COMM SE COR OF BLOCK 3 MASON CIT
FT FOR POB CONT N 360.25 FT, E 5
396.51 FT, W 566.03 FT TO POB.

MOUNTAIN WEST IRA, INC
FBO TERRELL C SHEEN, 13905 W WAINWRIGHT DR
BOISE, ID 83713

2027

22-5S-17-09328-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

259 SE JAMES FEAGLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	75,760
SOH/AGL Deduction	16,667
ASSESSED VALUE	59,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,093
TOTAL JUST VALUE	75,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38653	M H	360	09/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1564	6/03/2026	QC	U	I	11	100
GRANTOR: QUEST TRUST CO						
GRANTEE: MOUNTAIN WEST IRA,						
1385/2043	9/01/2015	WD	U	V	11	0
GRANTOR: STAGE COACH ENTERPRIS						
GRANTEE: QUEST TRUST CO FBO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 10/30/2019 BY RP Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS