

Acct ID: 538282 MTL: 071E020000600 Date: **5/21/24** Appr: **MLH** Prop Class: 451 RMV Prop Class: 451
 Situs: 19837 ABIQUA RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 55428 Year: 2024

Last Date Appraised: 12/04/2013 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: SHADRIN, GEORGE Roll Type: R

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 205530

RMV Land: 399910 RMV Imp: 192137 RMV Total: 592047 MAV: 205530 MSAV: 0 SAV: 0

Comment: **MLS 809813 Sales code 33**
180 DOM
15,000 seller credit
update inventory
update apex

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	04500	0

Land

Site: 1 Code Area: 04500 Size: 6.49 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 354910 Exception: Y N
 Adjustment(s): H2OAR Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE
 05-06: RECALC SETUP: APPR DB 36; 05-13-04. 07-08: PER #31 ON WATER FRONTAGE PROJECT, ADD WATER ADJ

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 122 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 2490 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 151090
 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	Classing 2+	Finished	2040	1	FB-1	1973	1973	HVAC, BATH - 1, KIT-, ROOF	Y N
Attic	2	Low Cost	450	40	0	1973	1973	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	2	472	1973	10266	0	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 04500 Stat Class: 357 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 256 % Complete: 100
 Desc: Frost Control Dimensions: 16x16 RMV: 427
 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
Frost Control	4	Finished	256	0	0	1999	1999		Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 256 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x16 RMV: 990
 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	256	0	0	1984	1984	Fair pldy	Y N

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 354 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 20x12 RMV: 510
 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	
Lean-to Light Duty	4	Finished	240	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 351 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1920 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x40 RMV: 32020
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	1920	0	0	2013	2013	<i>FAIR AOE</i>	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 04500 Stat Class: 341 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 432 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 36x12 RMV: 5420
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	432	0	0	2013	2013	<i>Fair plaq</i>	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 04500 Stat Class: 356 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 300 % Complete: 100
 Desc: Lean-to Excellent (LTE) *Change to Ac* Dimensions: RMV: 1680
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Excellent	4	Finished	300	0	0	1999	1999	<i>Roof</i>	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 04500 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 100 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/2

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	100	0	0	0	0		Exception: Y N

Accessories

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

354 LTZ 6x8 E4B 1984 Match MP I/O

SKETCH/AREA TABLE ADDENDUM

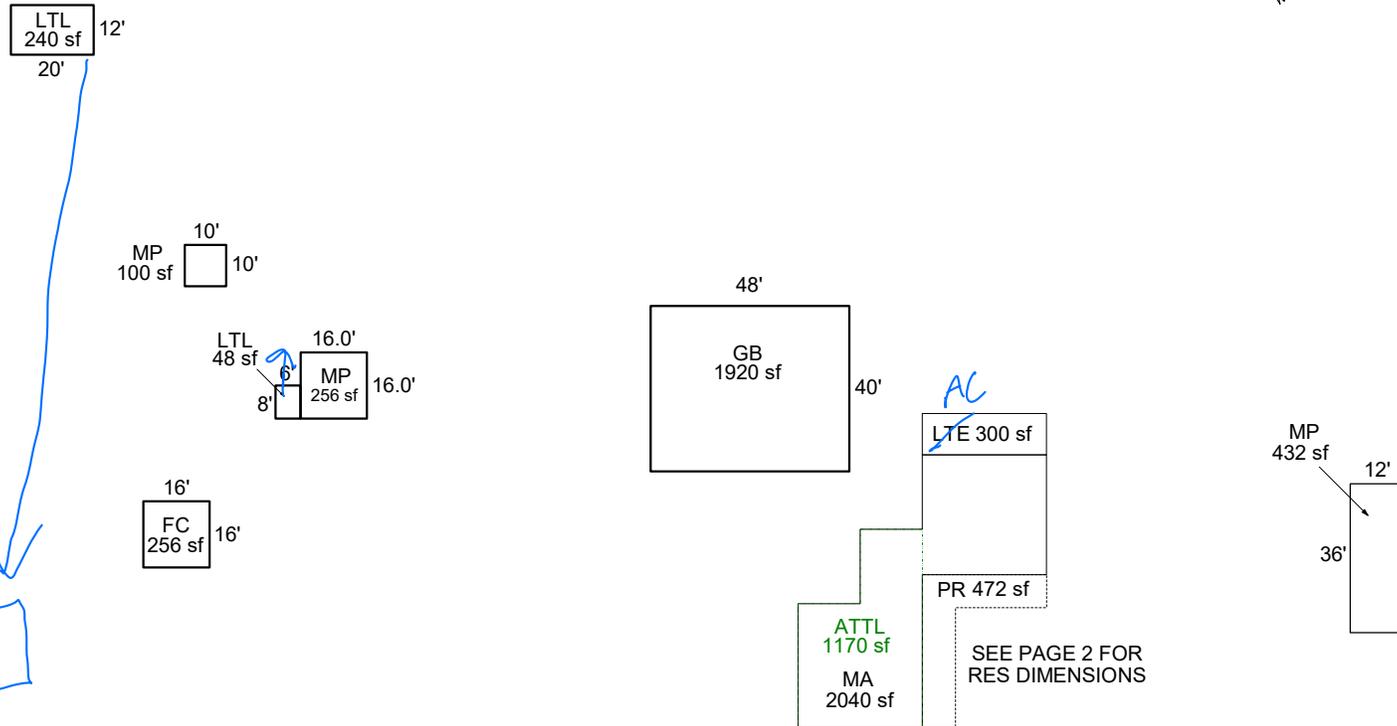
SUBJECT INFO

File No.: 538282 Parcel No.: 071E02 00600
 Property Address: 19837 ABIQUA ROAD NE
 City: SCOTTS MILLS County: State: OR ZipCode: 97375
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

APEX UPDATED

538282
071E02 00600
 SCALE = 1:60



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	256.0	64.0	
	FC	1.0	256.0	64.0	
	MP	1.0	100.0	40.0	
	LTL	1.0	48.0	28.0	
	LTL	1.0	240.0	64.0	
	MP	1.0	432.0	96.0	
	LTE	1.0	300.0	80.0	1632.0
GLA1	MA	1.0	2040.0	252.0	2040.0
GLA2	ATTL	1.0	1170.0	156.0	1170.0
GB	GB	1.0	1920.0	176.0	1920.0
P/P	PR	1.0	472.0	134.0	472.0
	Net LIVABLE	cnt	2 (rounded)		3,210
	Net BUILDING	cnt	7 (rounded)		1,632

COMMENT TABLE 1

Apex 5/18/2011 Jane
 Updated CW 1/6/14
 UPDATED BY CJURAN 05/21/2024

COMMENT TABLE 2

5/21/24 MLH

COMMENT TABLE 3

SV LZ



GROSS INTERNAL AREA
 FLOOR 1: 111'0" W. X 100'0" D. BY 14' H.
 EXCLUDED AREAS: STORAGE 38'0" W. X 10'0" D. BY 10' H.; HALL 13'0" W. X 10'0" D. BY 10' H.; HALL 13'0" W. X 10'0" D. BY 10' H.; HALL 13'0" W. X 10'0" D. BY 10' H.
 ROOMS: 11'0" W. X 10'0" D. BY 10' H.

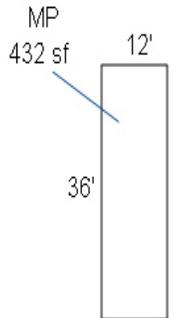
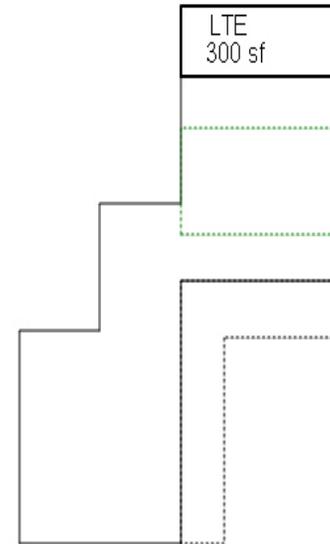
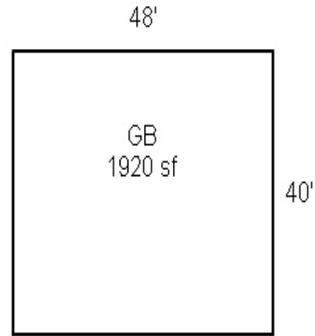
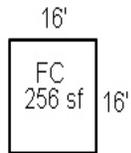
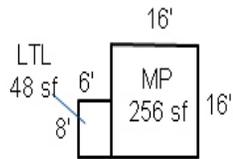
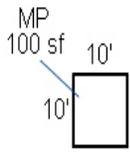
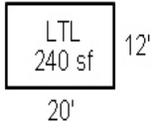
MEASUREMENTS ARE CALCULATED BY CURBWAY TECHNOLOGY. DIMENSIONS WOULD BE MORE RELIABLE IF NOT BLANKETED.



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 EXCLUDED AREAS: STORAGE 38'0" W. X 10'0" D. BY 10' H.; HALL 13'0" W. X 10'0" D. BY 10' H.; HALL 13'0" W. X 10'0" D. BY 10' H.; HALL 13'0" W. X 10'0" D. BY 10' H.
 ROOMS: 11'0" W. X 10'0" D. BY 10' H.

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R38282
071E 02 00600
Scale 1:50



See Page 2 for Res Dimensions











