W1/2 LOT 28
DEER RUN R/P OR 563/322

ROMINE JOSEPH DUNN
755 ELLENDALE DR
MEDFORD, OR 97504

2025

17-3N-24-2020-0023-0282

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KRISTIE CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,480
TOTAL MARKET VALUE	6,480
SOH/AGL Deduction	1,697
ASSESSED VALUE	4,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,783
TOTAL JUST VALUE	6,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/1383	6/20/2017	TX	U	V	11	2,100
GRANTOR: TAX COLLECTOR						
GRANTEE: ROMINE JOSEPH DUNN						
0759/0781	5/10/1996	QC	Q	V	06	100
GRANTOR: JOHNSON DEBORAH P						
GRANTEE: HELLENE V MURPHY LI						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	000100	C	RES	0	0006	R-3	0.00	0.00	0.12	AC		1.00	1.00	1.20	45,000.00	54,000.00	6,480							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.12 Total Land Value: 6,480 Market: 0 Agricultural: 0 Common: 6,480 PRINTED 07/30/2025 BY SYS