

Acct ID: 539232 MTL: 072E060000700 Date: **6/7/24** Appr: **MLH** Prop Class: 451 RMV Prop Class: ~~451~~
 Situs: 4203 CROOKED FINGER RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 79467 Year: 2024

Last Date Appraised: 11/07/2011 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____

Owner: LESH, TREVOR D Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 136410
 RMV Land: 262290 RMV Imp: 99820 RMV Total: 362110 MAV: 136410 MSAV: 0 SAV: 0
 Comment: _____

*Add Alert, lots of no trespass signs
 update inventory/land*

Notations added through ipad
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE F	45000	04500	0 I/O

Land

Site: **1** Code Area: 04500 Size: 1.70 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: **1** Value Source: Rural Restrictive Description: _____ RMV: 217290 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 00400028 05-06: RECALC SETUP;#36 5/11/04.

Improvements - Residence / Manufactured Structures **1995**

Bldg: 1 Code Area: 04500 Stat Class: 131 **EYB Roof/paint** Year Blt: 1985 Eff Year Blt: **1985** Sq.Ft: 672 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 96870 **I/O**
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0 **I/O**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	672	1	FB-1	1985	1985	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1985	13559	1 Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 510
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0 **Conversion Error**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	120	0	0	1978	1978		Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 351 Year Blt: 1986 Eff Year Blt: **1986** Sq.Ft: 576 % Complete: 100
 Desc: General Purpose Building (GB) **Fail condition** Dimensions: 24x24 RMV: 2440
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0 **I/O**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	4	Finished	576	0	0	1986	1986	FAIR	Y N

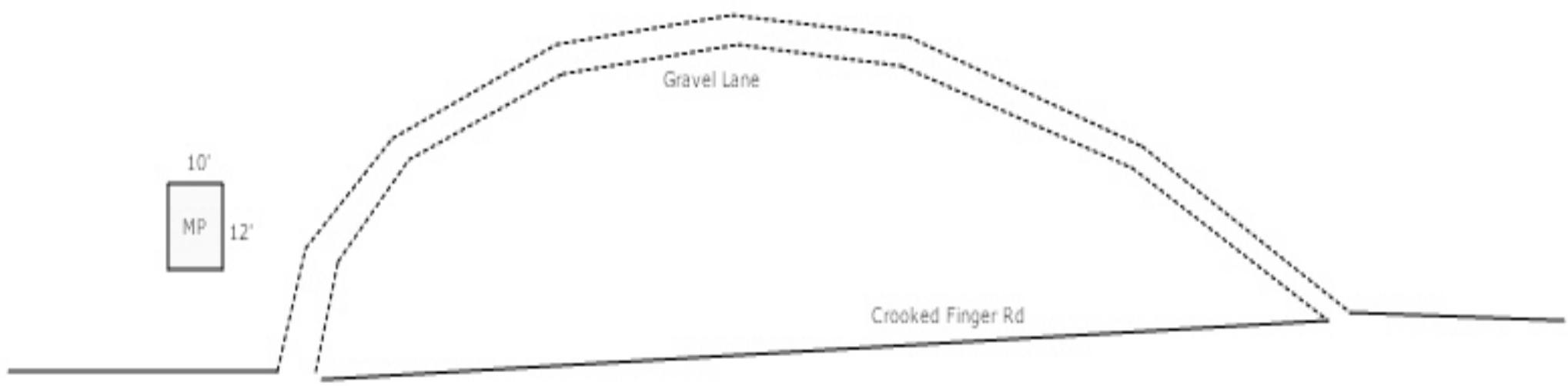
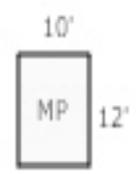
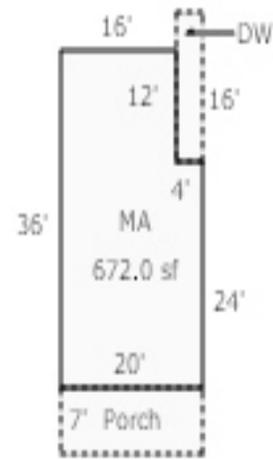
Accessories

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

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072E06 00700



6/7/24 MLH Cycle 23







R 39232

06 072E
072E-06 -00700

64621-000

131 0-6H F09E 073-00-17-0
JORGENSEN, REUBEN C & FERN S
<HANSEN, GERALD L & MARIE A
1.70 ACRES

4203 CROOKED FINGER RD NE
V268P0324RC V270P0975RD 12/30/89



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

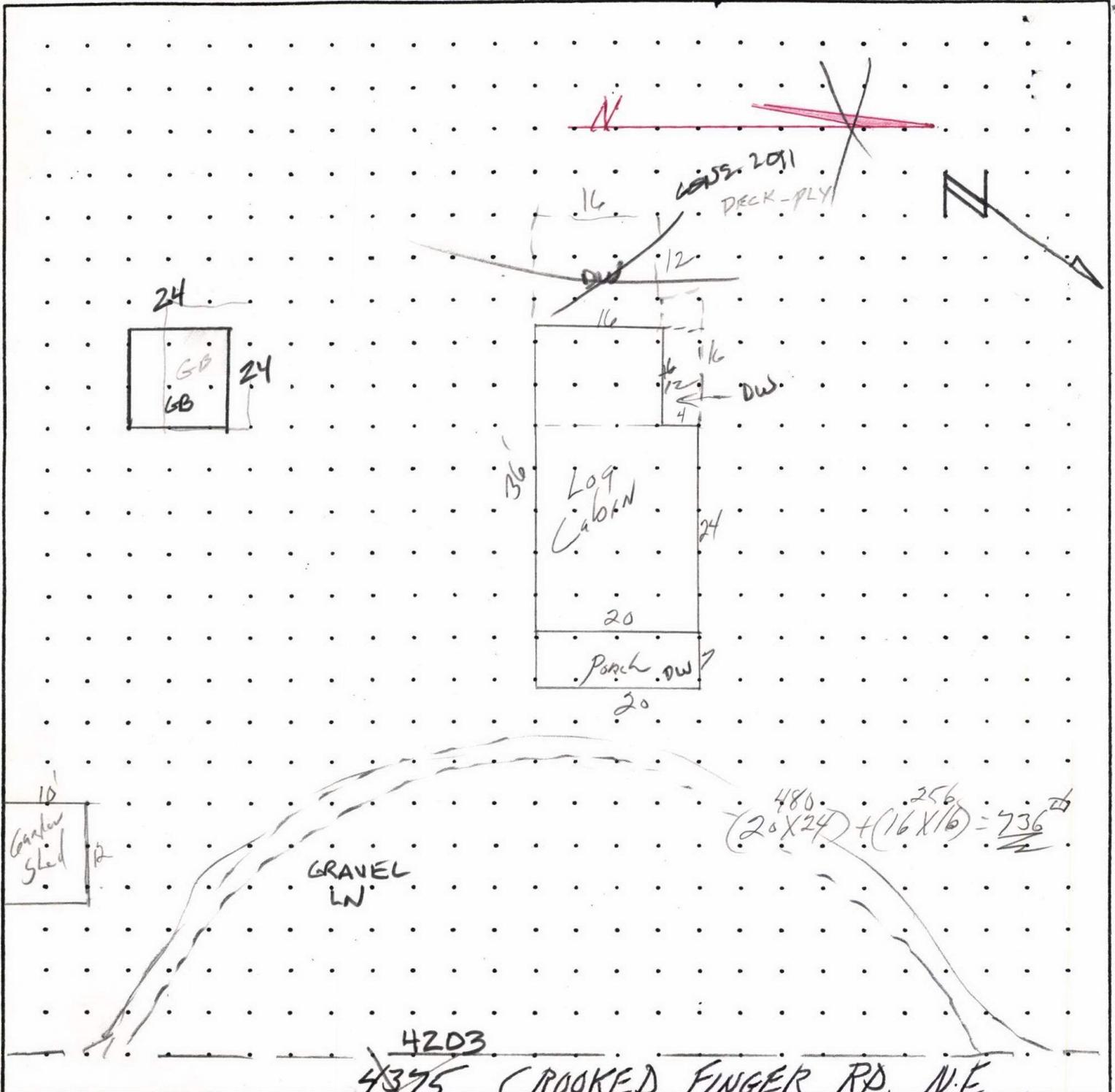
ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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							All Other					

R39232

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 64621-000

MAP NO. 64-2E #700



MEASUREMENT VERIFIED		REMARKS: 4203 4375 CROOKED FINGER RD. N.E. SCOTT'S MILLS, OREGON
DATE	By	
4-16-86	Allan	
10-9-90	KEN #82 UER	
11.7.11	31	

64621-000

R39232

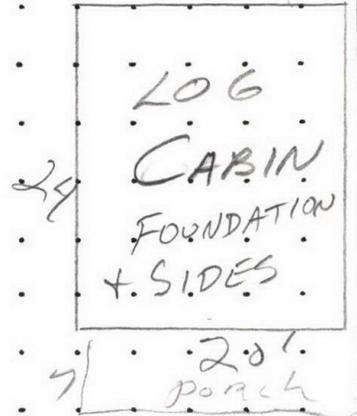
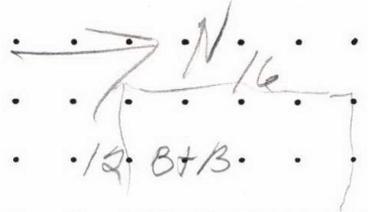
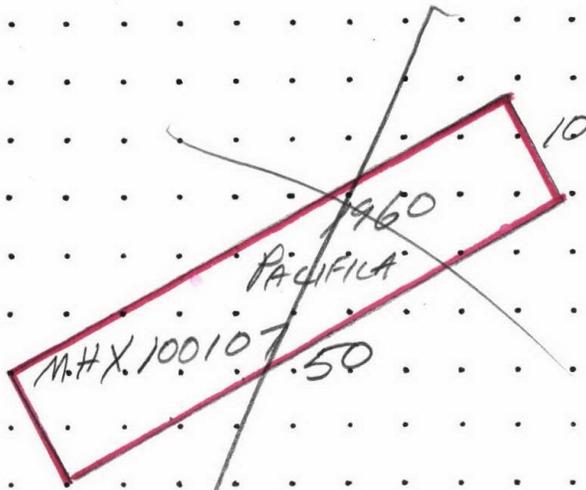
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

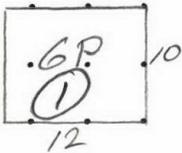
~~99092-000~~

MAP NO.

6-7-2E



See
New
DIAG



4375 CROOKED FINGER RD

MEASUREMENT
VERIFIED

REMARKS:

DATE

By

3/30/24

43/010

SKETCH/AREA TABLE ADDENDUM

Parcel No R39232

File No 072E 06 00700

SUBJECT

Property Address 4203 Crooked Finger Rd NE

City Scotts Mills

State OR

Zip 97375

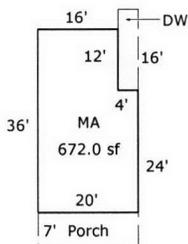
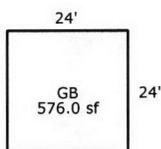
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R39232
072E06 00700



Gravel Lane

Crooked Finger Rd

Scale: 1 = 38

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	672.0	112.0	672.0
GBA1	MP	1.00	120.0	44.0	
	GB	1.00	576.0	96.0	696.0
P/P	Porch	1.00	140.0	54.0	
	DW	1.00	64.0	40.0	204.0

Comment Table 1

Apex 12/05/2011 Jane

Comment Table 2

Comment Table 3

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

672
696

CALCULATIONS ADDENDUM

Parcel No R39232

File No 072E 06 00700

SUBJECT

Property Address 4203 Crooked Finger Rd NE

City Scotts Mills

State OR

Zip 97375

Owner

Client

Appraiser Name

MA			GLA1
16.0	x	12.0	= 192.0
20.0	x	24.0	= 480.0
Area total (rounded w/o multipliers) =			672

Porch			P/P
20.0	x	7.0	= 140.0
Area total (rounded w/o multipliers) =			140

DW			P/P
4.0	x	16.0	= 64.0
Area total (rounded w/o multipliers) =			64

MP			GBA1
10.0	x	12.0	= 120.0
Area total (rounded w/o multipliers) =			120

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

CALCULATIONS ADDENDUM

Parcel No R39232

File No 072E 06 00700

SUBJECT

Property Address 4203 Crooked Finger Rd NE

City Scotts Mills

State OR

Zip 97375

Owner

Client

Appraiser Name

GB			GBA1
	24.0	x	24.0 = 576.0
Area total (rounded w/o multipliers) = 576			

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

R39232 072E06 00700 Appr #: 31 Date 11.7.11 Prop Class 451 Prop Code F31
 Situs Address 4203 CROOKED FINGER RD NE Franchise Code 31 Year For: 2011-2012
 Owner LESH, TREVOR D

Tags _____ Cycle Sales Verification _____ Other: _____
 Notes: NOR LCB CHANGES AS NOTED

RMV Land: 156,990 RMV Imp: 50,360 RMV Total: 207,350 M50 Total: 92,950
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 672 Eff Area 672
 Length _____ Width _____ Roof Cover SHAKE Plumbing BATH1 Heat ST
 Fireplace SGL-P Inter. Comp: BKENAM Bedrooms 1
 Year Built 1985 Eff. Year Built 1985 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp _____ Func _____ Econ _____ RMV: 42,790
 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 PR DW

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F09 45 Class 4 Area 120 Eff Area 120
 Length 12 Width 10 Foundation FRAME Ex. Wall PLYWD Roof Cover COMP
 Roof Style GABLE Floor WOOD Plumbing
 Heat _____ Int. Comp. _____ Elect. _____ Yr. Blt. _____ Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 740
 Lump Sum 0 Except Code/Year _____ Comments N/V = COMA

Seg.Type GB Seg. # 3.1 Method: F09 Class 4 Area 576 Eff Area 576
 Length 24 Width 24 Foundation POST Ex. Wall 8FT; BEVEL Roof Cover BKENAM
 Roof Style GABLE Floor DIRT Plumbing
 Heat _____ Int. Comp. _____ Elect. INDU Yr. Blt. _____ Eff. Yr. Blt: 1986
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 2,830
 Lump Sum _____ Except Code/Year _____ Comments _____

R39232 072E06 00700 Appr #: _____ Date _____ Prop Class 451 Prop Code F31
 Situs Address 4203 CROOKED FINGER RD NE Franchise Code 31 Year For: 2011-2012
 Owner LESH, TREVOR D

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 156,990 RMV Imp: 50,360 RMV Total: 207,350 M50 Total: 92,950

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	RURAL RESTRICTIVE	008C	1.70		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

ROUTING SLIP

Date 12/6/11 Clerk Sane

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

Data entry reviewed by/comments _____ 12.7.11

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response _____

Reviewed by lead appraiser/comments _____





R 39232

11.7.11

GB 24x24







