

Summary

Lead Appr: WW

Clerk:

Lead Clerk:

Appr:

Print Date: 7/31/2023

Acct ID: 511630

MTL: 041W34CC00300

Date: 9/28/23

Appr: JJS

Prop Class: 401

RMV Prop Class: 401

Situs: 17667 PAINTER LOOP NE HUBBARD OR 97032

MaSaNh: 02 06 000

Unit: 31787

Year: 2023

2024

Last Date Appraised: 04/10/2023

Appraiser: JORDAN SCHULTZ

Retag: Y N

Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: NIKIFOROFF, EVAN LOGINVCH

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 2 3 4

LCB

TTO

INSP

AV: 133830

RMV Land: 232670

RMV Imp: 161710

RMV Total: 394380

MAV: 133830

MSAV: 0

SAV: 0

Comment: 23-24: L4 04.10.23 GRH

NEW MA@100%, UPD INV OLD MA/YI GONE

22-011098 REPL SFD
4 BDRM 3 BATH c/o
8/8/23

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	15519	0

INPUT JJS 11/16/23

Land Chris 11/27/23 Amy 12-29-23

WW

Site: 1

Code Area: 15519

Size: 1.53 Acres

Use Code: 005

Zone: UT

SAV Use:

Exception: 0

Class: 28D

Value Source: Rural at MKT

Description: TWO BENCH DRY GSOIL

RMV: 187670

Exception: Y N

Adjustment(s): GSOIL

Fire Patrol:

Description:

Comments: 07-08: RECALC SETUP; #19 9/27/06

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 15519

Stat Class: 132

Year Blt: 1932

Eff Year Blt: 1932

Sq.Ft: 1440

% Complete: 100

Desc: Multi Story above grade

Dimensions:

RMV: 157890

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: Y N
First Floor	3	Finished	1060	1	FB-1	1932	1932	ROOF, FP, KIT-, BATH - 1	Exception: Y N
Attic	3	Finished	380	1	0	1932	1932		Exception: Y N
Garage Attached	3	Unfinished	324	0	0	1932	1932	ROOF	Exception: Y N
Carport Attached	3	Unfinished	592	0	0	1980	1980	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	3	60	1935	805	1	Exception: Y N
ENCLOSED PORCH	3	60	1932	1080	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2

Code Area: 15519

Stat Class: 341

Year Blt: 1975

Eff Year Blt: 1975

Sq.Ft: 392

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 28x14

RMV: 1840

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: Y N
Multi-Purpose Bldg	4	Finished	392	0	0	1975	1975	FAIR	Exception: Y N

Accessories

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

Bldg: 3

Code Area: 15519

Stat Class: 354

Year Blt:

Eff Year Blt:

Sq.Ft: 140

% Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 14x10

RMV: 660

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: Y N
Lean-to Light Duty	4	Finished	140	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 4

Code Area: 15519

Stat Class: 354

Year Blt:

Eff Year Blt:

Sq.Ft: 280

% Complete: 100

Desc: Lean-to Light (LTL)										Dimensions: 28x10		RMV: 1320	
Func Obsc: 100		Econ %: 100		Other %: 100		Exception: 0		Adjust:		Adjust RMV: 0			
Floors										gone			
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory					
Lean-to Light Duty	4	Finished	280	0	0	0	0						Exception: Y N

Accessories

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

Bldg: 5		Code Area: 15519		Stat Class: 341		Year Blt:		Eff Year Blt:		Sq.Ft: 40		% Complete: 100		
Desc: Multi Purpose Shed (MP)										Dimensions: 6x5		RMV: 0		
Func Obsc: 100		Econ %: 100		Other %: 100		Exception: 0		Adjust:		Adjust RMV: 0				
Floors												gone		
Type		Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory					
Multi-Purpose Bldg		4	Finished	40	0	0	0	0	FAIR				Exception: Y N	
Accessories														
Description					Class	Size SqFt	Eff Yr Blt	RMV	Quantity					
No accessory data available														

1st MA St 3156sf 2023 New
+ AGF 768sf 2023 New

see new structure on sheet after photos



ACCOUNT # 511630

DATE:

RMV CLASS

PROP CLASS

MTL

APPR JSS

TAG Y N

COMMENTS:

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 1S1-

AREA 3156

ROOF +

BATH PKG: 3

FIREPLACE: 1

KITCHEN -

YR BLT 2023

% COMP 100

EXCEPT Y N

MISC:

YI CLASS 5 F G A E

SKIRT -

COMMENT:

QLTY 0

EFF AREA 3156

HVAC +

BATH 1

BATH + 1

1/2 BTH 1

2023

% GOOD

LUMP SUM:

FLOOR NA

BED 4

ECON

FUNC

TYPE

STAT / CLASS

SIZE

FAIR

AVERAGE

GOOD

EXCELLENT

BATH

YR BLT

EFF YR

% COMP

EXCEPT Y N

MISC:

COMMENT:

TYPE

STAT / CLASS

SIZE

FAIR

AVERAGE

GOOD

EXCELLENT

BATH

YR BLT

EFF YR

% COMP

EXCEPT Y N

MISC:

COMMENT:

STAT

AREA 768

ROOF +

BATH PKG:

FIREPLACE:

KITCHEN -

YR BLT 2023

% COMP 100

EXCEPT Y N

MISC:

YI CLASS F G A E

SKIRT -

COMMENT:

QLTY + -

EFF AREA 768

HVAC +

BATH

BATH +

1/2 BTH

2023

% GOOD

LUMP SUM:

FLOOR AGF

BED

ECON

FUNC

TYPE

STAT / CLASS

SIZE

FAIR

AVERAGE

GOOD

EXCELLENT

BATH

YR BLT

EFF YR

% COMP

EXCEPT Y N

MISC:

COMMENT:

TYPE

STAT / CLASS

SIZE

FAIR

AVERAGE

GOOD

EXCELLENT

BATH

YR BLT

EFF YR

% COMP

EXCEPT Y N

MISC:

COMMENT:

STAT

AREA

ROOF +

BATH PKG:

FIREPLACE:

KITCHEN -

YR BLT

% COMP

EXCEPT Y N

MISC:

YI CLASS F G A E

SKIRT -

COMMENT:

QLTY + -

EFF AREA

HVAC +

BATH

BATH +

1/2 BTH

EFF YR

% GOOD

LUMP SUM:

FLOOR

BED

ECON

FUNC

TYPE

STAT / CLASS

SIZE

FAIR

AVERAGE

GOOD

EXCELLENT

BATH

YR BLT

EFF YR

% COMP

EXCEPT Y N

MISC:

COMMENT:

TYPE

STAT / CLASS

SIZE

FAIR

AVERAGE

GOOD

EXCELLENT

BATH

YR BLT

EFF YR

% COMP

EXCEPT Y N

MISC:

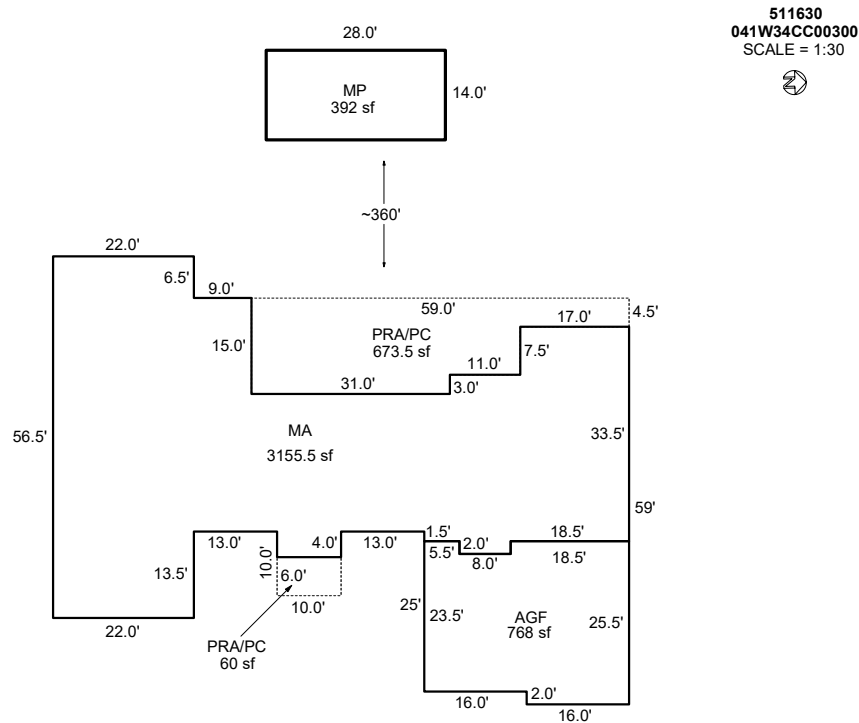
COMMENT:

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511630 Parcel No.: 041W34CC00300
 Property Address: 17665 PAINTER LP NE
 City: HUBBARD County: MARION 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	MP	1.0	392.0	84.0	392.0
GLA1	MA	1.0	3155.5	329.0	3155.5
GAR	AGF	1.0	768.0	119.0	768.0
P/P	PRA/PC	1.0	60.0	32.0	
	PRA/PC	1.0	673.5	148.0	733.5

COMMENT TABLE 1

APEXED BY NRC 11/09/2009
 Rotate Outbldgs, Add DV, EP - CE 5/10/10
 UPDATED BY CJURAN 01/19/2023 555-22-011098
 UPDATED BY CJURAN 10/18/2023

COMMENT TABLE 2

JIS 09/28/2023

COMMENT TABLE 3

TAGS L2

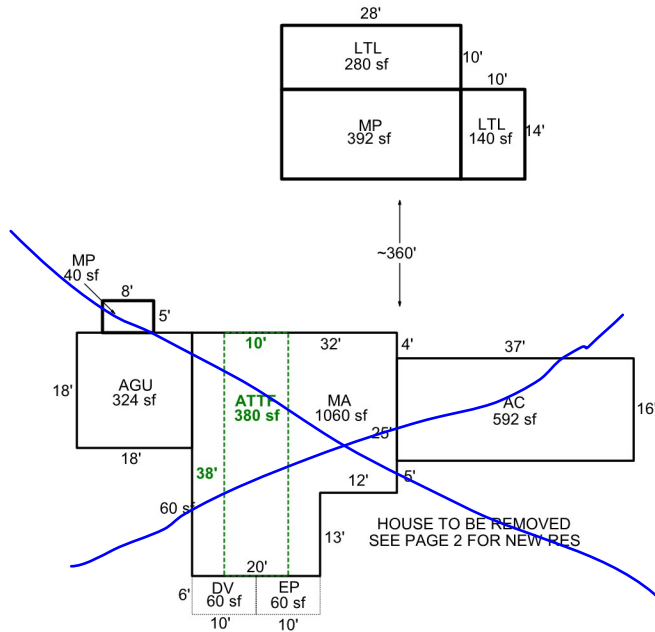
Net LIVABLE cnt 1 (rounded) 3,156
 Net BUILDING cnt 1 (rounded) 392

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511630 Parcel No.: 041W34CC00300
 Property Address: 17665 PAINTER LP NE
 City: HUBBARD County: MARION 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	MP	1.0	40.0	26.0	
	MP	1.0	392.0	84.0	
	LTL	1.0	280.0	76.0	
	LTL	1.0	140.0	48.0	852.0
GLA1	MA	1.0	1060.0	140.0	1060.0
GLA2	ATTF	1.0	380.0	96.0	380.0
GAR	AC	1.0	592.0	106.0	
	AGU	1.0	324.0	72.0	916.0
P/P	DV	1.0	60.0	32.0	
	EP	1.0	60.0	32.0	120.0

COMMENT TABLE 1

APEXED BY NRC 11/09/2009
 Rotate Outbldgs, Add DV, EP - CE 5/10/10
 UPDATED BY CJURAN 01/19/2023 555-22-011098

COMMENT TABLE 2

COMMENT TABLE 3

9/15/23 JJS TAGS ✓
 L2

Net LIVABLE cnt 2 (rounded) 1,440
 Net BUILDING cnt 4 (rounded) 852

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511630

Parcel No.: 041W34CC00300

Property Address: 17665 PAINTER LP NE

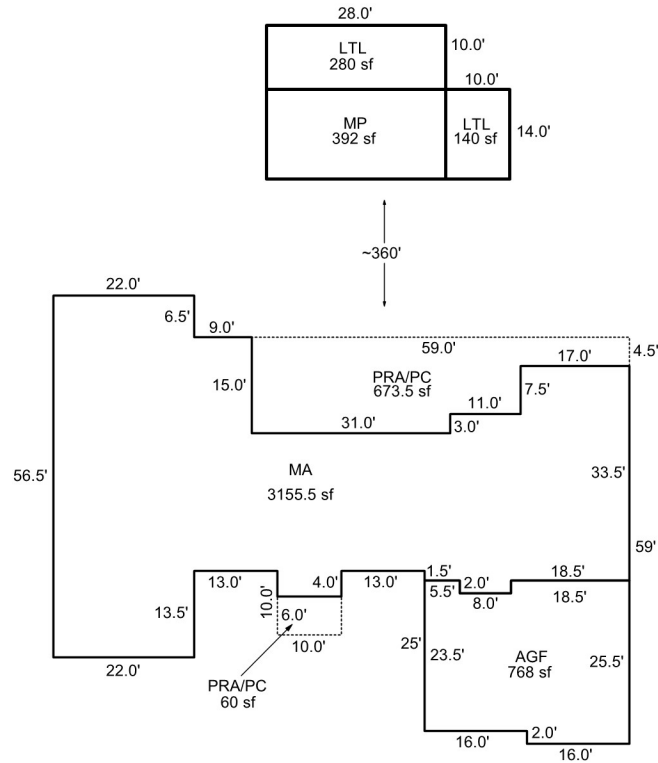
ZipCode: 97032

Owner:

Client Address:

Inspection Date:

SKETCH



511630
041W34CC00300
SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	140.0	48.0	
	MP	1.0	392.0	84.0	
	LTL	1.0	280.0	76.0	812.0
GLA1	MA	1.0	3155.5	329.0	3155.5
GAR	AGF	1.0	768.0	119.0	768.0
P/P	PRA/PC	1.0	60.0	32.0	
	PRA/PC	1.0	673.5	148.0	733.5

COMMENT TABLE 1

APEXED BY NRC 11/09/2009
Rotate Outbldgs, Add DV, EP - CE 5/10/10
UPDATED BY CJURAN 01/19/2023 555-22-011098

COMMENT TABLE 2

COMMENT TABLE 3

9/28/23 JJS L2 TAGS

Net LIVABLE	cnt	1	(rounded)	3,156
Net BUILDING	cnt	3	(rounded)	812