THE W 13 CHS OF NE1/4 OF NE1/4 A
N OF US-41, EX 10 X 20 FT & EX 1

BENTWOOD JOEL/BENTWOOD CARLTON
150401 DEERPATH RD
BIG RIVER, CA 92242

2026

30-3S-17-05835-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,160
TOTAL MARKET VALUE	11,160
SOH/AGL Deduction	0
ASSESSED VALUE	11,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,160
TOTAL JUST VALUE	11,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1750	8/28/2020	WD	U	V	19	32,400

GRANTOR: ALLSION REGISTER BRUN

GRANTEE: JOEL BENTWOOD & CAR

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

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	9900	C	AC NON-AG	0		I	0.00	0.00	11.16	AC		1.00	1.00	0.10	10,000.00	1,000.00	11,160							

REVIEW DATE 11/16/2015 BY DF Total Acres: 11.16 Total Land Value: 11,160 Market: 0 Agricultural: 0 Common: 11,160 PRINTED 06/23/2026 BY SYS