

Acct ID: 562670 MTL: 081W12A000700 Date: 11.7.25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: 4153 BOBRAY DR SE SUBLIMITY OR 97385 MaSaNh: 01 06 000 Unit: 101200 Year: 2025

Last Date Appraised: 12/03/2024 Appraiser: CLINT LUKE Tag: Y N Tag info: 2025 - Tags/Permit (Condition)
 Owner: GARCIA, JAZMIN Last Sales Date: 06/09/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 350360
 RMV Land: 383000 RMV Imp: 300190 RMV Total: 683220 MAV: 350360 MSAV: 0 SAV: 0
 Comment: 25-26 L3 12/3/24 CLUKE
 24-25 L4 3/27/24 CLUKE

SV - Upd EYB + add YI
OSDs

MLS: 827197
Dom: 66
Code: 30

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	04580	0

Land

Site: 1 Code Area: 04580 Size: 2.43 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 179680 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 24-25: Update land classes
 17-18: CYCLE WORK #94 CHG OSD// 02-03 DISQ FARM USE //05-06: RECALC SETUP; #10, 5/27/04.

Site: 2 Code Area: 04580 Size: 2.43 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 163350 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 24-25: Update land classes
 17-18: CYCLE WORK #94 CHG OSD// 02-03 DISQ FARM USE //05-06: RECALC SETUP; #10, 5/27/04.

Improvements - Residence / Manufactured Structures

2002 Interior Remodel ✓

Bldg: 1 Code Area: 04580 Stat Class: 141 Year Blt: 1972 Eff Year Blt: 1924 Sq.Ft: 1666 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 234460
 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	1666	2	FB-2	1972	1924	BATH - 2, HVAC, KIT, ROOF, FP - 1	Y N
Garage Attached	4	Unfinished	805	0	0	1972	1924	ROOF	Y N

Accessories

YI YP

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	400	1924	715	1	Y N
ENCLOSED PORCH	4	182	1924	3403	1	Y N
ENCLOSED PORCH	4	716	1924	28653	0	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04580 Stat Class: 312 Year Blt: 1983 Eff Year Blt: 1993 Sq.Ft: 1592 % Complete: 100.00
 Desc: Loft Barn (LB) Dimensions: RMV: 22230
 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
Loft Barn	5	Finished	1592	0	0	1983	1993	AVG	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 04580 Stat Class: 342 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1500 % Complete: 100.00
 Desc: Metal Component Building (MC) Dimensions: 30x50 RMV: 43500
 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
Metal Componet Bldg	5	Finished	1500	0	0	2003	2003	EXCLT ✓	Y N

Accessories

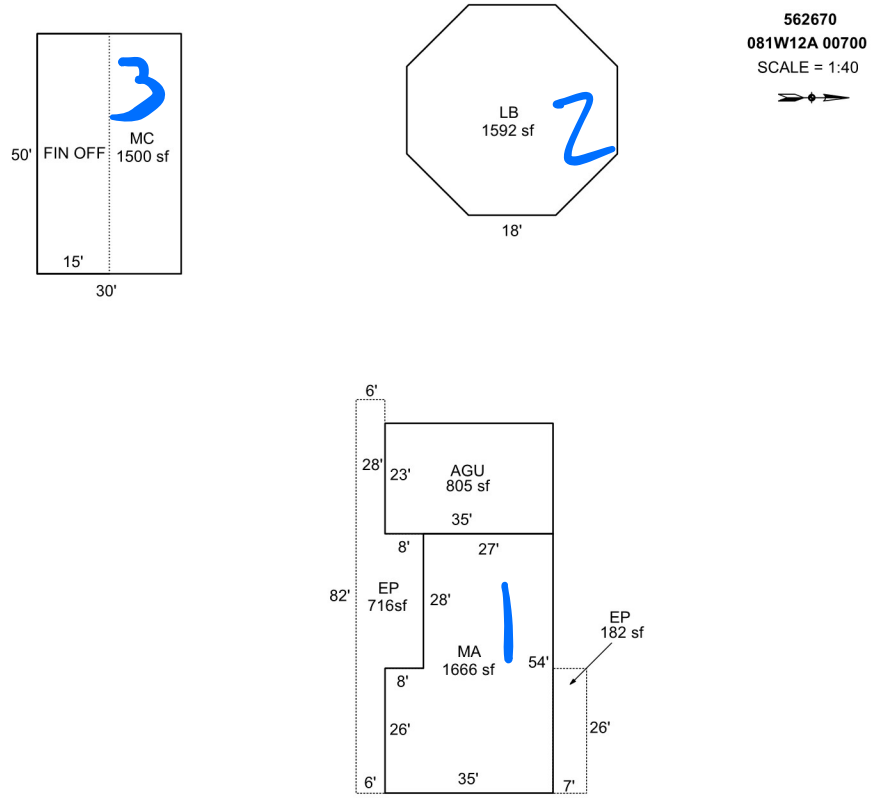
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562670 Parcel No.: 081W12A 00700
 Property Address: 4153 BOBRAY DR SE
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385
 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	MC	1.0	1500.0	160.0	
	LB	1.0	1592.0	145.3	3092.0
GLA1	MA	1.0	1666.0	178.0	1666.0
GAR	AGU	1.0	805.0	116.0	805.0
P/P	EP	1.0	182.0	66.0	
	EP	1.0	716.0	192.0	898.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/17/18
 UPDATED BY CJURAN 04/04/2024

COMMENT TABLE 2

CL 03/27/2024

COMMENT TABLE 3

SV L4

SSS 11.7.25 SV L4

Net LIVABLE	cnt	1	(rounded)	1,666
Net BUILDING	cnt	2	(rounded)	3,092