

041W36B000300 543249 APPT b4 2nd run will need L3 near 1-1 will have second field sheet

Summary Lead Appr: **WW** Clerk: _____ Lead Clerk: _____ Appr: **JJS 7.30.24** Print Date: 9/27/2023

Acct ID: 543249 MTL: 041W36B000300 Date: ~~9/27/23~~ Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 18320 FOBERT RD NE HUBBARD OR 97032 **1-4-24** MaSaNh: 02 06 000 Unit: 135623 Year: 2023

Last Date Appraised: 11/22/2010 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2024 - Tags/Permit (Outbuilding)
 Owner: STRUBHAR, DAVID & STRUBHAR, GRACE Roll Type: R
 Cycle Tag Sales Verification Other: **Request** Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 94954
 RMV Land: 591350 RMV Imp: 168510 RMV Total: 759860 MAV: 60520 MSAV: 34434 SAV: 97617

Comment: **Add New GB @ 35%.** **1.0 SA Homesite 2BI**
2.90 Farm 2BD
5.65 Farm 2BI
2.86 Woodlot 2BD

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs **7/26/24: CWO L4 unable to determine farm use, send inquiry letter with aerial photo**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	15519	0

Land

Site: 2 Code Area: 15519 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 40120 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 1500115

Site: 3 Code Area: 15519 Size: 8.05 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 371420 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 01500115

Site: 4 Code Area: 15519 Size: 3.36 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Description: FARM WOODLOT RMV: 134810 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 01500115//08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15519 Stat Class: 132 Year Blt: 1913 Eff Year Blt: 1960 Sq.Ft: 1722 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 159990
 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	1182	2	FB-1	1913	1960	HVAC, KIT-, ROOF, BATH - 1	Y N
Second Floor	3	Finished	540	2	FB-1	1913	1960	HVAC, BATH - 1	Y N

Accessories

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

Bldg: 3 Code Area: 15519 Stat Class: 138 Year Blt: 1913 Eff Year Blt: 1913 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: 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
Garage Detached	3	Unfinished	352	0	0	1913	1913		Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 15519 Stat Class: 312 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 2580 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: RMV: 8520
 Func Obsc: 50 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
Loft Barn	5	Finished	2580	0	0	1965	1965	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 15519	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 558	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 31x18		RMV: 0	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	558	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 15519	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 216	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 18x12		RMV: 0	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	0	Finished	216	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: 15519	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 468	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 26x18		RMV: 0	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	468	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 15519	Stat Class: 354	Year Blt:	Eff Year Blt:	Sq.Ft: 144	% Complete: 100
Desc: Learn-to Light (LTL)			Dimensions: 18x8		RMV: 0	
Func Obsc: 0	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Learn-to Light Duty	4	Finished	144	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 15519	Stat Class: 353	Year Blt:	Eff Year Blt:	Sq.Ft: 1098	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 61x18		RMV: 0	
Func Obsc: 0	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	4	Finished	1098	0	0	0	0	Exception: Y N

Accessories

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

351 GB 4 48x28 Fair 2023 NEW @ 351.



New GB @ 35% - Will
Cover old PH



Will likely Be
Remodeled in
next few years
for ADA accessibility.

(north side of actual ma)

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

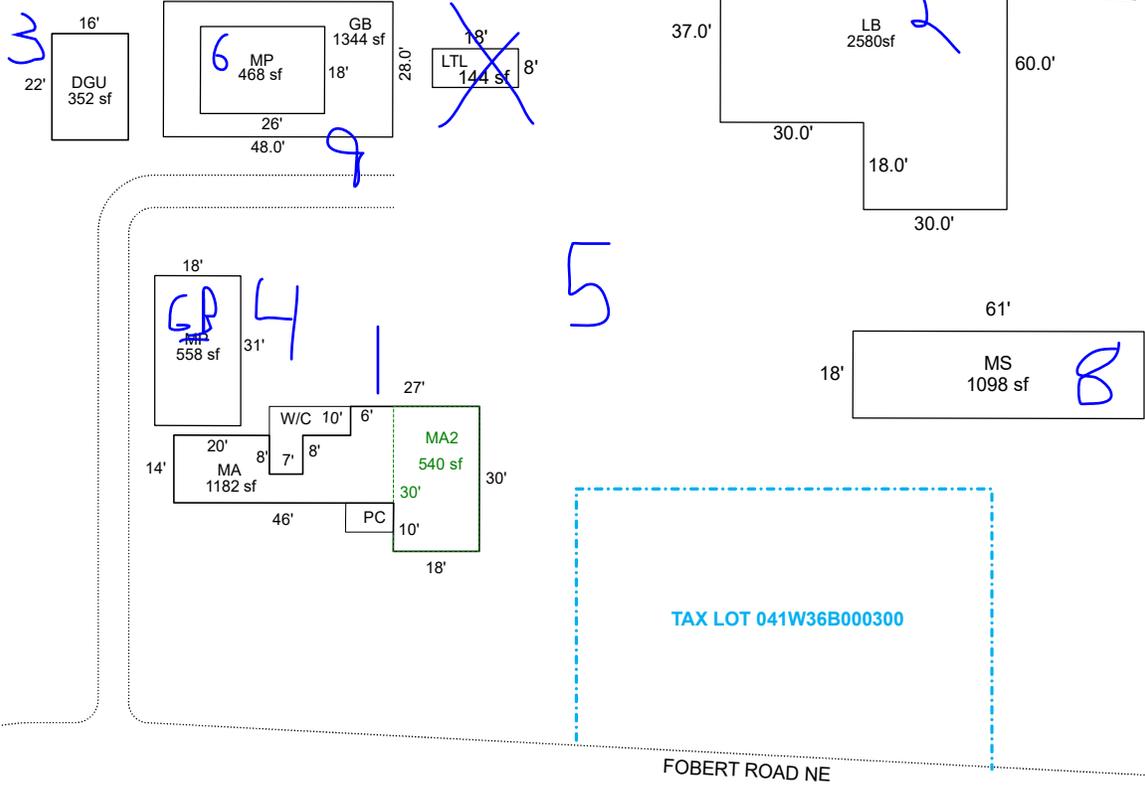
File No.: 543249 Parcel No.: 041W36B 00300
 Property Address: 18320 FOBERT ROAD NE
 City: HUBBARD County: MARION State: OR ZipCode: 97032
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

APEX UPDATED

23
5 [MP] 18

543249
041W36B00300
SCALE = 1:40



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1182.0	204.0	1182.0
GLA2	MA2	1.0	540.0	96.0	540.0
GAR	DGU	1.0	352.0	76.0	352.0
OTH	W/C	1.0	158.0	62.0	
	MP	1.0	558.0	98.0	
	MP	1.0	468.0	88.0	
	LB	1.0	3020.0	240.0	
	LTL	1.0	144.0	52.0	
	MS	1.0	1098.0	158.0	
	GB	1.0	1344.0	152.0	6790.0
P/P	UNF Porch	1.0	60.0	32.0	60.0
	Net LIVABLE	cnt	2 (rounded)		1,722

COMMENT TABLE 1

Apex by JA 12/04/08
 UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

JIS 01/04/2024

COMMENT TABLE 3

REQ. L2

Percent Complete Form

Account # 543249

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	65%
3%		Electrical Rough-In	3%	2%	
2%	80%	Heating Rough-In	2%	1%	65%
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%	95%	Electrical Fixtures	3%	2%	85%
2%		Plumbing Fixtures	4%	3%	
3%	100%	Floor Coverings & Countertops	7%	6%	90%
2%		Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: GB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

351.
10 60

APPR JSS Date 9/28/20 YR For 2023/24 % COMP 35
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____