

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100

Quality	07	07
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	3416.0400	1.10/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100	2,368	263,073
FGR	518	55	285	31,663
FOP	72	30	22	2,444
FSP	198	40	79	8,776
FUS	335	100	335	37,217

TOTALS	3,491		3,089	343,172
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[illegible]

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,089	123.7720	130.70	403,732	2008	2008	0	0	0	15.00	85.00

1 SINGLE FAM - 100% - 2011

Heated Area: 2703

HX Base Yr 2011

The floor plan diagram shows the layout of a single family home with the following rooms and dimensions:

- BAS (Bathroom):** 48' x 4.2'
- FUS (Furnace Room):** 11' x 10'
- FSP (Furnace Room):** 11' x 18'
- FOP (Furnace Room):** 4' x 5'
- FGR (Furnace Room):** 21' x 25'

The diagram also shows various other dimensions for the rooms and the overall layout, including a large area of 4.2' x 22' and a small area of 4' x 5'.

BLD DATE	LGL DATE	04/20/2023	MLU
XF DATE	LAND DATE		

[illegible]

LAND DESCRIPTION										TOTAL OB/XF							4,010	
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	LA VAL	
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	28,000.00	30,800.00		
REVIEW DATE		12/05/2018		BY		KRBC		Total Acres: 0.25		Total Land Value: 30,800				Market: 0		Agricultural: 0		

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		343,172	
TOTAL MARKET OB/XF VALUE		4,010	
TOTAL LAND VALUE - MARKET		30,800	
TOTAL MARKET VALUE		377,982	
SOH/AGL Deduction		131,264	
ASSESSED VALUE		246,718	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		196,718	
TOTAL JUST VALUE		377,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,020	

PERMIT NUM				DESCRIPTION				AMT				ISSUED			
26585				SFR				759				01/07/2008			

SALES DATA

OFF RECORD Number		DATE		TYPE INST		Q U	/	V I	/	RSN CD	SALE PRICE	
1190/1443		3/05/2010		WD		Q		I		01	289,900	

GRANTOR: WESTFIELD CONSTRUCTION

GRANTEE: TERENCE L & DIANNE

1137/0900		11/28/2007		WD		U		V		03	299,500	
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GRANTOR: RESIDENTIAL DEVELOPEME

GRANTEE: WESTFIELD CONSTRUCT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 L3 U3 W6 D3 L3 W2 S48 E8 N2 E3 FOP= S5 E10 N4 W2
N5 W6 S4 W2S E2 N4 E6 S5 E11 S4 FGR= S21 E22 N25 W14 S4 W8\$
E8 N4 E14 N2 E2 N34 FSP= N11 W18 S11 E18\$ W18 N11\$ PTR= N30
FUS= N17 E10 N6 W10 N2 W11 S25 E11 \$ S30\$.