

Acct ID: 511259 MTL: 041W270000200 Date: 3/16/26 Appr: CJ Prop Class: 551 RMV Prop Class: 551  
 Situs: 18897 HIGHWAY 99E NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 94294 Year: 2026

Last Date Appraised: 02/25/2010 Appraiser: JORDAN SCHULTZ Tag: Y Tag info: \_\_\_\_\_  
 Owner: BARSUKOFF, EVDOKIA Last Sales Date: 12/11/2025 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 263102

RMV Land: 766750 RMV Imp: 156300 RMV Total: 923050 MAV: 148490 MSAV: 116032 SAV: 298032

Comment: No listed on open Market. Related parties.

CODE: 6

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM USE: ROW CROPS

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	15510	0

Land

Site: 2 Code Area: 15510 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: 11900 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / //09-10: GW39 changed land type per Excel analysis// 1500110

Site: 3 Code Area: 15510 Size: 41.28 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 513630 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1977 / 1500110, 9/4/07 #19 COMBINED LAND SEGGS, SAME SOIL CLASS, SAME YEAR  
 23-24 sep 4.71 from 2bi to 2bd

Site: 4 Code Area: 15510 Size: 26.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 8600 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1977 / 1500110 Tax Rate = 9040 Rent Rate = 7

Site: 5 Code Area: 15510 Size: 10.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 121560 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1977

Site: 6 Code Area: 15510 Size: 4.71 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 56060 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1977 / 1500110, 9/4/07 #19 COMBINED LAND SEGGS, SAME SOIL CLASS, SAME YEAR  
 23-24 sep 4.71 from 2bi to 2bd

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15510 Stat Class: 132 Year Blt: 1946 Eff Year Blt: 1975 Sq.Ft: 1412 % Complete: 100.00  
 Desc: Multi Story above grade R, EP, W 1977 Dimensions: RMV: 114570  
 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	3	Finished	936	2	FB-1	1946	1946	KIT-, ROOF, BATH - 1, FP - 1, HVAC	Y N
Attic	3	Finished	476	0	0	1946	1946	<u>HVAC</u>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1946	10589	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 15510 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 2010 Sq.Ft: 140 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 1550  
 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
Multi-Purpose Bldg	6	Finished	140	0	0	1975	1975	FAIR	Y N

**Accessories**

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

Bldg: 3	Code Area: 15510	Stat Class: 353	Year Blt: 1965	Eff Year Blt: 1965	Sq.Ft: 1200	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 60x20			RMV: 3720
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
Machine Shed	5	Finished	1200	0	0	1965	1965	FAIR	

**Accessories**

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

Bldg: 4	Code Area: 15510	Stat Class: 351	Year Blt:	Eff Year Blt:	Sq.Ft: 1430	% Complete: 100.00
Desc: General Purpose Building (GB)			Dimensions: 55x26			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	Exception: Y N
General Purpose Bldg	5	Finished	1430	0	0	0	0	FAIR	

**Accessories**

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

Bldg: 5	Code Area: 15510	Stat Class: 312	Year Blt: 1969	Eff Year Blt: 1969	Sq.Ft: 4320	% Complete: 100.00
Desc: Loft Barn (LB)			Dimensions:			RMV: 34120
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
Loft Barn	6	Finished	4320	0	0	1969	1969	FAIR	

**Accessories**

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

Bldg: 6	Code Area: 15510	Stat Class: 354	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 640	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions: 40x16			RMV: 570
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	640	0	0	1973	1973		

**Accessories**

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

Bldg: 7	Code Area: 15510	Stat Class: 354	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 1200	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions: 40x30			RMV: 1070
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	1200	0	0	1982	1982		

**Accessories**

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

Bldg: 8	Code Area: 15510	Stat Class: 354	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 560	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions: 14x40			RMV: 700
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	560	0	0	1989	1989		

**Accessories**

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

27 041W  
041W-27 -00200 R11259  
502 (551) 0-5F A63  
MOLODIH, MIN & NATALIA

41043-000  
015-00-11-0

84.19 ACRES

18607 HIGHWAY 99E NE  
V0426P0348RD

07/29/95

R 11259

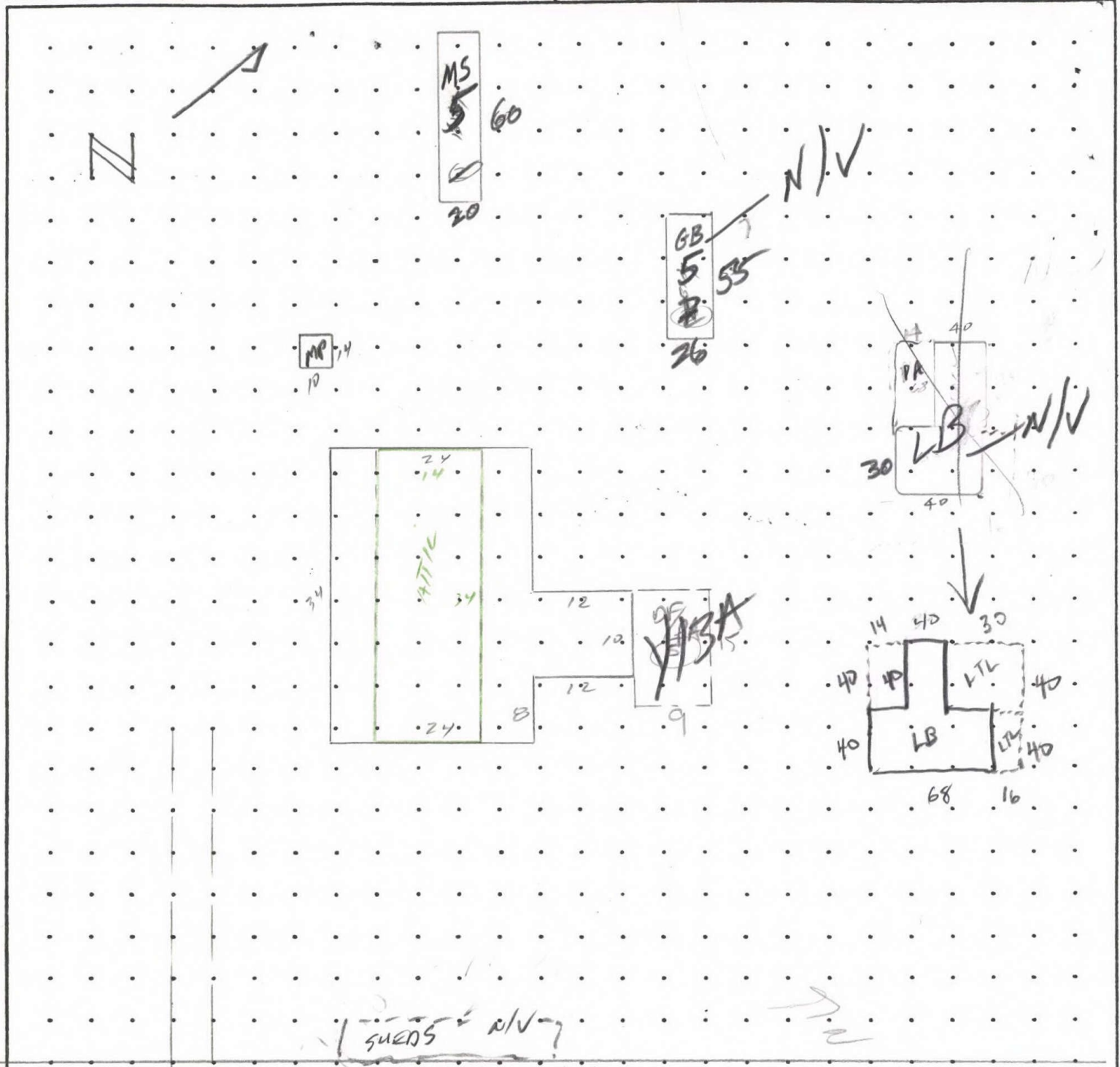
# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

41043-000

MAP NO.

27-4-1W



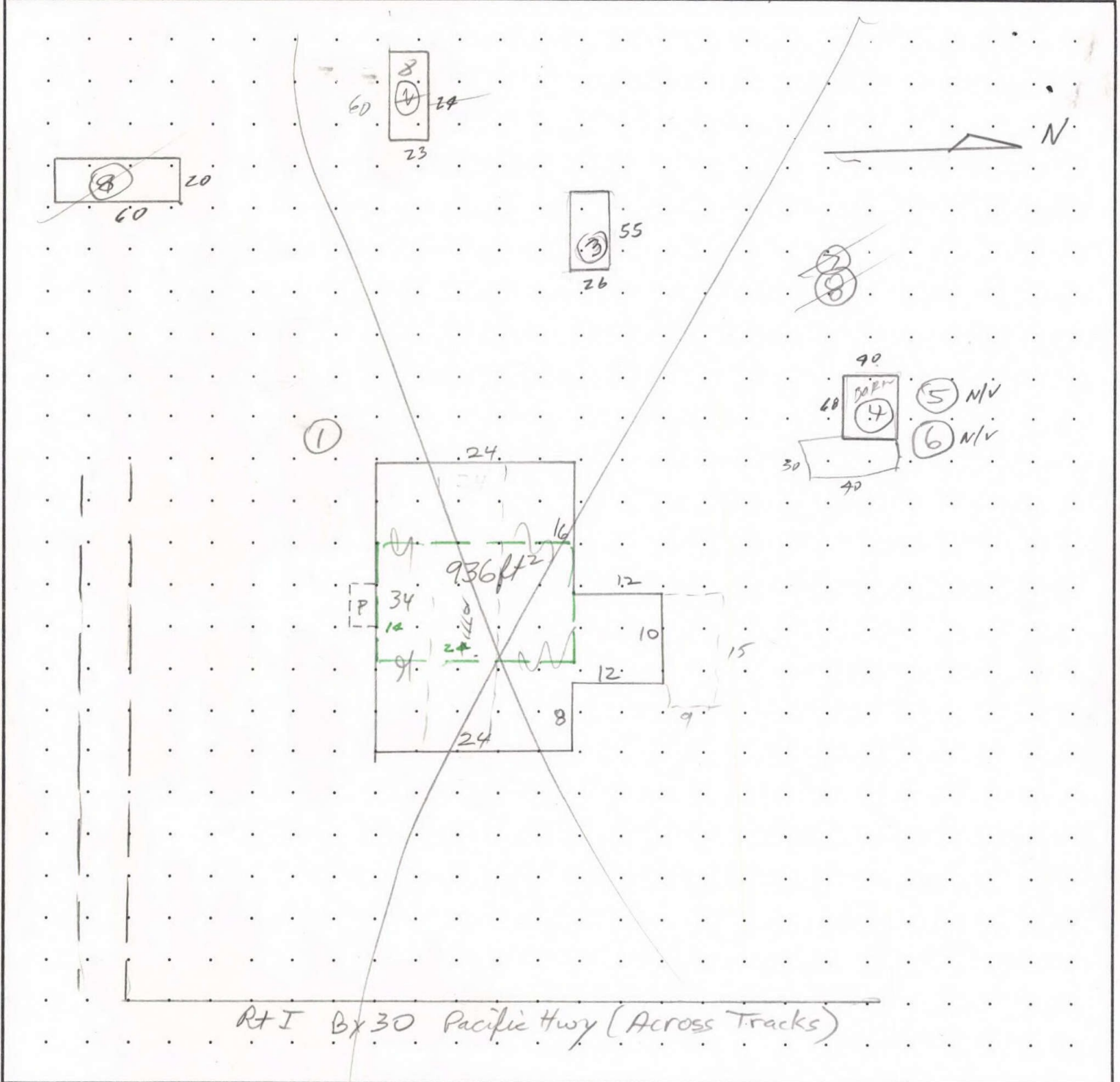
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
9-14-83	Allen Ryan	
12-8-88	Ryan	
1-96	PV (20) MW	
9-7-06 (10)	NV	
2/25/10	31	

BUILDING DIAGRAM AND OUTBUILDINGS

41043-000

ACCT. NO. 655

MAP NO. 27-4-1W-00200



Rt I Bx30 Pacific Hwy (Across Tracks)

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
10-26-73	AB	1st $24 \times 34 + 10 \times 12 = 936$ Attic $14 \times 24 = 336$
9-14-83	Reyer	

# SKETCH/AREA TABLE ADDENDUM

5

Parcel No 041W27 00200

File No R11259

Property Address 18897 HIGHWAY 99E NE

City HUBBARD

State OR

Zip 97032

Owner

Client

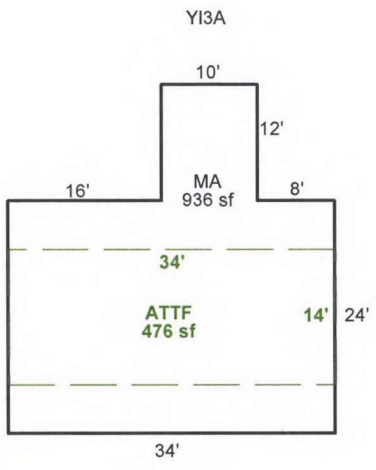
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

5  
R11259  
041W27 00200  
Scale  
See Page 1 for All Bldgs



Scale: 1 = 20

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	936	140	936
GLA2	ATTF	1.00	476	96	476
Net LIVABLE Area (rounded w/ factors)					1412

## Comment Table 1

APEX BY CE 3/22/10

## Comment Table 2

CS 3/16/26

## Comment Table 3

SV 24

# SKETCH/AREA TABLE ADDENDUM

9

Parcel No 041W27 00200

File No R11259

SUBJECT

Property Address 18897 HIGHWAY 99E NE

City HUBBARD

State OR

Zip 97032

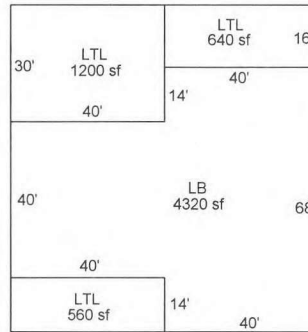
Owner

Client

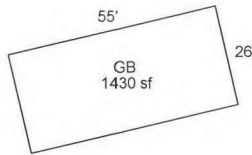
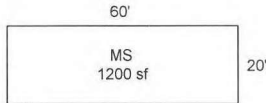
Appraiser Name

IMPROVEMENTS SKETCH

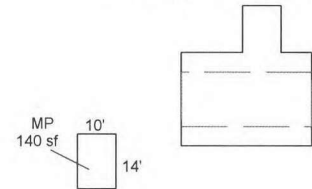
R11259  
041W27 00200



*Containers*



See Page 2 For Res Dimensions



Scale: 1 = 50

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	936	140	936
GLA2	ATTF	1.00	476	96	476
GBA1	LB	1.00	4320	296	
	LTL	1.00	1200	140	
	LTL	1.00	560	108	
	LTL	1.00	640	112	
	MS	1.00	1200	160	
	MP	1.00	140	48	8060
Net LIVABLE Area		(rounded w/ factors)			1412
Net BUILDING Area		(rounded w/ factors)			8060

### Comment Table 1

APEX BY CE 3/22/10

### Comment Table 2

CJ 3/16/26

### Comment Table 3

SV L4

R11259 041W27 00200 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 551 Prop Code A93  
 Situs Address 18897 HIGHWAY 99E NE Franchise Code 31 Year For: 2010-2011  
 Owner MOLODIH, MIN &

Notes: Tags ✓ Cycle 1-1 Sales Verification \_\_\_\_\_ Other: \_\_\_\_\_

RMV Land: 1,036,660 RMV Imp: 65,170 RMV Total: 1,101,830 M50 Total: 149,470

Segment	LTL <sup>1-6</sup> ✓	LTL ✓	LTL ✓			Land
Class	5	5	5			
Dim/Size	40x16 EST	40x30 EST	14x40 EST	REBBI S		
Foundation	POST	POST	POST			
Exter Wall	WOOD	OPEN	OPEN			
Wall Height	10	10	10			
Inter Finish						
Roof Cover	MEAL					
Roof Style	SHEP					
Flooring	DIRT	DIRT	DIRT			
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr	1973	1982	1989			
Cond.	FAIR	Avg	Avg			
% Good						
% Comp	100	100	100			
Lump Sum						
Except. Code	INV. ONLY, BEEN HERE YEARS					

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	042	1.00		
3	TWO BENCH IRR	042I	65.00		
4	WASTELAND	WASTE	18.19		

Eff Acres Companion Accounts

**ROUTING SLIP**

Date 3/18/10 Clerk Chris

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments CORRECT SIZE ON LTL Seg 1-6; Correct Size on LTL Seg 1-8 TRAMES (3/18) OK
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response 4/4/10
- Reviewed by lead appraiser/comments \_\_\_\_\_

R11259 041W27 00200 Appr #: 31 Date 2/25/10 Prop Class 551 Prop Code A93  
 Situs Address 18897 HIGHWAY 99E NE Franchise Code 31 Year For: 2010-2011  
 Owner MOLODIH,MIN &

Tags Cycle Sales Verification Other: UPDATE APPEX  
 Notes: NOKLCA CHANGES AS NOTED, ADULT'S

RMV Land: 1,036,660 RMV Imp: 65,170 RMV Total: 1,101,830 M50 Total: 149,470

Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 936 Eff Area 936  
 Length Width Roof Cover COMP Plumbing BATH1 Heat FA  
 Fireplace HRTTH-P Inter. Comp: RNG NRCMP Bedrooms 2  
 Year Built 1946 Eff. Year Built 1946 Cond. P F A G E  
 Adj Codes RLCM3 Qty 3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 42,620  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments SOME DEF. MAINT - NEED PAID

Seg.Type ATTF Seg. # 1.3 Method: R05 Class 3 Area 476 Eff Area 476  
 Length Width Roof Cover Plumbing Heat  
 Fireplace Inter. Comp: Bedrooms  
 Year Built Eff. Year Built 1946 Cond. P F A G E  
 Adj Codes RLCM3 Qty 3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 14,430  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments

**Accessory Improvements**

Seg.Type YI3A Seg. # 1.2 Method: R05 Class Area 1 Eff Area 1  
 Length Width  
 Year Built Eff. Year Built: Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 4,000  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments

**Out Buildings**

Seg.Type MP Seg. # 2.1 Method: F98 Class 6 Area 140 Eff Area 140  
 Length 14 Width 10 Foundation FRAME Ex. Wall BEVEL;8FT Roof Cover COMP  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. 220V Yr. Blt. Eff. Yr. Blt: 1975  
 Cond. P F B A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 1,810  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments

Seg.Type MS Seg. # 3.1 Method: F98 YS Class 5 Area 1200 Eff Area 1200  
 Length 60 Width 20 Foundation Ex. Wall VERT 8 Roof Cover METAL  
 Roof Style GABLE Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1965  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 2,310  
 Lump Sum 1000 Except Code/Year \_\_\_ Comments YS = COND

Seg.Type GB Seg. # 4.1 Method: F;N Class 5 Area 1430 Eff Area 1430  
 Length 55 Width 26 Foundation Ex. Wall METAL Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 0  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments N/V = COND

Seg.Type LB Seg. # 5.1 Method: F98 CONC Class 6 Area 3920 Eff Area 3920  
 Length 68 Width 40 Foundation CONC Ex. Wall B/B Roof Cover METAL  
 Roof Style GABLE Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1969  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func 50% Econ 5 RMV: 0  
 Lump Sum \_\_\_ Except Code/Year Inv Comments N/V = COND Correcting

only  
NO EXCEPT  
w/ Req 915  
 $40 \times 40 = 1600$   
 $68 \times 40 = 2720$   
 $\frac{1600}{4320}$   
 Dim. & Sq. Ft.  
 Return to Calc



MP 14X10

MA

SW SIDE

R11259

SE SIDE

2/25/10



LB 4320  $\phi$

LTL

40x16



MS 60X20

2/25/10



GB 55x26 = N/V



MISC. PENS, LTC'S = N/N SW OF MA

R 11259



LTL 40x14 LB 4320¢

MP 14x10



41043-000

1-89