LOT 37 MAGNOLIA HILLS S/D.

805-1554, WD 959-121, WD 980-185

GOODMAN DANIEL SCOTT
591 S 48TH PL
SPRINGFIELD, OR 97478

2026

28-3S-16-02377-137

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.060 1.00/		

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

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

MARKET ADJUSTMENTS

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

212 NW KATELYN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,250
TOTAL MARKET VALUE	11,250
SOH/AGL Deduction	4,405
ASSESSED VALUE	6,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,845
TOTAL JUST VALUE	11,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,250

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0043	6/22/2020	WD	Q	V	05	14,000
GRANTOR: HENRY MATTOX WARD III						
GRANTEE: DANIEL SCOTT GOODMA						
1405/0664	12/31/2019	WD	U	V	11	100
GRANTOR: H MATTOX WARD JR						
GRANTEE: H MATTOX WARD JR AS						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.50	22,500.00	11,250.00	11,250							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.50 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 07/07/2026 BY SYS