

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

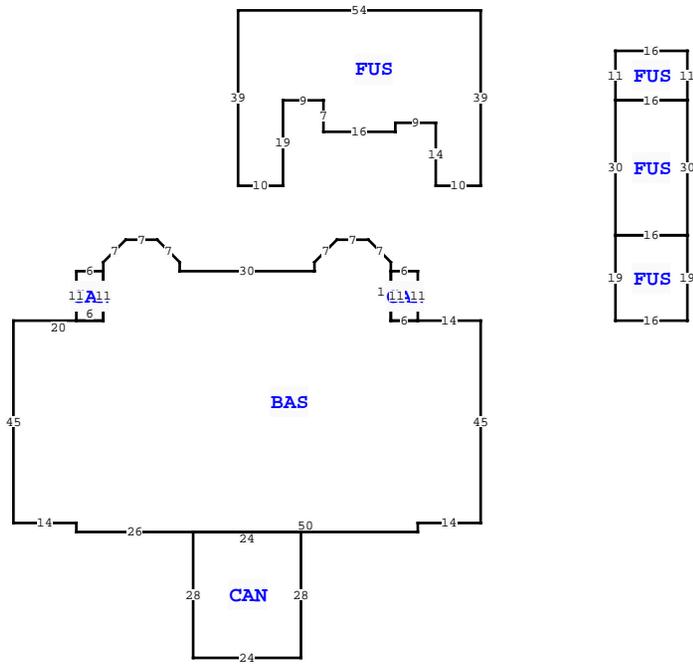
A2H, LLC  
PO BOX 612  
MERLIN, OR 97532

**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		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			811,962
TOTAL MARKET OB/XF VALUE			42,298
TOTAL LAND VALUE - MARKET			342,720
TOTAL MARKET VALUE			1,196,980
SOH/AGL Deduction			0
ASSESSED VALUE			1,196,980
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,196,980
TOTAL JUST VALUE			1,196,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,192,827

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	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\$.	

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	

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	76,500.00	61,200.00	342,720							

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

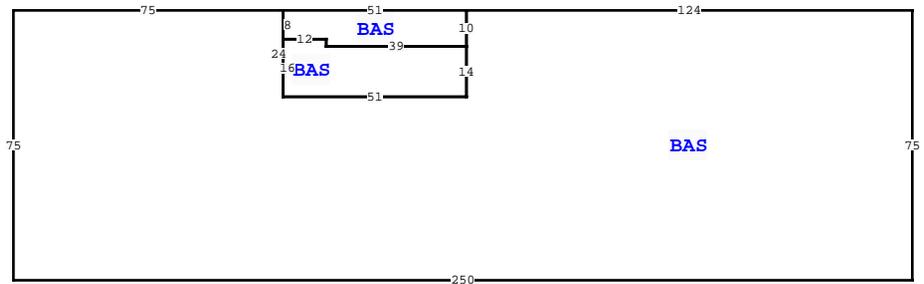
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 MERLIN, OR 97532

**2026**

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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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	PREF M B A	0%	- 2023									
				Heated Area: 18750								
				HX Base Yr								



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	14,481
BAS	738	100		738	21,990
BAS	17,526	100		17,526	522,205
TOTALS	18,750			18,750	558,675

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
496 SW RING CT, LAKE CITY																
TOTAL OB/XF 0																

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

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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						

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\$.