

Acct ID: 561230 MTL: 041W27DA02500 Date: **8.14.24** Appr: **JJS** Prop Class: 409 RMV Prop Class: 409
 Situs: 18795 SHIRLEY AVE NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 115604 Year: 2024
 Last Date Appraised: 03/15/2010 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info:
 Owner: NELSON, CHRISTINA Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 **(4)** LCB TTO INSP AV: 125460
 RMV Land: 138200 RMV Imp: 131540 RMV Total: 269740 MAV: 125460 MSAV: 0 SAV: 0
 Comment:

NIC

Input, JJS, 8.14.24

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	15519	0

Land

Site: 1 Code Area: 15519 Size: 7295 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 103200 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 70X100 07-08: RECALC SETUP; #10 9/01/06

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 15519 Stat Class: 465 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1238 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: RMV: 122630
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1238	2	FB-2	2000	2000	BATH - 2, KIT-, HVAC+, ROOF+, SKRT+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	6	1	2000	33957	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15519 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 1260
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	192	0	0	1985	1985	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 2 Code Area: 15519 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 128 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 16x8 RMV: 170
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Lean-to Light Duty	4	Finished	128	0	0	1985	1985	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 4 Code Area: 15519 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 560 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 14x40 RMV: 7480
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	560	0	0	2002	2002	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 041W27DA02500

File No R61230

Property Address 18795 SHIRLEY AV NE

City HUBBARD

State OR

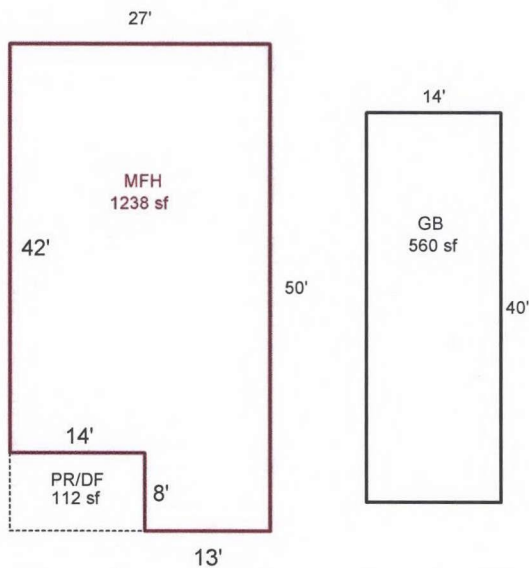
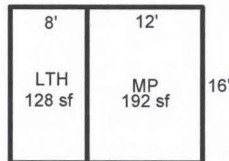
Zip 97032

Owner

Client

Appraiser Name

R61230
041W27DA02500



Shirley Avenue

Scale: 1 = 20

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	GB	1.00	560	108	
	MFH	1.00	1238	154	1798
GBA1	MP	1.00	192	56	
	LTH	1.00	128	48	320
P/P	PR/DF	1.00	112	44	112
Net LIVABLE Area		(rounded w/ factors)			1798
Net BUILDING Area		(rounded w/ factors)			320

Comment Table 1

APEXED BY NRC 10/05/2009

Comment Table 2

JSS 814.24

Comment Table 3

Net 5x. 24

IMPROVEMENTS SKETCH

AREA CALCULATIONS