

Acct ID: 511442 MTL: 041W33B000800 Date: 3/16/26 Appr: CS Prop Class: 551 RMV Prop Class: 451
 Situs: 11623 BROADACRES RD NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 23131 Year: 2026

Last Date Appraised: 04/21/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: _____

Owner: DOUBRAVA, DEREK A Last Sales Date: 11/20/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 241900

RMV Land: 159340 RMV Imp: 273770 RMV Total: 433110 MAV: 177360 MSAV: 64540 SAV: 113380

Comment: RMIS: 567685040

DOM: 157

OSDs CODE: 33

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

Land

Site: 2 Code Area: 15510 Size: 0.92 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0

Class: Value Source: Farm Homesite Description: RMV: 94340 Exception: Y N

Adjustment(s): Fire Patrol: Description: _____

Comments: Liability year - 2009 / 01500110 / /06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15510 Stat Class: 142 Year Blt: 1966 Eff Year Blt: 1990 Sq.Ft: 2190 % Complete: 100.00

Desc: Multi Story above grade R, EP, F, IP, D, KC Dimensions: RMV: 260430

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	1678	3	FB-2	1966	1966	ROOF, KIT, BATH - 2, FP - 1, HVAC	Y N
Second Floor	4	Finished	512	2	FB-1	1966	1966	HVAC, BATH - 1	Y N
Garage Attached	4	Low Cost	504	0	0	1966	1966	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1966	19277	1	Y N

Bldg: 2 Code Area: 15510 Stat Class: 108 Year Blt: 1966 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements 1978 Dimensions: RMV: 3520

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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	1650	1966	3515	1	Y N

Bldg: 5 Code Area: 15510 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements Dimensions: RMV: 1150

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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN GREENHOUSE	1	80	0	1145	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 15510 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 2000 Sq.Ft: 160 % Complete: 100.00

Desc: Multi Purpose Shed (MP) 2000 Dimensions: 16x10 RMV: 960

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	5	Finished	160	0	0	1985	1985	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 15510 Stat Class: 351 Year Blt: 1966 Eff Year Blt: 1992 Sq.Ft: 720 % Complete: 100.00
 Desc: General Purpose Building (GB) *2010* Dimensions: 40x18 RMV: 7710
 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	
General Purpose Bldg	6	Finished	720	0	0	1966	1992	FAIR	Exception: Y N

Accessories

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

Farm Notes

2026FARM

26-27: SA Survey submitted 2-6-26, stating they grow walnuts, apples & pumpkins on 2 acres. Properties consist of a 0.92 acre SA homesite (511442) and 1.84 acres farmland (511443).

338 041W
041W-33B -00800 R11442 41194-000
502 (551) 0-5F F41 015-00-11-0
STUTZMAN, MERLE L & GRACE E

.92 ACRES

11623 BROADACRES RD NE
V0591P0198RD V0611P0445RD 07/29/95

CALCULATIONS:

SCALE: 1" = 20'

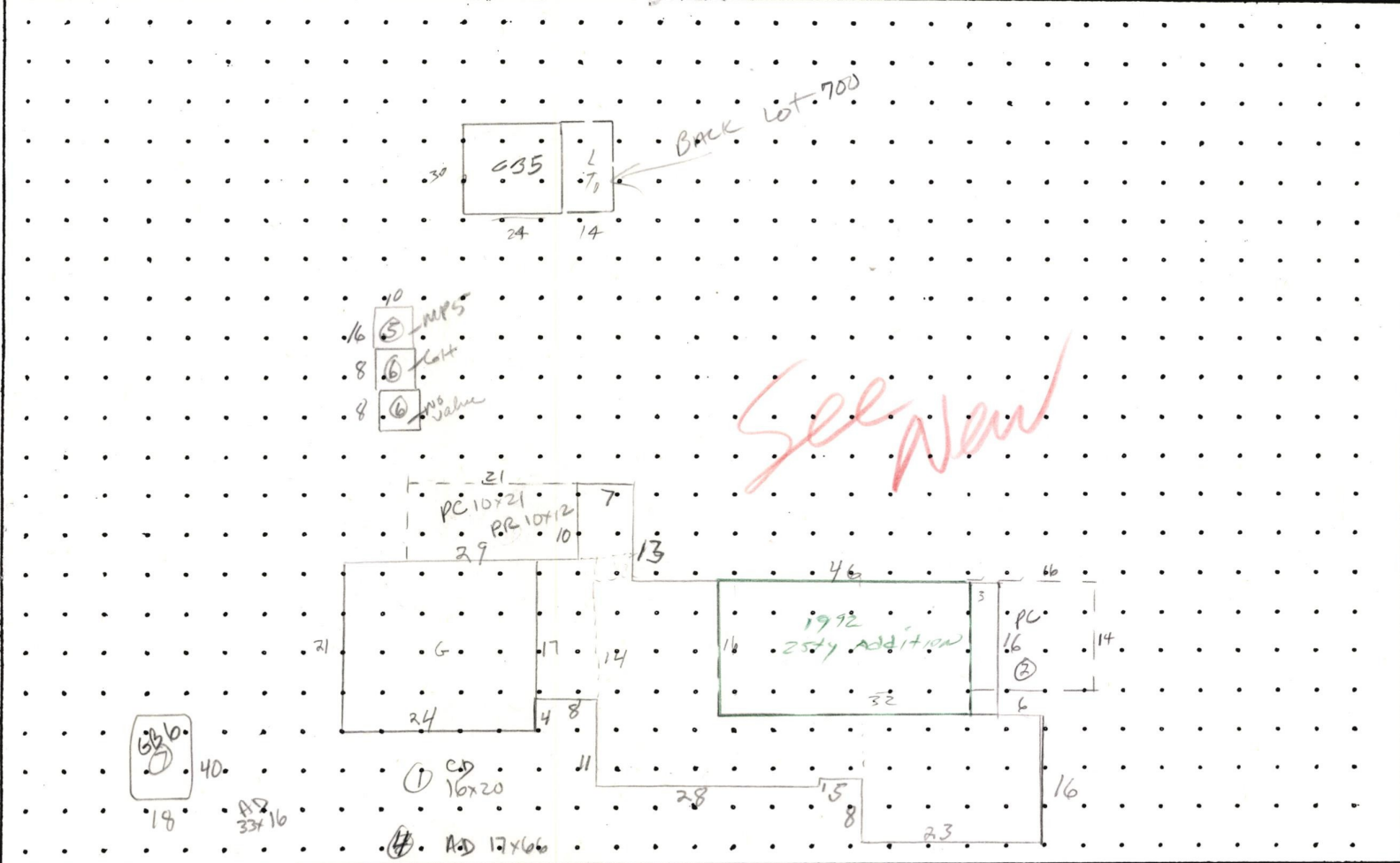
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 41194-000

MAP NO: 333 4-1W

TAX LOT: 800

MEASUREMENT VERIFIED	YR BLT: 66	ADDRESS: 11623 BROAD ACRES	SALES: _____
DATE	BY	REMARKS:	BUILDER: _____
10/28/88	52		
12-95	PR (S) MN		
9-6-04	19 SH		



CALCULATIONS:

SCALE: 1" = 20'

$$\begin{aligned}
 & (17 \times 4) + (7 \times 10) + (8 \times 17) + (25 \times 33) - (1 \times 5) + (23 \times 32) - (6 \times 16) = 16784 \\
 & \text{FOR } 92-93 \text{ } 2574 \text{ } 16 \times 32 = 512
 \end{aligned}$$

SKETCH/AREA TABLE ADDENDUM

Parcel No R11442

File No 041W33B 00800

SUBJECT

Property Address 11623 Broadacres Rd NE

City Hubbard

State OR

Zip 97032

Owner

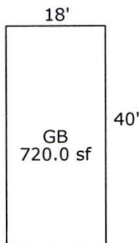
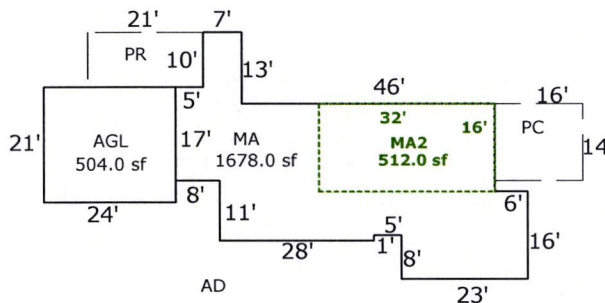
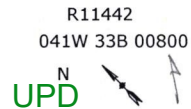
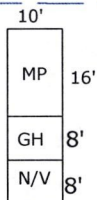
Client

Appraiser Name

IMPROVEMENTS SKETCH

Tax Lot 700

Tax Lot 800



UPDATE TO STANDARDS PLZ :)

Scale: 1 = 35

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1678.0	220.0	1678.0
GLA2	MA2	1.00	512.0	96.0	512.0
GAR	AGL	1.00	504.0	90.0	504.0
P/P	PC	1.00	224.0	60.0	
	PR	1.00	210.0	62.0	434.0
OTH	MP	1.00	160.0	52.0	
	GB	1.00	720.0	116.0	
	GH	1.00	80.0	36.0	
	N/V	1.00	80.0	36.0	1040.0

Comment Table 1

Apex 5/10/2010 Jane

Comment Table 2

CJ 3/16/26

Comment Table 3

SV L4

Net LIVABLE Area (rounded w/ factors) 2190

AREA CALCULATIONS

R11442 041W33B 00800 Appr #: 31 Date 4/21/10 Prop Class 551 Prop Code A24
 Situs Address 11623 BROADACRES RD NE Franchise Code 31 Year For: 2010-2011
 Owner MERLE AND GRACE STUTZMAN TR &

Tags Cycle Sales Verification Other: _____

Notes: MS, GUNSA TAXES, CAMP

RMV Land: 114,510 RMV Imp: 160,160 RMV Total: 274,670 M50 Total: 154,670
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 1678 Eff Area 1678
 Length Width Roof Cover ARCOMP Plumbing BATH2 Heat BB
 Fireplace SGL-P Inter. Comp: RNG;H&F;DW Bedrooms 3
 Year Built 1966 Eff. Year Built 1966 Cond. P F A G E
 Adj Codes RLCM4 Qlty 4 % Comp ___ Func ___ Econ ___ RMV: 93,950
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type MA2 Seg. # 1.2 Method: R05 Class 4 Area 512 Eff Area 512
 Length Width Roof Cover Plumbing BATH1 Heat BB
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1966 Eff. Year Built 1966 Cond. P F A G E
 Adj Codes RLCM4 Qlty 4 % Comp ___ Func ___ Econ ___ RMV: 25,370
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGL Seg. # 1.3 Method: R05 Class 4 Area 504 Eff Area 504
 Length 24 Width 21 Roof Cover ARCOMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1966 Eff. Year Built 1966 Cond. P F A G E
 Adj Codes RLCM4 Qlty 4 % Comp ___ Func ___ Econ ___ RMV: 18,660
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type YI4A Seg. # 1.4 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 6,000
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AD Seg. # 2.1 Method: R05 Class Area 1650 Eff Area 1650
 Length Width
 Year Built Eff. Year Built: 1966 Cond. P F A G E % Comp ___ Econ ___ RMV: 3,910
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type MP Seg. # 3.1 Method: F98 Class 5 Area 160 Eff Area 160
 Length 16 Width 10 Foundation CONC Ex. Wall VERT Roof Cover METAL
 Roof Style SHED Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1985
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,880
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type GB Seg. # 4.1 Method: F98 Class 6 Area 720 Eff Area 720
 Length 40 Width 18 Foundation CONC Ex. Wall VERT Roof Cover COMP - Arcamp
 Roof Style GABLE Floor CONC Plumbing
 Heat ST Int. Comp. Elect. 110V Yr. Blt. 1966 Eff. Yr. Blt: 1992
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 10,390
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type GH Seg. # 5.1 Method: F;N Class Area 80 Eff Area 80
 Length 10 Width 8 Foundation Ex. Wall VERT;GLASS Roof Cover FBRGL
 Roof Style Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments CLOTH = NIV

R11442 041W33B 00800 Appr #: _____ Date _____ Prop Class 551 Prop Code A24
 Situs Address 11623 BROADACRES RD NE Franchise Code 31 Year For: 2010-2011
 Owner MERLE AND GRACE STUTZMAN TR &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 114,510 RMV Imp: 160,160 RMV Total: 274,670 M50 Total: 154,670

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDG.RUR	0.00		
2	FARM HOMESITE	042	0.92		

Eff Acres 2.76 Companion Accounts R11443 041W33B 00700

ROUTING SLIP

Date 5/10/10 Clerk Jane

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

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response 5/14/10 _____
- Reviewed by lead appraiser/comments _____



R11442

ALL

MA

4/21/10



R11442

GB 40x18

4/21/10







R11442 041W33B 00800 9/6/06 MP & GH



R11442 041W33B 00800 9/6/06 MP & GH