COMM SE COR OF NW1/4 OF SE1/4, R
US-41 FOR POB, RUN N 420 FT, W 1
FT, E 105 FT TO POB.

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

2027

34-5S-17-09494-000

BUILDING CHARACTERISTICS

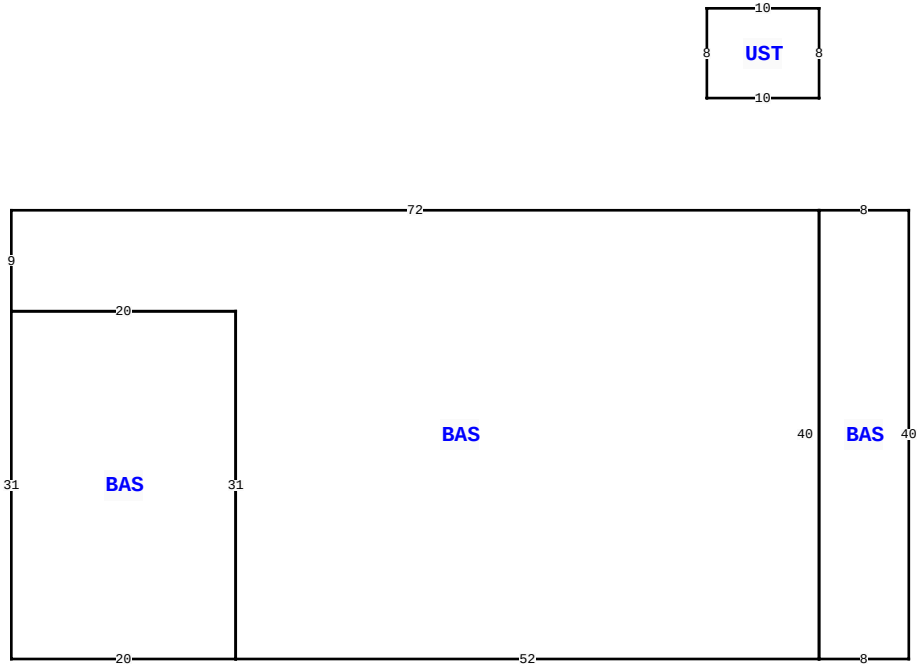
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4800	WAREHOSE/DISTRB
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	320	100		320	4,927
BAS	620	100		620	9,545
BAS	2,260	100		2,260	34,793
UST	80	50		40	616
TOTALS	3,280			3,240	49,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	3,240	81.0160	30.79	99,760	1960	1960	0	0	0	50.00	50.00

1 WAREH STOR 0% - 2025 Heated Area: 3200 HX Base Yr



13324 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	85,913
TOTAL MARKET OB/XF VALUE	7,372
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	133,285
SOH/AGL Deduction	0
ASSESSED VALUE	133,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,285
TOTAL JUST VALUE	133,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,285

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						
1160/1051	10/10/2008	WD	Q	I	01	100
GRANTOR: DAVID HOWE						
GRANTEE: LINDA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N40 E8 S40 W8$ BAS= N40W72 S9 E20 S31 BAS= W20 N31 E20 S31$ E52$ PTR= N50 UST= W10 N8 E10 S8$ S50$.

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	0040	BARN,POLE	0	0	40	52	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
2	0166	CONC,PAVMT	0	0	10	40	400.00	UT	1.50	1.50	100	1993	1993	3	100	600	
3	0252	LEAN-TO W/	0	0	8	17	136.00	UT	2.00	2.00	100	1993	1993	3	100	272	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 7,372

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	4800	C	WAREHOUSE	0		CN	0.00	0.00	1.00	AC		1.00	0.50	0.50	80,000.00	40,000.00	40,000							

REVIEW DATE 09/21/2017 BY BC Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NW1/4 OF SE1/4, R
US-41 FOR POB, RUN N 420 FT, W 1
FT, E 105 FT TO POB.

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

2027

34-5S-17-09494-000

BUILDING CHARACTERISTICS

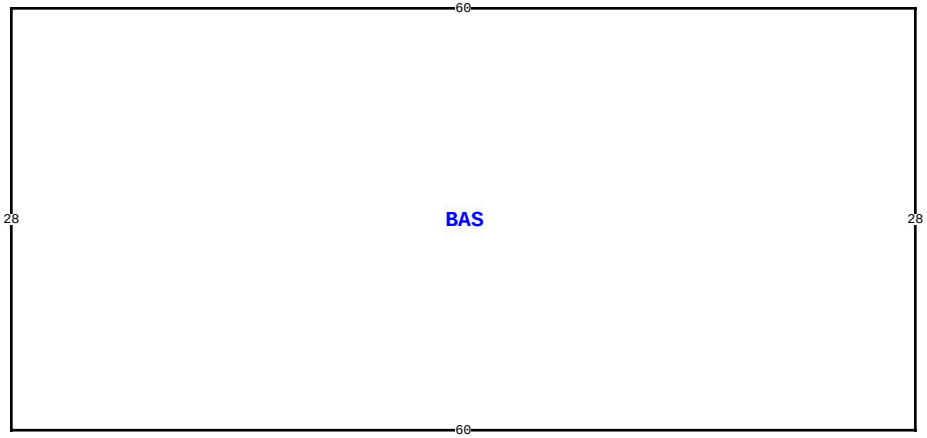
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	02	MIN PLYWD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	4800	WAREHOSE/DISTRB
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	1,680	100		1,680	36,033
TOTALS	1,680			1,680	36,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	89.3700	53.62	90,082	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 1680 HX Base Yr



13324 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	133,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,285

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: HALL DAVID ARLEN						
1160/1051	10/10/2008	WD	Q	I	01	100
GRANTOR: DAVID HOWE						
GRANTEE: LINDA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E60 N28$.

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

REVIEW DATE 09/21/2017 BY BC Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS