

TAHALA LLC

14170 HWY 19 WEST

542947

Reval Year: 2021

Tax Year: 2027

Appraised By 03 on 11/27/2012 34300 NANTAHALLA

NN: 08 - DIVISION OF REAL ESTATE

COUNTY TAX (100), CMPGRD SITE FEE (11),

CAMPGROUND FEE (1)

30-NR-2702-NANT GORGE HWY 19S

PLAT: 00004/04544 UNIQ ID 701

THE HALA RIVER FRONT LODGE ID NO:

Parcel ID: 6620-00-56-9404-

SPLIT FROM ID

CARD NO. 1 of 1

39.7900 AC

TW-30 CI- FR-TN

SRC= Estimated

AT- LAST ACTION 20260603

CONSTRUCTION DETAIL

Foundation

Continuous/Footing

3

4.00

Sub Floor System

Plywood

4

10.00

Exterior Walls

Board & Batten/Plywood/T-111

06

16.00

Roofing Structure

Wood Truss

07

8.00

Roofing Cover

Metal, Pre-Finish

12

7.00

Interior Wall Construction

Wall Board/Wood/Metal

2

8.00

Interior Floor Cover

Hardwood

12

20.00

Heating Fuel

Oil, Wood or Coal

02

1.00

Heating Type

Wood Stove

15

1.00

Air Conditioning Type

None

01

0.00

Commercial Heat & Air

None

1

0.00

Structural Frame

Wood Frame

02

6.00

Ceiling & Insulation

Not Suspended - Ceiling and Wall Insulated

07

7.00

Half-Bathrooms

BAS - 0 FUS - 0 LL - 0

Plumbing Fixtures

10.00

7.000

Office

BAS - 0 FUS - 0 LL - 0

0

TOTAL POINT VALUE

95.000

BUILDING ADJUSTMENTS

Quality

3

Average

1.00

Shape/Design

2

Rectangle

1.00

Size

Size

1.06

TOTAL ADJUSTMENT FACTOR

1.060

TOTAL QUALITY INDEX

101

MARKET VALUE

USE

MOD

Eff. Area

QUAL

BASE RATE

RCN

EYB

AYB

10

07

3,801

101

84.84

322477

1991

1991

% GOOD

DEPRECIATION

NORM

0.55000

45.0

CORRELATION OF VALUE

CREDENCE TO

MARKET

DEPR. BUILDING VALUE - CARD

145,120

DEPR. OB/XF VALUE - CARD

20,730

MARKET LAND VALUE - CARD

470,610

TOTAL MARKET VALUE - CARD

636,460

TOTAL APPRAISED VALUE - CARD

636,460

TOTAL APPRAISED VALUE - PARCEL

636,460

TOTAL PRESENT USE VALUE - LAND

0

TOTAL VALUE DEFERRED - PARCEL

0

TOTAL TAXABLE VALUE - PARCEL

\$ 636,460

PRIOR APPRAISAL

BUILDING VALUE

8,240

OBXF VALUE

0

LAND VALUE

423,370

PRESENT USE VALUE

0

DEFERRED VALUE

0

TOTAL VALUE

431,610

PERMIT

CODE

DATE

NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD

DATE

DEED

Q/U

V/I

INDICATE

BOOK

PAGE

MO

YR

TYPE

SALES PRICE

0530

0351

4

2024

com

P

I

825,000

0449

0108

6

2017

QC

C

I

0

DEATH

WILL

11

2011

W

I

0

0361

0258

5

2008

X

V

0

0104

0466

5

1967

X

V

0

BUILDING AREA 3,640

NOTES

THE HALA

RIVER FRONT LODGE

BLDG DIMENSIONS

BAS=526E70N26W70Area:1820;FOP=532W5N37E80S37W75N6E70N26W70Area:1140;OEB=526E70N26W70Area:1820;FOP=N26E70S21NE@30.96-5.83N23W80S31SE@-5Area:627.5;TotalArea:5407.5

LAND INFORMATION

HIGHEST AND BEST USE

USE CODE

LOCAL ZONING

FRONTAGE

DEPTH

DEPTH / SIZE

LND MOD

COND FACT

OTHER ADJ/NOTES RF AC LC TO OT

ROAD TYPE

LAND UNIT PRICE

TOTAL LAND UNITS

UNIT TYPE

TOTAL ADJUST

ADJUSTED UNIT PRICE

LAND VALUE

OVERRIDE VALUE

LAND NOTES

COMMERCIAL

0700

0

0

1.8180

4

0.8500

+00 +00 +05 -20 +00 CAMP GROUND

RP

100,000.00

2.000

AC

1.550

155,000.00

310000

0

WOODED ACREAGE

0160

0

0

0.9910

4

0.5000

+00 +00 +00 -50 +00

RP

8,500.00

37.790

AC

0.500

4,250.00

160608

0

TOTAL MARKET LAND DATA

39.79

470608

TOTAL PRESENT USE DATA

6620-00-56-9404-

7/22/2026 9:12:22 AM.