

Last Date Appraised: 06/06/2024

Appraiser: JORDAN SCHULTZ

Retag: Y N

Tag info:

Owner: WRIGHT, NICOLE LYNNE

Roll Type: R

Cycle Tag Sales Verification Other: FF

Inspection level: 1 2 3 4 6

LCB TTO INSP

AV: 239367

RMV Land: 295130

RMV Imp: 357670

RMV Total: 652800

MAV: 165070

MSAV: 74297

SAV: 130742

Comment: 24-25: L3 6.6.24 JJS

24-25: L2 11.30.23 JJS

LEVEL 4 6.23.21 WV06

Woodlot ok, no visible farming. Dog training Business.

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15600	0

Site: 1	Code Area: 15600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 130260	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009					
24-25:	Update land classes					
21-22:	CYCLE WORK #06 CHG 4BI TO 4BD// 07-08: RECALC SETUP; #31 9-19-06					

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: 55660	Exception: Y	N	
Adjustment(s):	GSOIL	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: 4BD	Value Source: Woodlot	Description: FOUR BENCH DRY	RMV: 59210	Exception: Y	N	
Adjustment(s):	GSOIL	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: 349210	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

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 - 1, HVAC, ROOF, KIT+, 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:
YARD IMPROVEMENTS GOOD	4	0	1991	35952	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: 8460	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
General Purpose Bldg	5	Finished	875	0	0	1995	1995	FAIR	Y N

Accessories

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

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											

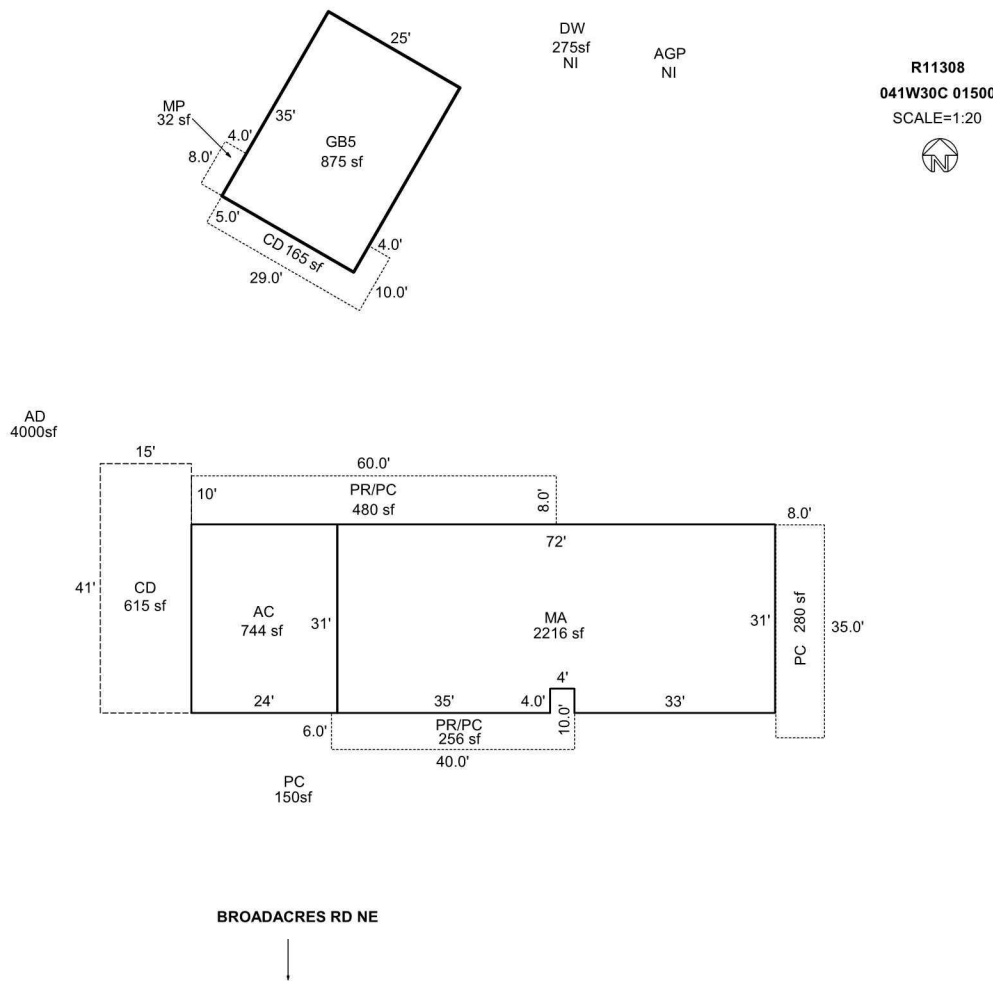


SKETCH/AREA TABLE ADDENDUM

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

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

JJS 6/5/25

COMMENT TABLE 3

FF L4

FF L3