COMM NW COR OF NW1/4 OF SE1/4, R
S 630 FT, E 694 FT TO W R/W US-4
261.24 FT FOR POB, CONT S 444 FT

HALL DAVID ARLEN/HALL MARIA ALANA
46 N SAGEHEN LN
NAMPA, ID 83651

2027

34-5S-17-09493-001

BUILDING CHARACTERISTICS

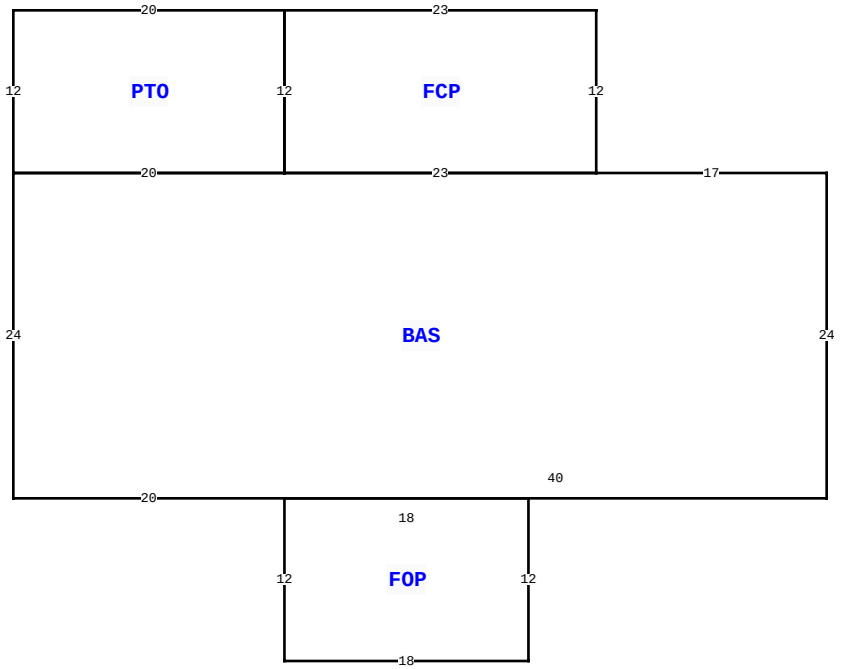
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	37,290
FCP	276	25		69	1,787
FOP	216	35		76	1,968
PTO	240	5		12	311
TOTALS	2,172			1,597	41,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,597	107.9000	64.74	103,390	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1440 HX Base Yr



13298 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,356
TOTAL MARKET OB/XF VALUE	17,100
TOTAL LAND VALUE - MARKET	104,500
TOTAL MARKET VALUE	162,956
SOH/AGL Deduction	0
ASSESSED VALUE	162,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,956
TOTAL JUST VALUE	162,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,956

SALE:2:1: ORDER DETERMINING HOMESTEAD-HEIR PROPERT

XFOB:1:1: HIGH MH

BLDG:1:1: HIGH MH

SALE:1:1: FIGURES ONLY 9.50 AC) SALE INCL 2 MH'S D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/277	6/06/2024	PB	U	I	18	0
GRANTOR: HALL LINDA						
GRANTEE: HALL DAVID ARLEN						
1255/1882	5/22/2013	WD	U	I	11	100
GRANTOR: DAVID M HOWE						
GRANTEE: LINDA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FCP= N12 W23 S12 E23$ W23 PTO= N12 W20 S12 E20$ W20 S24 E20 FOP= S12 E18 N12 W18$ E40 N24$.

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
1	0020	BARN,FR	0	0	25	35	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0010	BARN,BLK	0	0	18	18	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 17,100

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	0102	C	SFR/MH	0		A-1	0.00	0.00	9.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	104,500							

REVIEW DATE 09/21/2017 BY BC Total Acres: 9.50 Total Land Value: 104,500 Market: 0 Agricultural: 0 Common: 104,500 PRINTED 11/17/2026 BY SYS