

Summary

Lead Appr: WW

Clerk:

Lead Clerk:

Appr: JJS 8.5.24

Print Date: 11/14/2023

Acct ID: 511308

MTL: 041W30C001500

Date: 11/30/23

Appr: JJS

Prop Class: 551

RMV Prop Class: 551

Situs: 9633 BROADACRES RD NE HUBBARD OR 97032

MaSaNh: 02 06 000

Unit: 91900

Year: 2024

Last Date Appraised: 06/23/2021

Appraiser: JORDAN SCHULTZ

Retag: Y N

Tag info:

Sales Code: 30

Owner: WRIGHT, NICOLE LYNNE

Roll Type: R

Cycle Tag Sales Verification Other: FF

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 232095

RMV Land: 301730

RMV Imp: 322020

RMV Total: 623750

MAV: 160270

MSAV: 71825

SAV: 135802

Comment: LEVEL 4 6.23.21 WV06

MLS: 805515

Dum: 62

INPUT, JJS, 6.17.24

UPD Inv

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs Chris 8/5/24

Count	Code	Description	RMV	Code Area	Exception		
1	SAA	SA OSD - AVERAGE	45000	15600	0		
7/10/24: JJS rec'd email from owners. they have several fruit trees, and are planting new Christmas trees as well as raspberries and lavender. Farm use ok for this year, recheck for progress 5/1/25.							
Land							
Site: 1	Code Area: 15600		Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite		Description:		RMV: 130320		Exception: Y N

Site: 3	Code Area: 15600	Size: 0.47 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 61250	Exception: Y N		
Adjustment(s):			Fire Patrol:	Description:		
Comments: Liability year - 1977 / 01500030//07-08: CHG OF SOIL CLASS PER #29						

Site: 4	Code Area: 15600	Size: 0.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT	RMV: 65160	Exception: Y N		
Adjustment(s):			Fire Patrol:	Description:		
Comments: Liability year - 1977 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 01500030						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15600	Stat Class: 141	Year Blt: 1973	Eff Year Blt: 1991	Sq.Ft: 2216	% Complete: 100
Desc: One Story Only			Dimensions:	RMV: 301410		
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	4	Finished	2216	3	FB-2	1973	1991	FP, KIT+, HVAC, ROOF, BATH - 2	Y N
Carport Attached	4	Unfinished	744	0	0	1982	1982	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	615	1982	1598	1	Y N
PATIO	4	150	1991	693	1	Y N
PATIO	4	256	1991	1183	1	Y N
PATIO	4	280	1991	1294	1	Y N
PATIO	4	480	1991	2218	1	Y N
PATIO	4	560	1947	2033	1	Y N
ROOF EXTENSION OR PATIO COVER	4	256	1991	6236	1	Y N
ROOF EXTENSION OR PATIO COVER	4	480	2016	13502	1	Y N

Bldg: 3	Code Area: 15600	Stat Class: 108	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:	RMV: 11280		
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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	4000	2010	11280	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15600	Stat Class: 351	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 875	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 35x25	RMV: 9330
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	
General Purpose Bldg	5	Finished	875	0	0	1995	1995	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	195	1995	472	1	Exception: Y N

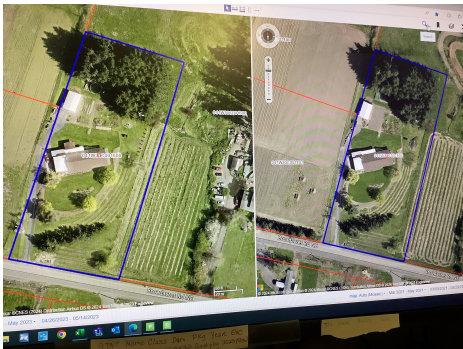
Bldg: 4	Code Area: 15600	Stat Class: 341	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 32	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions:	RMV: 0
Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	32	0	0	1970	1970	fair	Exception: Y N

Accessories

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

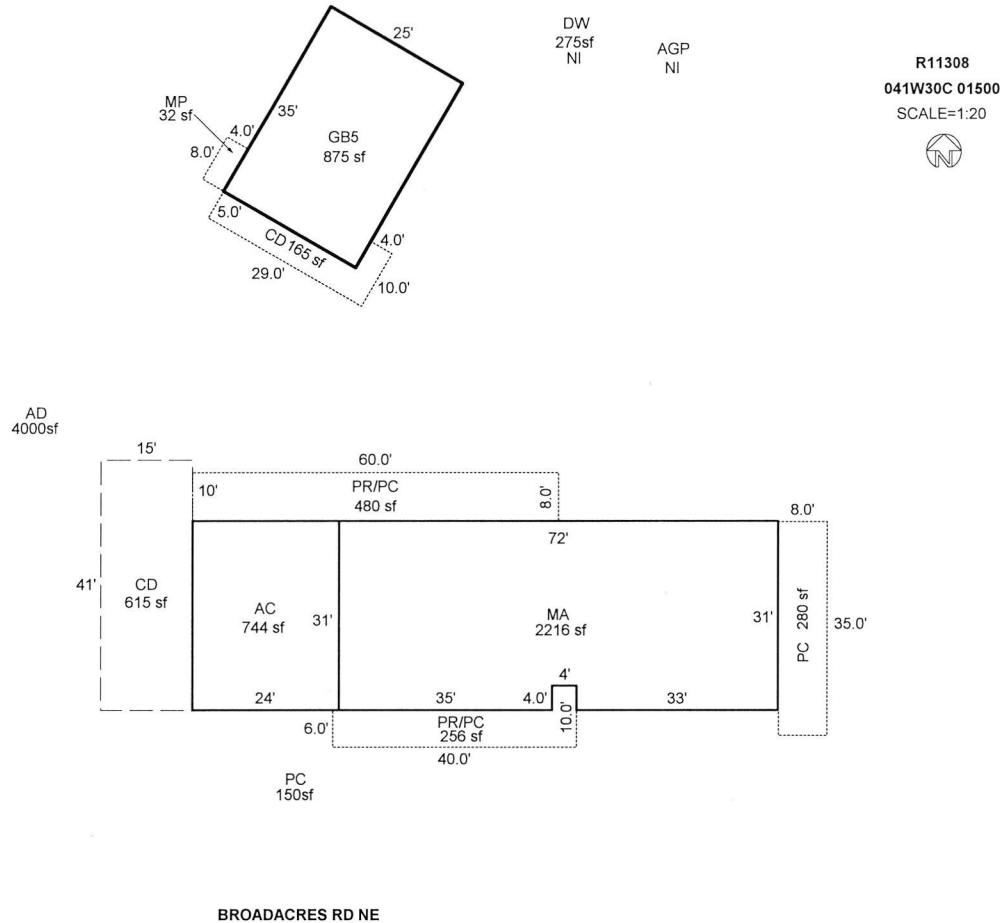


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R11308 Parcel No.: 041W30C 01500
 Property Address: 9633 BROADACRES RD NE
 City: HUBBARD County: State: OR ZipCode: 97032
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB5	1.0	875.0	120.0	875.0
GLA1	MA	1.0	2216.0	214.0	2216.0
GAR	AC	1.0	744.0	110.0	744.0
P/P	CD	1.0	615.0	112.0	
	PR/PC	1.0	480.0	136.0	
	PR/PC	1.0	256.0	100.0	
	PC	1.0	280.0	86.0	
	CD	1.0	165.0	78.0	
	MP	1.0	32.0	24.0	1828.0

COMMENT TABLE 1

UPD BY PHU 06.25.20
 UPDATED BY CJURAN 08/04/2021

COMMENT TABLE 2

3.18.20 JS #29: CYCLE
 WV #06 06/23/2021

11/29/23 JSS
 JSS 6.6.24

COMMENT TABLE 3

FF L4

Sq/ies L2
 FF L3

Net LIVABLE	cnt	1	(rounded)	2,216
Net BUILDING	cnt	1	(rounded)	875