

Acct ID: 561204 MTL: 041W27DA01800 Date: 3/19/26 Appr: CS Prop Class: 409 RMV Prop Class: 409  
 Situs: 18806 SHIRLEY AVE NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 115578 Year: 2026

Last Date Appraised: 03/15/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:  
 Owner: HEFNER, SARAH Last Sales Date: 12/30/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 189780  
 RMV Land: 256030 RMV Imp: 208330 RMV Total: 464360 MAV: 189780 MSAV: 0 SAV: 0

Comment: Not listed on open market

OSDs CODE: 20

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	45000	15519	0

**Land**

Site: 1 Code Area: 15519 Size: 1.17 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 211030 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 07-08: RECALC SETUP; #10 8/29/06

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 15519 Stat Class: 468 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 2400 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: 60x40 RMV: 174870  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: R

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	2400	3	FB-2	2005	2005	SKRT+, KIT-, BATH - 2, HVAC+, ROOF	Y N

**Accessories**

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

Bldg: 1 Code Area: 15519 Stat Class: 107 Year Blt: Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 14660  
 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
YARD IMPROVEMENTS AVERAGE	3	1	2005	14661	1

Bldg: 5 Code Area: 15519 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GAZEBO	1	0	0	1071	1

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 15519 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 128 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 720  
 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	4	Finished	128	0	0	1987	1987		Y N

**Accessories**

gone

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

Bldg: 4    Code Area: 15519    Stat Class: 341    Year Blt: 1987    Eff Year Blt: 2000    Sq.Ft: 480    % Complete: 100.00  
 Desc: Multi Purpose Shed (MP)    Dimensions: 24x20    RMV: 17010  
 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	6	Finished	480	0	0	0	0	Exception: Y N

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 041W27DA01800

File No R61204

Property Address 18806 SHIRLEY AV NE

City HUBBARD

State OR

Zip 97032

Owner

Client

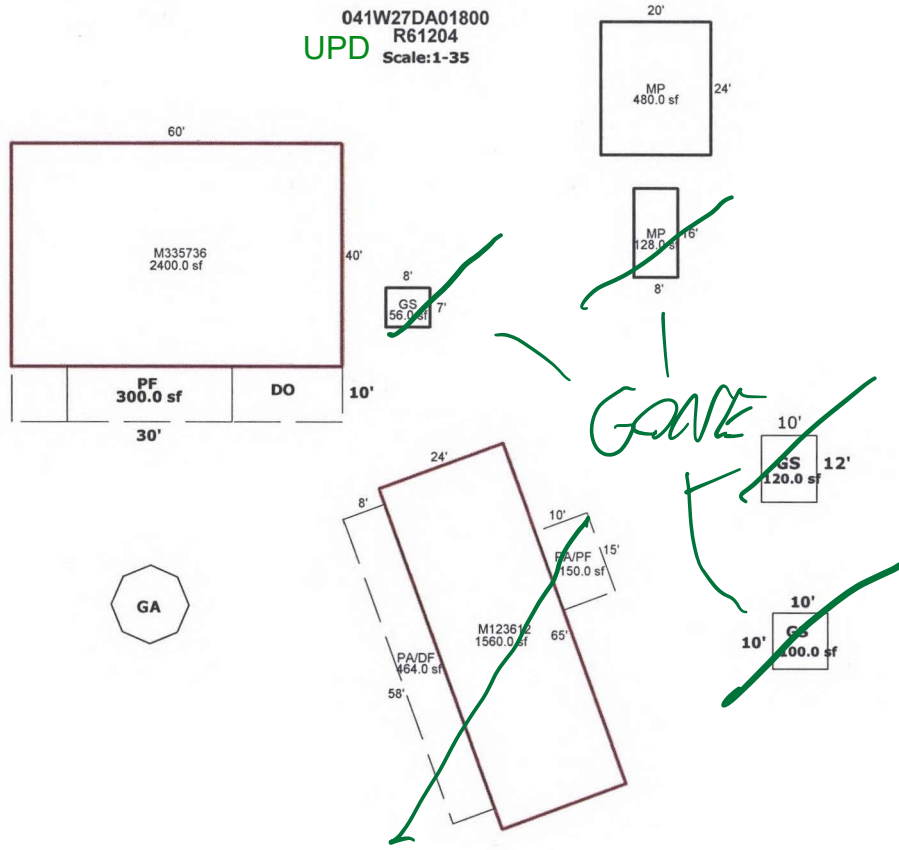
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

041W27DA01800  
UPD R61204  
Scale: 1-35



Scale: 1 = 35

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	M123612	1.00	1560.0	178.0	3960.0
	M335736	1.00	2400.0	200.0	
GBA1	GS	1.00	56.0	30.0	664.0
	MP	1.00	128.0	48.0	
	MP	1.00	480.0	88.0	
	MP	1.00	128.0	48.0	
P/P	PA/PF	1.00	150.0	50.0	1214.0
	PA/DF	1.00	464.0	132.0	
	PF	1.00	300.0	80.0	360.0
	DO	1.00	200.0	60.0	
	DO	1.00	100.0	40.0	
OTH	GS	1.00	120.0	44.0	
	GS	1.00	100.0	40.0	
	GA	1.00	140.0	43.1	
Net LIVABLE Area			(rounded w/ factors)		3960
Net BUILDING Area			(rounded w/ factors)		664

### Comment Table 1

APEXED BY NRC 10/05/2009  
apex updated to include 2 gs and ga 4/6/10 jane

### Comment Table 2

CS 3/19/26

### Comment Table 3

SV L 4

R61204 041W27DA01800 Appr #: 31 Date 3/15/10 Prop Class 401 Prop Code F09  
 Situs Address 18806 SHIRLEY AV NE Franchise Code 31 Year For: 2010-2011

Owner KIENLEN, JOHN J &

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: NOHLCB CHANGES AS NOTED ADD 65 = N/V

RMV Land: 124,520 RMV Imp: 4,000 RMV Total: 128,520 M50 Total: 62,950

**Accessory Improvements**

Seg.Type Y13A Y13B Seg. # 1.1 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 RED Comments \_\_\_\_\_

Seg.Type FN Seg. # 6.1 Method: F;N Class Area Eff Area 0  
 Length Width  
 Year Built Eff. Year Built: Admits Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 0  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments IN Y13

**Out Buildings**

Seg.Type GS Seg. # 2.1 Method: F;N Class Area 56 Eff Area 56  
 Length 8 Width 7 Foundation Ex. Wall Roof Cover METAL  
 Roof Style Floor 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 SIZE = 0/1

Seg.Type MP Seg. # 3.1 Method: F;N F-90 Class 4 Area 128 Eff Area 128  
 Length 16 Width 8 Foundation PIERS Ex. Wall WOOD 8 Roof Cover METAL  
 Roof Style SHED Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1987  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 0  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

Seg.Type MP Seg. # 4.1 Method: F;N L/S Class 5 Area 480 Eff Area 480  
 Length 24 Width 20 Foundation FRAM Ex. Wall PLYWD 8 Roof Cover ROLL  
 Roof Style GABLE Floor DIRT 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 500 Except Code/Year \_\_\_ Comments ROOF HAS PLASTIC = COND. ISSUES = L/S

Seg.Type GA Seg. # 5.1 Method: F;N L/S Class Area Eff Area 0  
 Length Width Foundation FRAME Ex. Wall WOOD 8 Roof Cover SHAKE  
 Roof Style HIP 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 500 Except Code/Year \_\_\_ Comments NV = COND

R61204 041W27DA01800 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F09  
 Situs Address 18806 SHIRLEY AV NE Franchise Code 31 Year For: 2010-2011  
 Owner KIENLEN, JOHN J &

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 124,520 RMV Imp: 4,000 RMV Total: 128,520 M50 Total: 62,950

Segment	65	65					Land
Class							
Dim/Size	12X10	10X10					
Foundation	FRAME	FRAME					
Exter Wall	WOOD	WOOD					
Wall Height	6	6					
Inter Finish	METAL	METAL					
Roof Cover	METAL	METAL					
Roof Style	GABLE	GABLE					
Flooring	DIRT	DIRT					
Plumbing							
Electric							
Misc.	N/A - INVENTORY ONLY = COMS DEPRST, DEPR, MAINT						
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008N	1.17		

Eff Acres Companion Accounts M123612 041W27DA01800;041W27DA01800  
 M335736

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

**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 \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_



M 335736  
R 61204

MA 60X40

DO/PV

3/15/10



M123612

MA 65x24

3/15/10



R. 61204

18'

6A

3/15/10



R 61204

MP 24x20

MP 16x8

3/15/10



R61204 MD 16x8

68 12x10 = NIV

3/15/10

2-8-05





74790-250

1-89