

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 9,500 TOTAL LAND VALUE - MARKET 160,000 TOTAL MARKET VALUE 169,500 SOH/AGL Deduction 0 ASSESSED VALUE 169,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 169,500 TOTAL JUST VALUE 169,500 NCON VALUE 2,500 INCOME VALUE PREVIOUS YEAR MKT VALUE 127,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 000045489 Electrical Servic 0 09/19/2022																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1544/378</td> <td>6/22/2025</td> <td>WD</td> <td>U</td> <td>I</td> <td>21</td> <td>160,000</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1544/378	6/22/2025	WD	U	I	21	160,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1544/378	6/22/2025	WD	U	I	21	160,000																																					
TOTALS										362 SW GILYARD GLN, LAKE CITY										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td></td> </tr> </tbody> </table> MLU										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
			05/07/2026																																								
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000																												
2	0296	SHED METAL	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500																												
										TOTAL OB/XF 9,500																																	
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																			
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	160,000																										
REVIEW DATE 09/26/2025 BY TP Total Acres: 20.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 06/09/2026 BY SYS																																											