

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: CJ 04.15.26

Print Date: 3/9/2026

Acct ID: 511021 MTL: 041W210000800 Date: 3/19/26 Appr: CS Prop Class: 551 RMV Prop Class: 451
Situs: 19601 BOONES FERRY RD NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 151257 Year: 2026

Last Date Appraised: 05/07/2015 Appraiser: JORDAN SCHULTZ Tag: Y (N) Tag info:

Owner: RAMOS CERVANTES, ROSA LINDA Last Sales Date: 01/09/2026 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 402839

RMV Land: 592340 RMV Imp: 619170 RMV Total: 1211510 MAV: 366010 MSAV: 36829 SAV: 78253

Comment: MLS: 828376
DOM: 253

Notations CODE: 30

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

Farm Use: Grass Seed

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	65000	15510	0

Land

Site: 2 Code Area: 15510 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 36010 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 1500110 //09-10: RES WAS BURNED IN FIRE, LEAVE HOMESITE FOR MFS//

Site: 3 Code Area: 15510 Size: 11.04 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 437310 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977 / 1500110 Tax Rate = 9040 Rent Rate = 90

Site: 4 Code Area: 15510 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 54020 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977 / 1500110 Tax Rate = 9040 Rent Rate = 82

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 15510 Stat Class: 142 + Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 3739 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 614600
 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	3011	4	FB-3	2009	2009	ROOF, FP - 1, HVAC+, BATH+, KIT+, BATH - 3	Y N
Attic	4 +	Finished	728	0	0	2009	2009	HVAC+	Y N
Garage Attached	4 +	Finished	1161	0	0	2009	2009	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	4	2340	2009	11840	1	Y N
ROOF EXTENSION OR PATIO COVER	4	2340	2009	62431	1	Y N

~~Y1 + AVS~~

Y14F + KEEP 60K PATIO COVER

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15510 Stat Class: 351 Year Blt: 1940 Eff Year Blt: 1980 Sq.Ft: 900 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x30 RMV: 4570
 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
General Purpose Bldg	5	Finished	900	0	0	1940	1980	FAIR	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 041W21 00800

File No R11021

Property Address 19601 BOONES FERRY RD NE

City HUBBARD

State OR

Zip 97032

Owner

Client

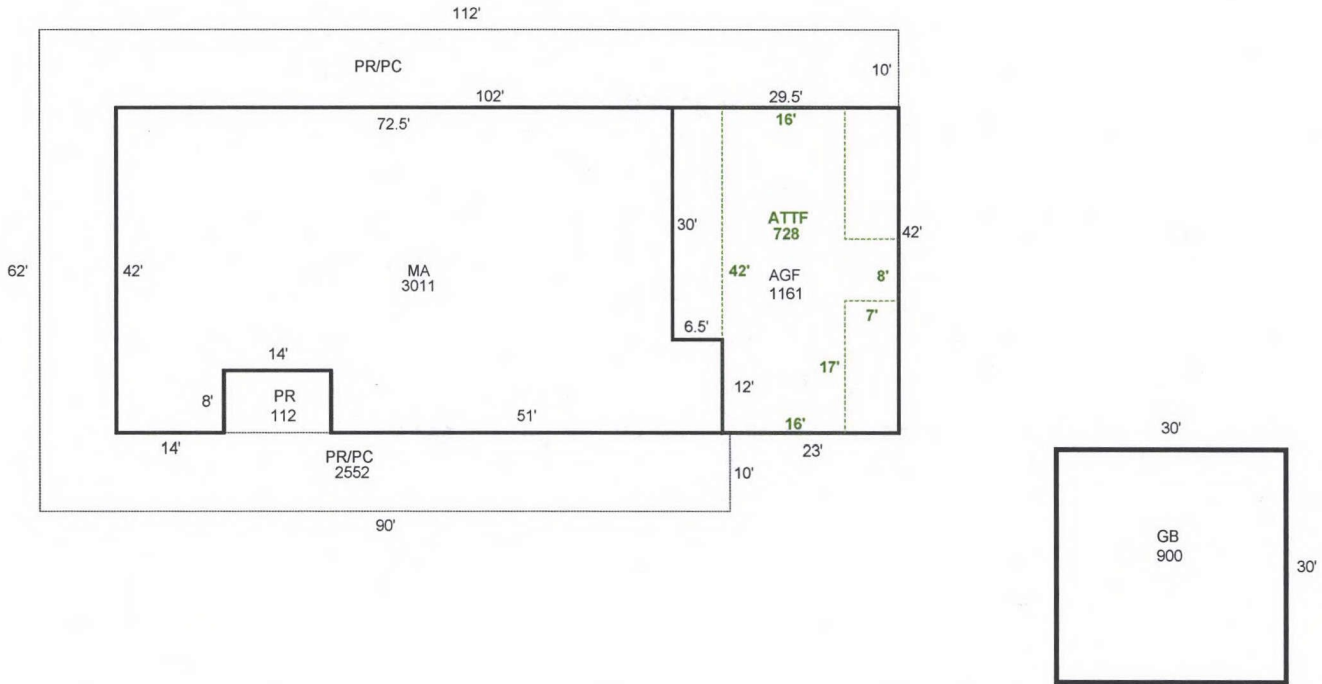
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

UPD

041W21 00800
R11021
SCALE=1:25



BOONES FERRY

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3011	258	3011
GLA2	ATTF	1.00	728	130	728
GBA1	GB	1.00	900	120	900
P/P	PR/PC	1.00	2552	524	
	PR	1.00	112	44	2664
GAR	AGF	1.00	1161	143	1161
Net LIVABLE Area (Rounded w/ Factors)					3739
Net BUILDING Area (Rounded w/ Factors)					900

Comment Table 1

APEXED BY NRC 05/06/2009
ADDED GB, CE 12/30/09

Comment Table 2

CJ 3/19/26

Comment Table 3

SV L4

AREA CALCULATIONS