390	
3	0100	ELEV. PASS	0	0	0	1.00	UT	30,000.00	30,000.00	50	1999	1999	3	50	15,000	
TOTALS														42,298		

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	DPHT 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							

