

Acct ID: 511451 MTL: 041W28D001200 Date: 6/6/24 Appr: JJS Prop Class: 581 RMV Prop Class: 581
Situs: 18418 MINERAL SPRNGS RD NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 23140 Year: 2024

Last Date Appraised: 06/10/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:
Owner: VERGARA, RONALD & VERGARA, BETH Roll Type: R
Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 351428
RMV Land: 437260 RMV Imp: 547000 RMV Total: 984260 MAV: 577790 MSAV: 33638 SAV: 58716
Comment:

Notations

UPD Inv

farm use: hay
forest ok
Input, JJS, 6.6.24

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | SAA | SA OSD - AVERAGE | 45000 | 15510 | 0 |

Land

Chris 8/2/24

| | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------|---------------|----------------|--------------|--------------|
| Site: 1 | Code Area: 15510 | Size: 1.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 4HD | Value Source: Farm Homesite | Description: FOUR HILL DRY | RMV: 51960 | Exception: Y N | | |
| Adjustment(s): WASTE | Fire Patrol: | Description: | | | | |
| Comments: Liability year - 2009 / 01-02; APPROVED FOR FARM DEFERRAL 07-08: RECALC SETUP; #31 9/07/06 | | | | | | |
| Site: 3 | Code Area: 15510 | Size: 1.92 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 4HD | Value Source: Farm Use - EFU | Description: FOUR HILL DRY | RMV: 99750 | Exception: Y N | | |
| Adjustment(s): WASTE | Fire Patrol: | Description: | | | | |
| Comments: Liability year - 2001 | | | | | | |
| Site: 4 | Code Area: 15510 | Size: 0.50 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: WST | Value Source: Water | Description: Rural WASTELAND | RMV: 780 | Exception: Y N | | |
| Adjustment(s): WASTE | Fire Patrol: | Description: | | | | |
| Comments: Liability year - 2001 / 01-02; APPROVED FOR FARM DEFERRAL /01-02; ADDED DATE FOR SPECIAL ASESSMENT | | | | | | |
| Site: 5 | Code Area: 15510 | Size: 2.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 4HD | Value Source: Woodlot | Description: FOUR HILL DRY | RMV: 103910 | Exception: Y N | | |
| Adjustment(s): WASTE | Fire Patrol: | Description: | | | | |
| Comments: Liability year - 2001 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 01-02; ADDED DATE FOR SPECIAL ASESSMENT | | | | | | |
| Site: 6 | Code Area: 15510 | Size: 0.50 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: WST | Value Source: WASTE RURAL | Description: Rural WASTELAND | RMV: 780 | Exception: Y N | | |
| Adjustment(s): WASTE | Fire Patrol: | Description: | | | | |
| Comments: Liability year - 2001 / //08-09: Market woodlot study by GW39 - change from wasteland to wasteland-M//01-02; ADDED DATE FOR SPECIAL ASESSMENT | | | | | | |
| Site: 7 | Code Area: 15510 | Size: 2.60 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: FTLC | Value Source: Designated Forest Land | Description: DFL Class C | RMV: 135080 | Exception: Y N | | |
| Adjustment(s): WASTE | Fire Patrol: | Description: | | | | |
| Comments: Liability year - 2001 | | | | | | |

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15510 Stat Class: 143 + Year Blt: 1987 Eff Year Blt: 1995 Sq.Ft: 3397 % Complete: 100
Desc: One Story with basement Dimensions: RMV: 528310
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 | 1702 | 3 | FB-2 | 1987 | 1995 | BATH - 2, HVAC+, ROOF, KIT+ | Y N |
| Basement | 4 + | Finished | 1695 | 0 | FB-1 | 1987 | 1995 | BATH - 1, HVAC+ | Y N |
| Garage Attached | 4 | Low Cost | 700 | 0 | 0 | 1987 | 1995 | ROOF | Y N |

Accessories

4746

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | |
|-------------------------------|-------|-----------|------------|-------|----------|----------------|
| CONCRETE DRIVEWAY | 4 | 2352 | 1947 | 5045 | 1 | Exception: Y N |
| DECK | 4 | 224 | 1995 | 4238 | 1 | Exception: Y N |
| DECK | 4 | 227 | 1995 | 4295 | 1 | Exception: Y N |
| PATIO | 4 | 520 | 1987 | 2345 | 1 | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 4 | 240 | 1995 | 5986 | 1 | Exception: Y N |
| SWIMMING POOL | 4 | 1350 | 1947 | 27844 | 1 | Exception: Y N |

Improvements - Accessory Buildings

| | | | | | | |
|-------------------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 2 | Code Area: 15510 | Stat Class: 351 | Year Blt: 1995 | Eff Year Blt: 1995 | Sq.Ft: 1080 | % Complete: 100 |
| Desc: General Purpose Building (GB) | | | Dimensions: 36x30 | | RMV: 8960 | |
| 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 | 5 | Finished | 1080 | 0 | 0 | 1995 | 1995 | | Exception: Y N |

Accessories

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

| | | | | | | |
|-------------------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 3 | Code Area: 15510 | Stat Class: 351 | Year Blt: 1995 | Eff Year Blt: 1995 | Sq.Ft: 720 | % Complete: 100 |
| Desc: General Purpose Building (GB) | | | Dimensions: 30x24 | | RMV: 6440 | |
| 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 | 5 | Finished | 720 | 0 | 0 | 1995 | 1995 | | Exception: Y N |

Accessories

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

| | | | | | | |
|---------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 4 | Code Area: 15510 | Stat Class: 354 | Year Blt: 1995 | Eff Year Blt: 1995 | Sq.Ft: 144 | % Complete: 100 |
| Desc: Lean-to Light (LTL) | | | Dimensions: 12x12 | | RMV: 260 | |
| 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 | 144 | 0 | 0 | 1995 | 1995 | | Exception: Y N |

Accessories

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

| | | | | | | |
|---------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 5 | Code Area: 15510 | Stat Class: 354 | Year Blt: 1995 | Eff Year Blt: 1995 | Sq.Ft: 360 | % Complete: 100 |
| Desc: Lean-to Light (LTL) | | | Dimensions: 30x12 | | RMV: 640 | |
| 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 | 360 | 0 | 0 | 1995 | 1995 | | Exception: Y N |

Accessories

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

| | | | | | | |
|-------------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 6 | Code Area: 15510 | Stat Class: 341 | Year Blt: 1995 | Eff Year Blt: 1995 | Sq.Ft: 120 | % Complete: 100 |
| Desc: Multi Purpose Shed (MP) | | | Dimensions: 10x12 | | RMV: 1110 | |
| 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 | 4 | Finished | 120 | 0 | 0 | 1995 | 1995 | | Exception: Y N |

Accessories

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

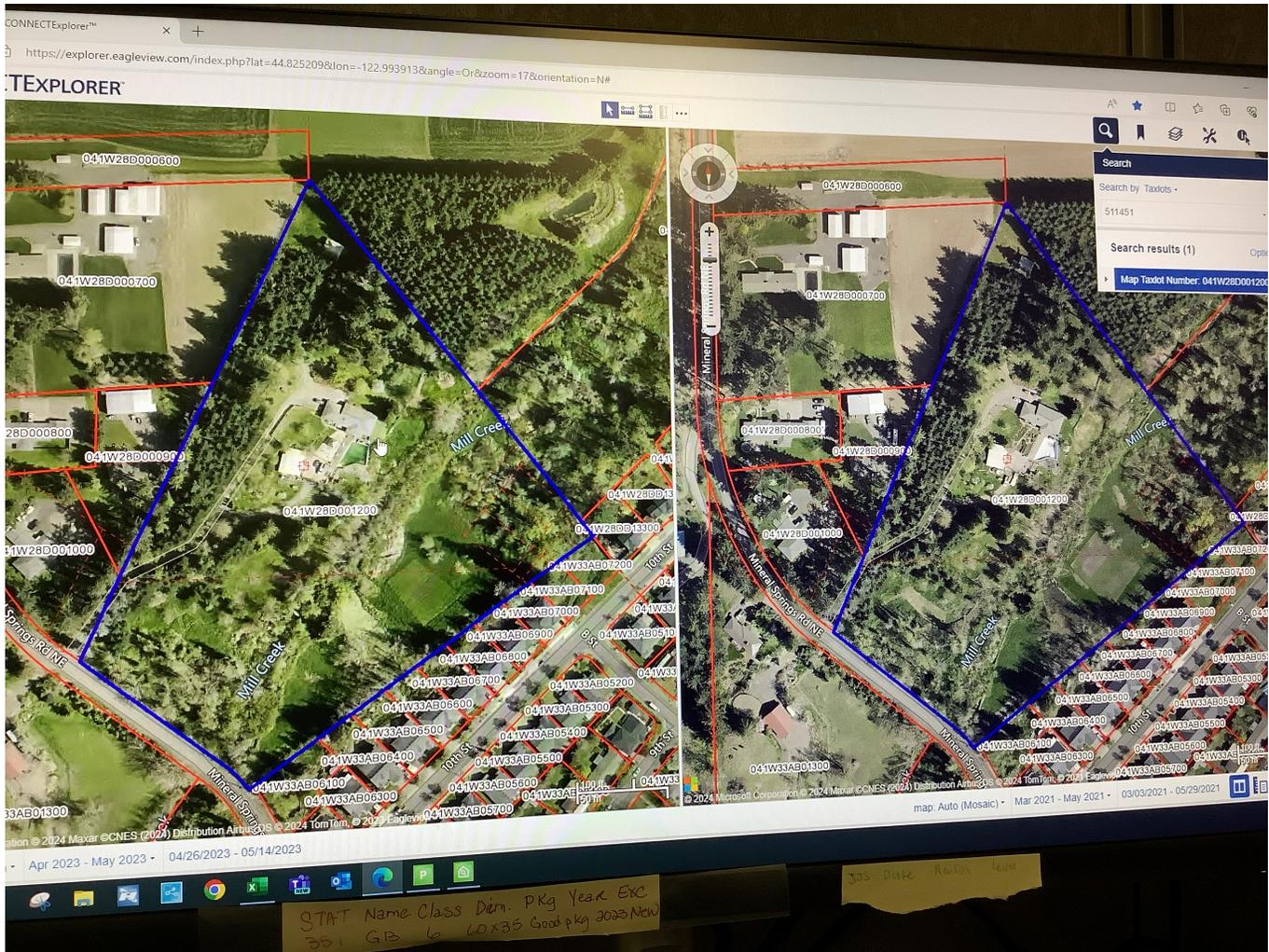
| | | | | | | |
|---------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 7 | Code Area: 15510 | Stat Class: 355 | Year Blt: 1995 | Eff Year Blt: 1995 | Sq.Ft: 432 | % Complete: 100 |
| Desc: Lean-to Heavy (LTH) | | | Dimensions: 36x12 | | RMV: 1280 | |
| 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 Heavy Duty | 4 | Finished | 432 | 0 | 0 | 1995 | 1995 | Exception: Y N |

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 041W28D 01200

File No R11451

SUBJECT

Property Address 18418 MINERAL SPRINGS RD NE

City HUBBARD

State OR

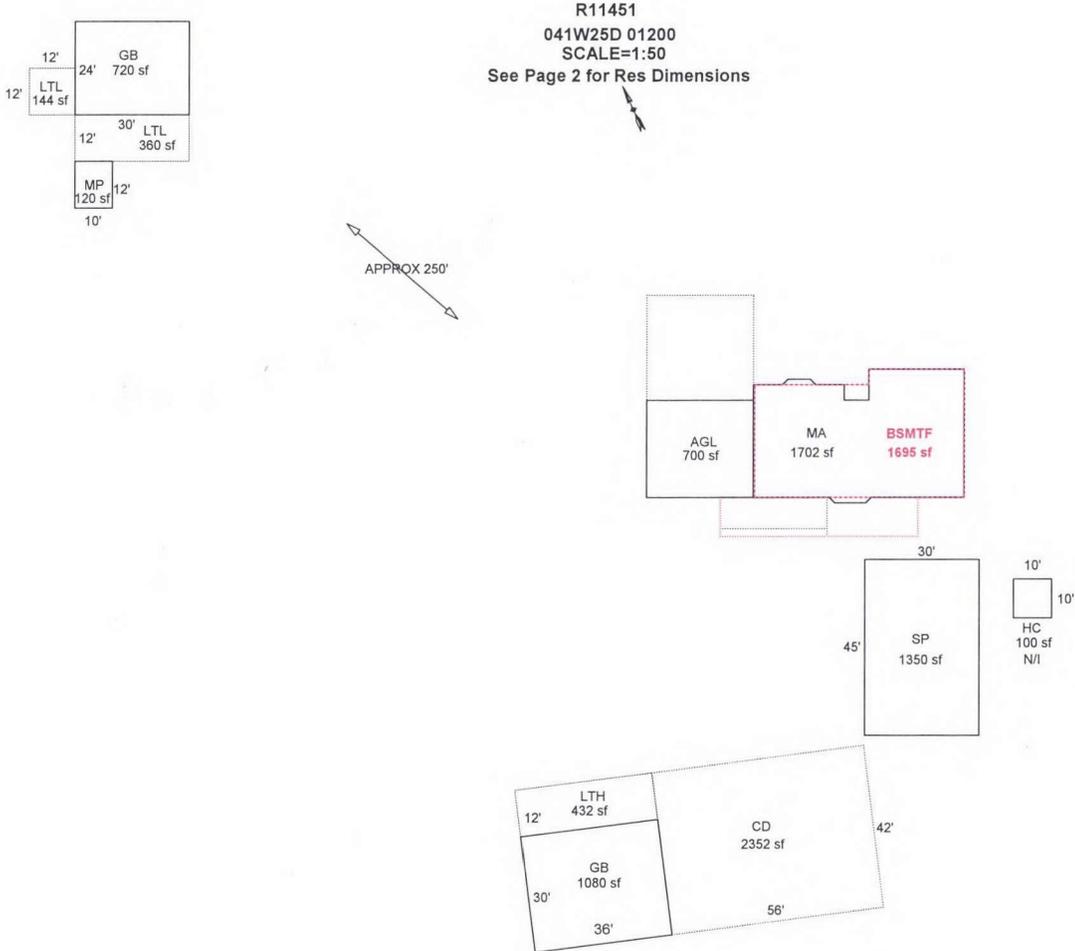
Zip 97032

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 50'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals | |
|-------------------|-------------|----------------------|----------|-----------|------------|------|
| MA | MA | 1.00 | 1702 | 187 | 1702 | |
| GBA1 | GB | 1.00 | 1080 | 132 | | |
| | LTH | 1.00 | 432 | 96 | | |
| | GB | 1.00 | 720 | 108 | | |
| | LTL | 1.00 | 144 | 48 | | |
| | LTL | 1.00 | 360 | 84 | | |
| | MP | 1.00 | 120 | 44 | | |
| | HC | 1.00 | 100 | 40 | 2956 | |
| | BSMT | BSMTF | 1.00 | 1695 | 176 | 1695 |
| | GAR | AGL | 1.00 | 700 | 106 | 700 |
| | DW | CD | 1.00 | 2352 | 196 | |
| PR/DW | | 1.00 | 224 | 72 | | |
| CD | | 1.00 | 756 | 110 | | |
| PR/DW | | 1.00 | 227 | 69 | | |
| OTH | PC | 1.00 | 520 | 124 | 4079 | |
| | SP | 1.00 | 1350 | 150 | 1350 | |
| Net LIVABLE Area | | (rounded w/ factors) | | | 1702 | |
| Net BUILDING Area | | (rounded w/ factors) | | | 2956 | |

Comment Table 1

DRAWN BY AC 4/21/10
UPDATED BY JRONDEMA 2/27/17
UPDATED BY CHRIS 6/25/19

Comment Table 2

355 6.6.24

Comment Table 3

FF L3

SKETCH/AREA TABLE ADDENDUM

Parcel No 041W28D 01200

File No R11451

Property Address 18418 MINERAL SPRINGS RD NE

City HUBBARD

State OR

Zip 97032

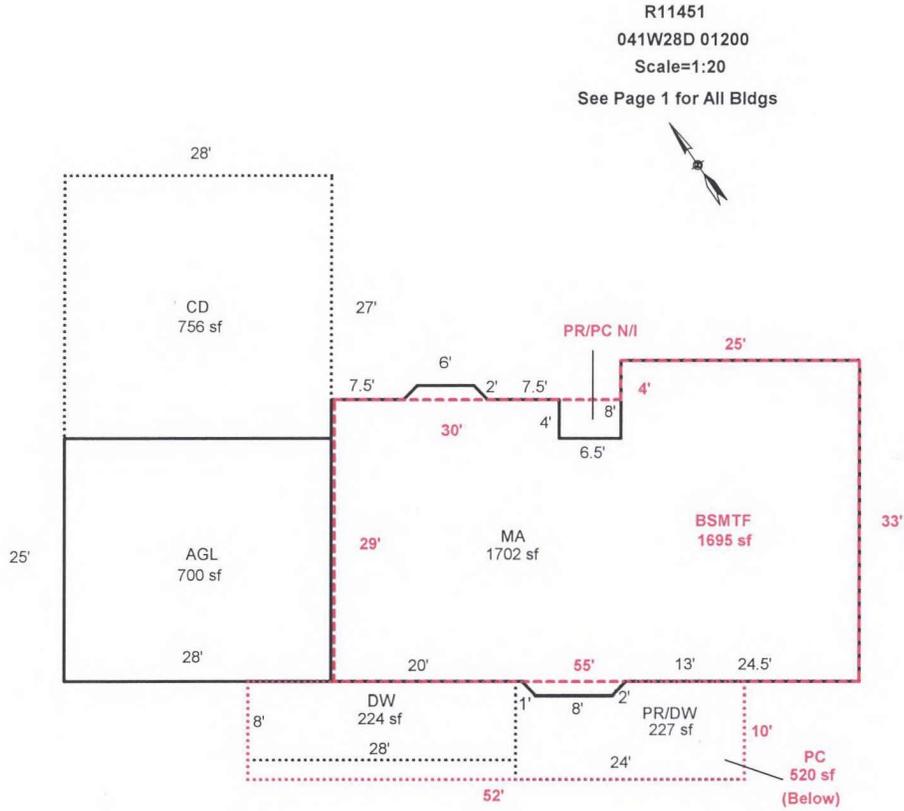
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 50'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| MA | MA | 1.00 | 1702 | 187 | 1702 |
| BSMT | BSMTF | 1.00 | 1695 | 176 | 1695 |
| GAR | AGL | 1.00 | 700 | 106 | 700 |
| DW | PR/DW | 1.00 | 224 | 72 | |
| | CD | 1.00 | 756 | 110 | |
| | PR/DW | 1.00 | 227 | 69 | |
| | PC | 1.00 | 520 | 124 | 1727 |

Comment Table 1

DRAWN BY AC 4/21/10
UPDATED BY JRONDEMA 2/27/17
UPDATED BY CHRIS 6/25/19

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

1702