

COMM SW COR OF NW1/4, E 12.88 FT
 DAISY RD, N 658.42 FT, E 1317.88
 663.94 FT, E 1313.91 FT TO E LIN

GILYARD TORR A/ISSA NIEMAT M
 98036 W BENHAM LN
 BROOKINGS, OR 97415-9544

2026

25-5S-15-00478-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 120,000 TOTAL MARKET VALUE 127,000 SOH/AGL Deduction 0 ASSESSED VALUE 127,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 127,000 TOTAL JUST VALUE 127,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 127,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000045489 Electrical Servic 0 09/19/2022											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1544/378 6/22/2025 WD U I 21 160,000 GRANTOR: BKL-DENUNE INC GRANTEE: GILYARD TORR A 1453/2672 12/03/2021 QC U V 11 10,000 GRANTOR: THE NORMA R DICKS LIV GRANTEE: BKL-DENUNE, INC											
TOTALS										362 SW GILYARD GLN, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU											
EXTRA FEATURES										L	OB/XF	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000					
LAND DESCRIPTION										TOTAL OB/XF										7,000											
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	9900	C		AC NON-AG	0			A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	120,000												
REVIEW DATE 09/26/2025 BY TP Total Acres: 20.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 03/25/2026 BY SYS																															