

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 2/4/26

Print Date: 9/29/2025

Acct ID: 537734 MTL: 061E27B001200 Date: 1/14/26 Appr: MLH Prop Class: 581 RMV Prop Class: 451
Situs: 18600 HAZELNUT RIDGE RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 52072 Year: 2025
2026

Last Date Appraised: 07/18/2013 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info:
Owner: CHORAZY, CHRISTINE S & CHORAZY, ERIK S 503 798 2730 Last Sales Date: 04/15/2014 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 301801
RMV Land: 461070 RMV Imp: 478040 RMV Total: 939110 MAV: 281010 MSAV: 20791 SAV: 45262
Comment: NEW solar @ 100%
update inventory close tag

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

Input MLH
Forest OK
Farm livestock
1/30/26

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	04500	0

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: DFL Value Source: Forest Homesite Description: RMV: 27080 Exception: Y N
Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 2009 / 400028

Site: 3 Code Area: 04500 Size: 2.38 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 64450 Exception: Y N
Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1981 / 00400028 05-06: PER #31, PROPERTY QUALIFIES FOR ROLLOVER FROM FARM TO FOREST //05-06: F05-484 CREATION OF FP ACCOUNT, R337291 FROM FD ACCOUNT R37734

Site: 4 Code Area: 04500 Size: 1.62 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 43870 Exception: Y N
Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1981 / 15-16: DISQ FOREST, ROLL OVER TO FARM

Site: 5 Code Area: 04500 Size: 10.18 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 275670 Exception: Y N
Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1981 / 00400008// 05-06: PER #31, PROPERTY QUALIFIES FOR ROLLOVER FROM FARM TO FOREST //05-06: F05-484 CREATION OF FP ACCOUNT, R337291 FROM FD ACCOUNT R37734 06-07: RECALC SETUP; #31 07-15-05

Improvements - Residence / Manufactured Structures

1989 EYB Roof Paint

Bldg: 1 Code Area: 04500 Stat Class: 143 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 3164 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 472760
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1634	<u>1</u>	<u>2</u> FB-1/ HB-1	1977	1977	BATH - 1, ROOF, FP - 2, HVAC+, KIT+, BTH - 1	Exception: Y N
Basement	4	Finished	1530	2	FB-1	1977	1977	HVAC+, BATH - 1 <u>FP-1</u>	Exception: Y N
Garage Attached	4	Finished	529	0	0	1977	1977	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1977	24717	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 353 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1152 % Complete: 100.00
Desc: Machine Shed (MS) Dimensions: 48x24 RMV: 4830
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	4	Finished	1152	0	0	1994	1994	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 354 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 280 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 20x14 RMV: 450
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/L

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	280	0	0	1994	1994	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 90 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/L

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	90	0	0	0	0	Exception: Y N

Accessories

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

341 MP 5 12x16 2000 Fair I/O
 355 LTH 8x14 1994 I/O
 905 SD 2025 20,000 Exempt I/O



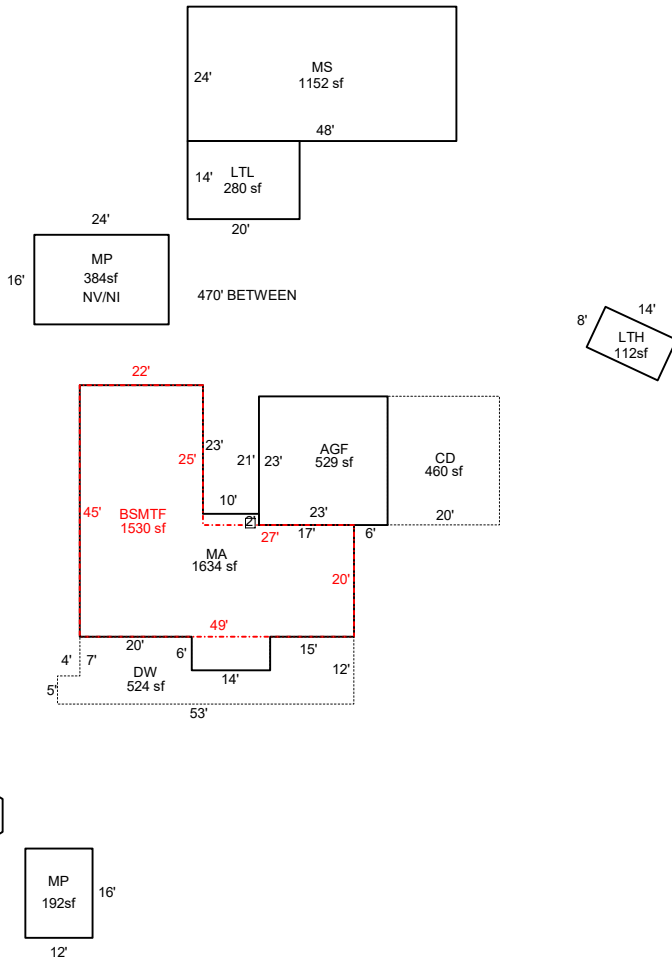
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537734 Parcel No.: 061E27B 01200
 Property Address: 18600 HAZELNUT RIDGE RD NE
 City: SCOTTS MILLS County: MARION State: OR ZipCode: 97375
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

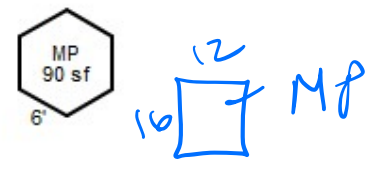
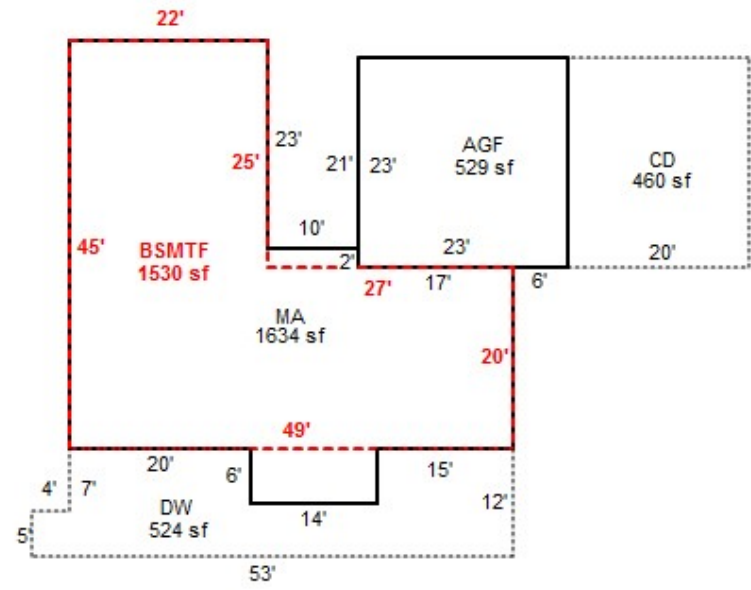
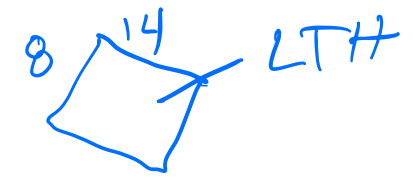
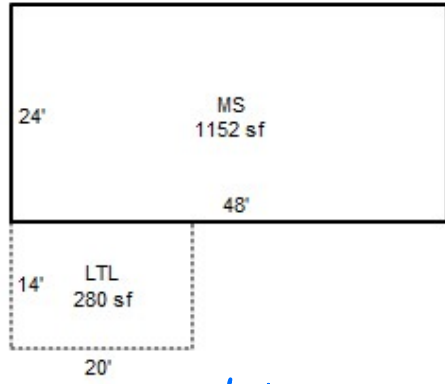
537734
061E27B 01200
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	1152.0	144.0		DRAWN BY JRONDEMA 7/12/18 UPDATED BY CLOBERG 02/12/26	
	LTL	1.0	280.0	68.0			
	MP	1.0	90.0	35.3	1522.0		
GLA0	BSMTF	1.0	1530.0	188.0	1530.0		
GLA1	MA	1.0	1634.0	200.0	1634.0		
GAR	AGF	1.0	529.0	92.0	529.0		
LTH	LTH	1.0	112.0	44.0	112.0		
MP	MP	1.0	192.0	56.0			
	MP	1.0	384.0	80.0	576.0		
P/P	CD	1.0	460.0	86.0		COMMENT TABLE 2	
	DW	1.0	524.0	142.0	984.0	COMMENT TABLE 3	
						MLH 01/14/26	TAGS L3
	Net LIVABLE	cnt	4	(rounded)	4,381		
	Net BUILDING	cnt	0	(rounded)	1,522		

R37734
 061E27B 01200
 SCALE=1:30



1/14 / 26 MLH Tags
 L3