

COMM AT NW COR OF NE1/4 OF SW1/4
W 96.97 FT FOR POB, S83 DEG E 17
S6 DEG W 253 FT TO N R/W OF US H

O'REILLY AUTOMOTIVE STORES INC
P O BOX 1156
SPRINGFIELD, MO 65801

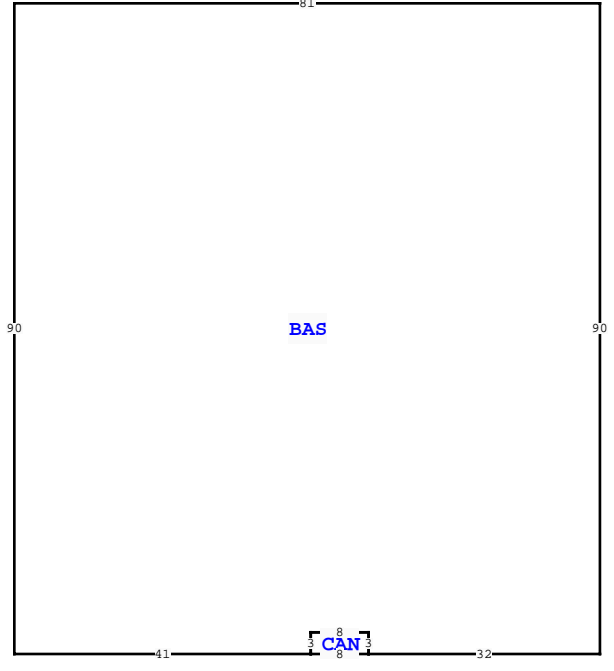
2026

34-3S-16-02483-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE FRME 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	03	CONC FINSH 100	
Interior Floor	00	N/A 0	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		4 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		3 100	
Stories	1.	1. 100	
Units		N/A 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	7,266	100	
CAN	24	30	
TOTALS	7,290		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	STORE DISC	0%	- 2021									
Heated Area: 7266 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			384,922
TOTAL MARKET OB/XF VALUE			56,319
TOTAL LAND VALUE - MARKET			548,159
TOTAL MARKET VALUE			989,400
SOH/AGL Deduction			0
ASSESSED VALUE			989,400
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			989,400
TOTAL JUST VALUE			989,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			936,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0386	COMMERCIAL	0	07/23/2020
20-0385	DEMOLISH	0	07/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1287	5/11/2018	WD Q	Q	I	01	670,000

GRANTOR: LAKE CITY H AUTOMOTIV
GRANTEE: O'REILLY AUTOMOTIVE

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	0166	CONC, PAVMT	0	0	0	23,922.00	UT	2.00	2.00	100	2021	2020		100	47,844	
2	0253	LIGHTING	0	0	0	4.00	UT	1,500.00	1,500.00	100	2021	2020		100	6,000	
3	0164	CONC BIN	0	0	15	225.00	UT	11.00	11.00	100	2021	2020		100	2,475	

BUILDING NOTES			

BUILDING DIMENSIONS	
BAS=[DPR_YEAR=2020;ORIG=6,-172] S90 E41 N3 E8 S3 E32 N90 W81	
\$CAN=[DPR_YEAR=2020;ORIG=47,-85] E8 S3 W8 N3 \$.	

LAND DESCRIPTION													TOTAL OB/XF											
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	1100	C	STORE 1FLR	0		CG	0.00	0.00	38,332.80	SF		1.00	1.00	1.30	11.00	14.30	548,159							