

Acct ID: 539273 MTL: 072E07A001100 Date: 6/17/24 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 3530 CROOKED FINGER RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 31980 Year: 2024

Last Date Appraised: 10/10/2019 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: KOSTER, MARY JACQUELINE & Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 474800

RMV Land: 282670 RMV Imp: 563520 RMV Total: 846190 MAV: 474800 MSAV: 0 SAV: 0

Comment: 23-24 L3 12/7/22 CLUKE

Updated Inventory Update Apex

Input MLH 6/17/24

Notations

No notation data available.

OSDs

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

Land Chris 8/13/24

Site: 1 Code Area: 04500 Size: 4.55 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 192670 Exception: Y N
 Adjustment(s): 0.7 4BDSS 3.85 2BDSS Fire Patrol: Description:
 Comments: 19-20: PER #31 ADD 2ND OSD / 13-14: UPDATE PART TOTALS / 00-01: ADD NEW REAL MS,MP,PH AND OSD //05-06: RECALC SETUP; APPR 36, 05/19/04.

Improvements - Residence / Manufactured Structures

2000

Bldg: 1 Code Area: 04500 Stat Class: 465 Year Blt: 2000 Eff Year Blt: ~~1999~~ Sq.Ft: 1782 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: RMV: 99330
 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	6	Finished	1782	4	FB-2	2000	1999	BATH - 2, KIT-, HVAC+, ROOF, SKRT+	Y N

Accessories

2000

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	432	2004	5702	1	Y N
ENCLOSED PORCH	<u>4</u> 6	<u>196</u> 0	1999	0	1	Y N
ROOF EXTENSION OR PATIO COVER	6	656	2005	11985	1	Y N

Bldg: 5 Code Area: 04500 Stat Class: 142 + Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 2472 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 439190
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

NC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	1800	2	FB-2	2018	2018	BATH - 2, KIT-, ROOF, HVAC+, FP - 1	Y N
Attic	4 +	Finished	672	1	0	2018	2018	HVAC+	Y N
Garage Attached	4	Finished	672	0	0	2018	2018	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2018	27342	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 2720
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 NC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	192	0	0	1999	1999	FAIR	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: 2004 Eff Year Blt: 2004 Sq.Ft: 1440 % Complete: 100

Desc: General Purpose Building (GB)					Dimensions: 60x24		RMV: 16840		
Func Obsc: 100		Econ %: 100		Other %: 100		Exception: 0		Adjust: Adjust RMV: 0	
Floors									I/O
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	1440	0	0	2004	2004	Fair pkg	
									Exception: Y N

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

Bldg: 4	Code Area: 04500	Stat Class: 321	Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 288	% Complete: 100
Desc: Hay Cover (HC) MS been this way					Dimensions: 24x12	RMV: 1440
Func Obsc: 100		Econ %: 100		Other %: 100		Exception: 0
					Adjust: 24	Adjust RMV: 0
I/O						

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Hay Cover	4	Finished	288	0	0	2011	2011	Fair pkg	
									Exception: Y N

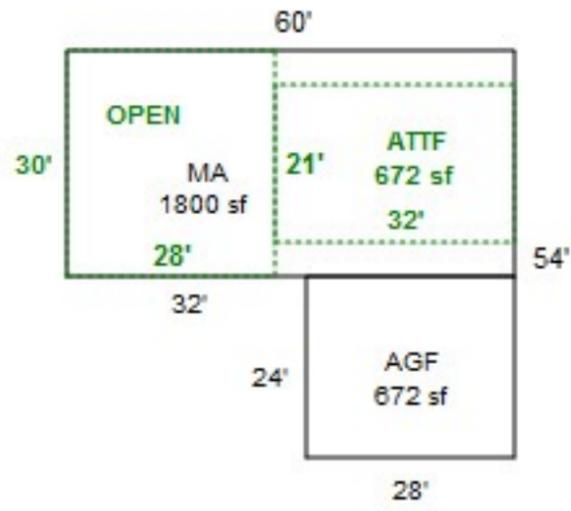
Accessories						
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						

Bldg: 6	Code Area: 04500	Stat Class: 905	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array					Dimensions:	RMV: 4000
Func Obsc: 100		Econ %: 100		Other %: 100		Exception: 0
					Adjust:	Adjust RMV: 0
NC						

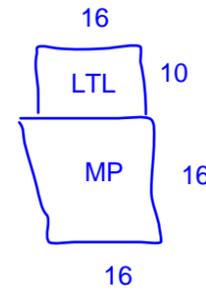
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
No floor data available									

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

- [355 LTH 10x26 2022 M/M](#)
- [341 MP 6 16x16 2021 Fair PKG M/M](#)
- [354 LTL 10x16 2022 M/M](#)



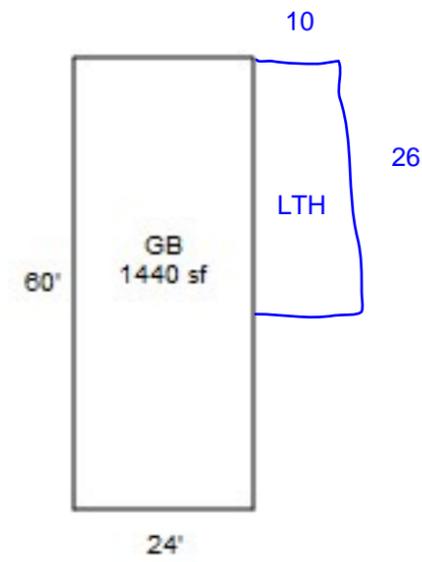
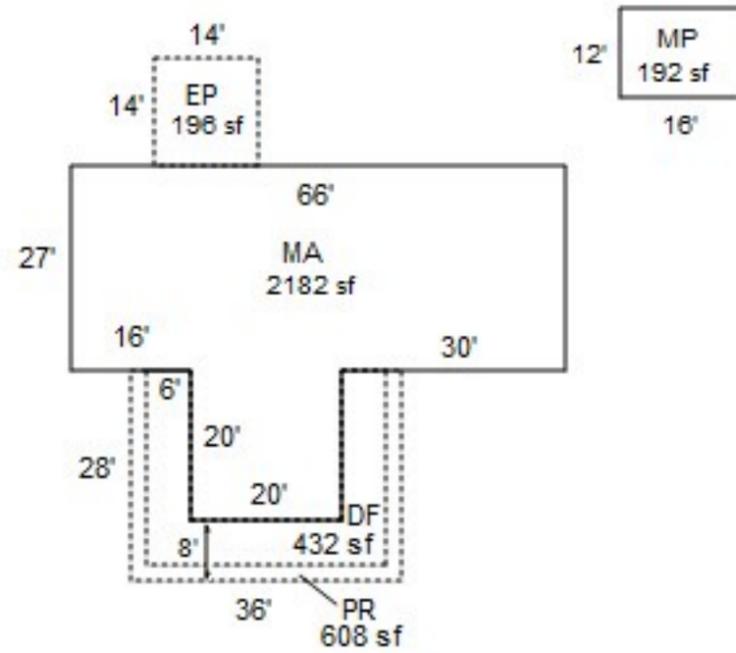
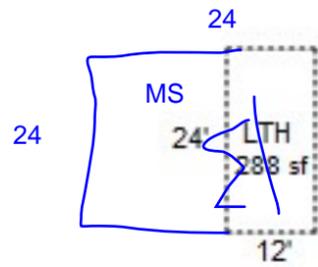
APEX UPDATED



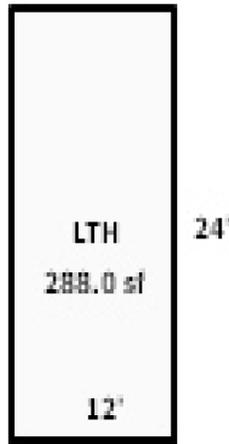
R39273

072E07A 01100

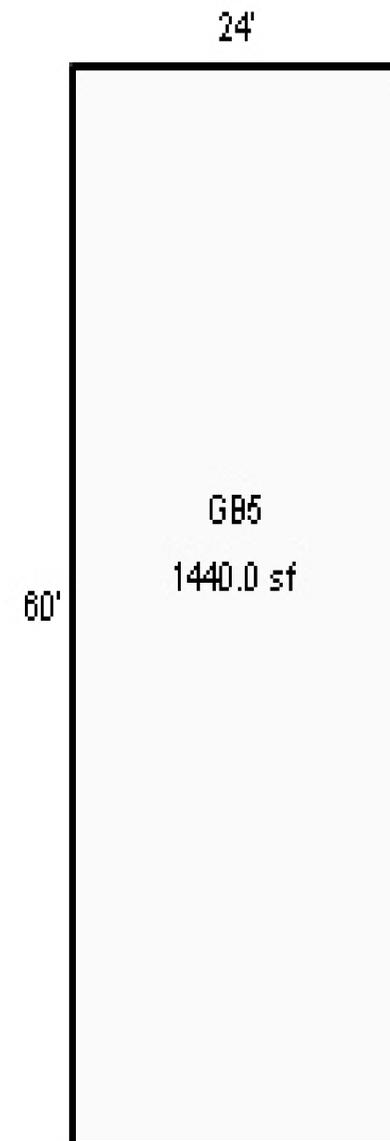
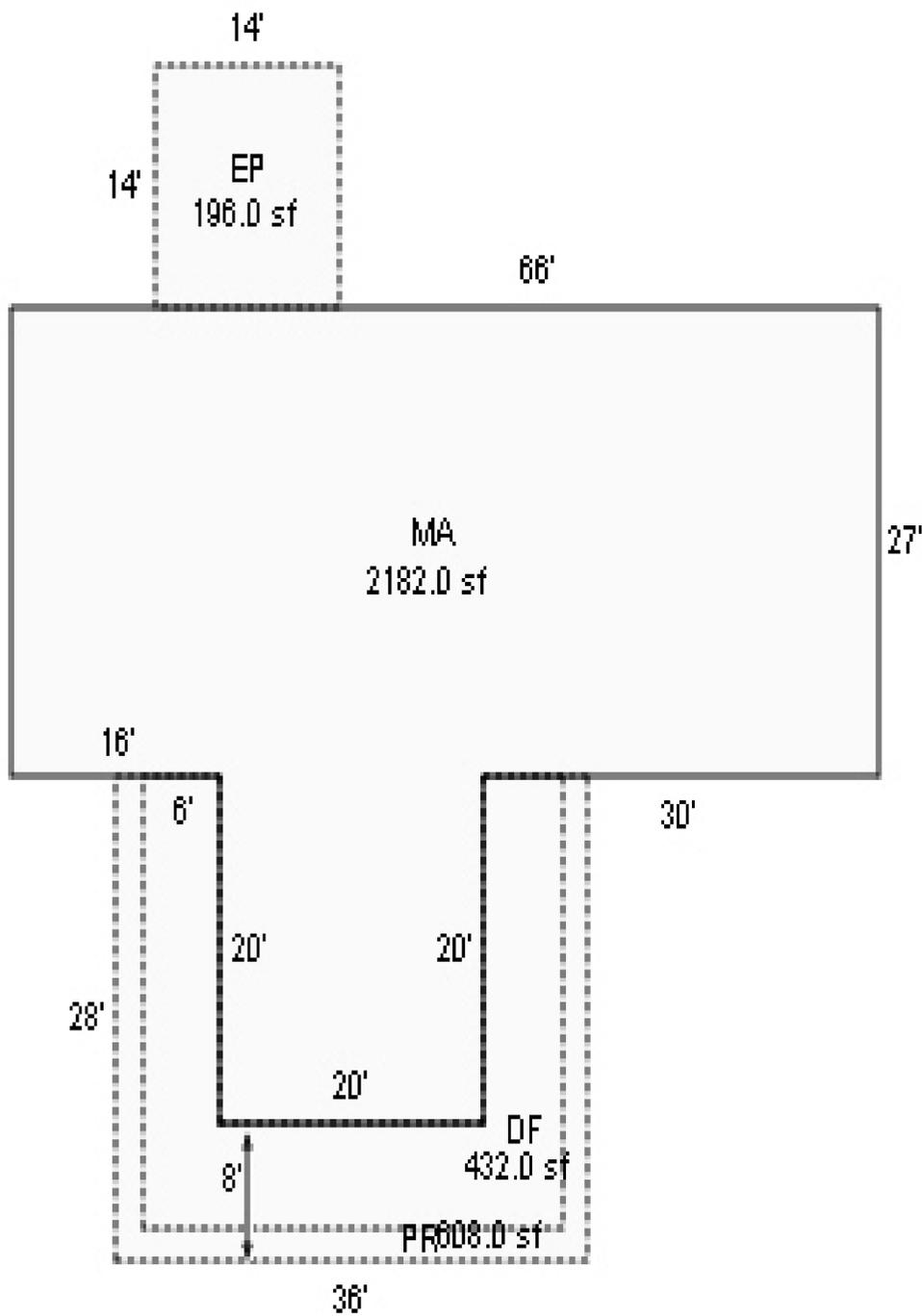
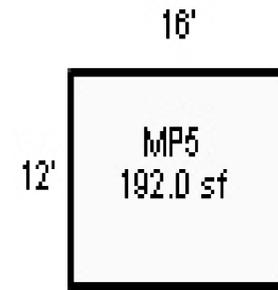
SCALE=1:50



6/17/24 MLH CYCLE L4



R39273
072E07A.01100



SKETCH/AREA TABLE ADDENDUM

Parcel No **072E07A 01100**

File No **R39273**

SUBJECT

Property Address **3530 CROOKED FINGER RD SE**

City **SCOTTS MILLS**

State **OR**

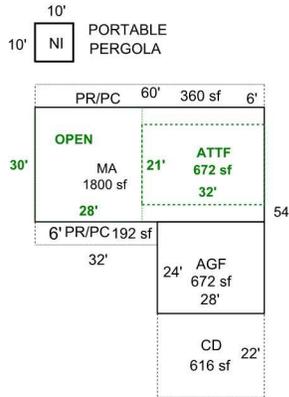
Zip **97375**

Owner

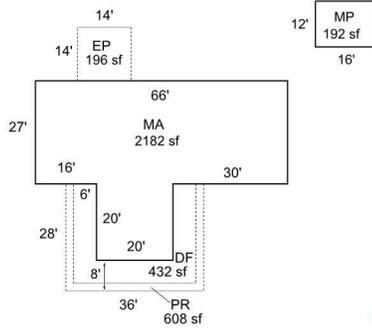
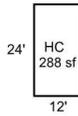
Client

Appraiser Name

IMPROVEMENTS SKETCH



R39273
072E07A 01100
SCALE=1:50



GATE

Scale: **1" = 50'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2182	226	3982
	MA	1.00	1800	180	
GLA2	ATTF	1.00	672	106	672
GBA1	MP	1.00	192	56	1920
	GB	1.00	1440	168	
GAR	HC	1.00	288	72	672
	AGF	1.00	672	104	
YI1	CD	1.00	616	100	1168
	PR/PC	1.00	192	76	
	PR/PC	1.00	360	132	
Net LIVABLE Area		(rounded w/ factors)			4654
Net BUILDING Area		(rounded w/ factors)			1920

Comment Table 1

APEX BY AC 12/4/08
Add LTH 3/5/12 Jane
UPDATED BY JRONDEMA 3/8/18
UPD BY PH 04.17.20

Comment Table 2

01.23.19 MH #31
10.10.19 SR #94

Comment Table 3

NV:GATED
TAGS



R39273

MA SW side

01/23/2019



R39273

MA NW side

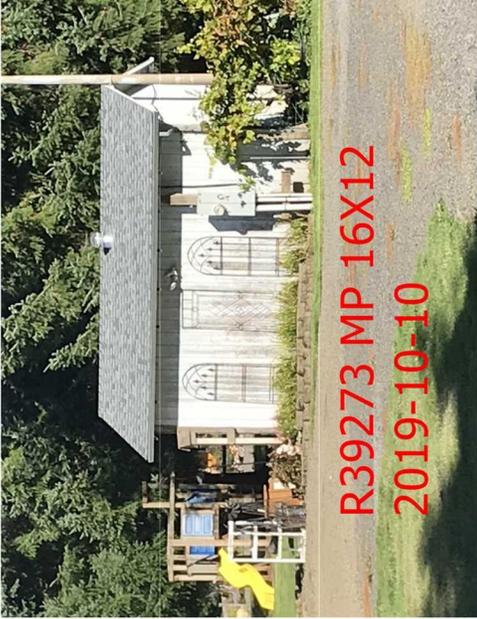
01/23/2019

R39273
GATE
01/23/2019





R39273 MA-MFD STRUCTURE W.SIDE
2019-10-10



R39273 MP 16X12
2019-10-10



R39273 HC 24X12
2019-10-10



R39273 MA, AGF, ATTF W.SIDE
2019-10-10



R39273 GB 60X24
2019-10-10



R39273 MA MFD STRUCTURE
2019-10-10





R39273

072E-07A-01100

3530 CROOKED FINGER RD SE

SCOTTS MILLS, OR 97375

4.55 AC.

GATED; POSTED, LOCKED

1/23/19

CALCULATIONS:

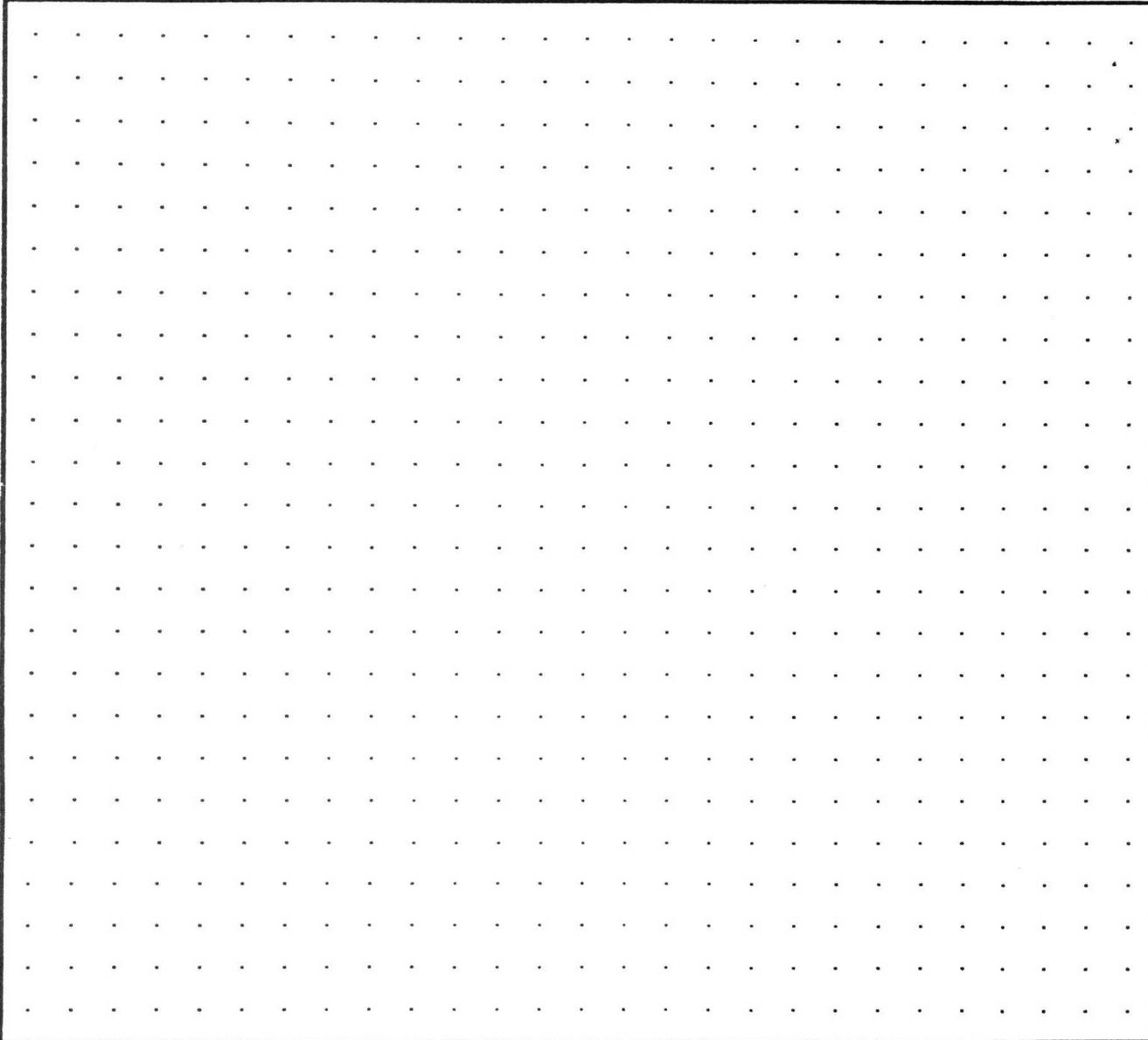
SCALE: 1" = 20'

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R 39273

MAP NO: 072E-07A

TAX LOT: 01100



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

ADDRESS: 3530 CROOKED FINGER

DATE
01/23/19

BY
31 -

NV GATED
REMARKS:

BUILDER:

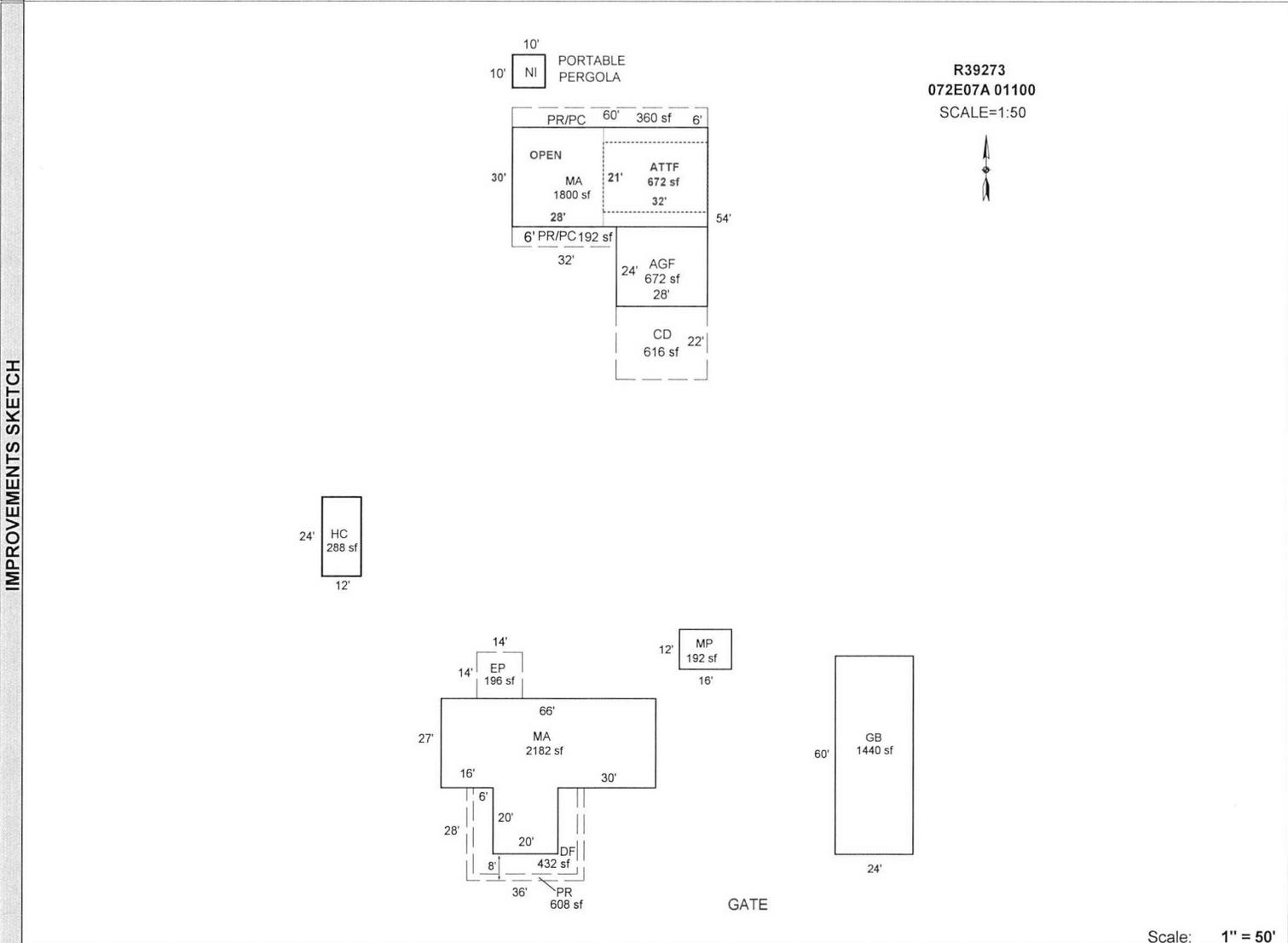
01/23/19 JACKET MISSING - Rebuilt

SKETCH/AREA TABLE ADDENDUM

Parcel No 072E07A 01100

File No R39273

SUBJECT	Property Address 3530 CROOKED FINGER RD SE		
	City SCOTTS MILLS	State OR	Zip 97375
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 50'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	
	GLA1	MA	1.00	2182	226	APEX BY AC 12/4/08 Add LTH 3/5/12 Jane UPDATED BY JRONDEMA 3/8/18 UPD BY PH 04.17.20	
		MA	1.00	1800	180		
	GLA2	ATTF	1.00	672	106	672	
	GBA1	MP	1.00	192	56	Comment Table 2 Comment Table 3	
		GB	1.00	1440	168		
		HC	1.00	288	72	672	
	GAR	AGF	1.00	672	104	01.23.19 MH #31 10.10.19 SR #94	
		CD	1.00	616	100		
	YI1	PR/PC	1.00	192	76	NV:GATED TAGS	
		PR/PC	1.00	360	132		
	Net LIVABLE Area		(rounded w/ factors)		4654		
	Net BUILDING Area		(rounded w/ factors)		1920		

R39273 072E07A 01100 Prop Class: 459 Prop Code: F09B Fran: 94 Appr #: 31 Date: 1/23/19
 Situs Address 3530 CROOKED FINGER RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner KOSTER, MARY JACQUELINE & Pictom Other: GATED EST HL ROAD
 RMV Land: 148,460 RMV Imps: 87,390 RMV Total: 235,850 M50 Total: 194,550 For: 2019-2020
 Notes: ~~GATED, POSTED, LOCKED. DONE FROM ROAD / AERIALS, INSP. BELONGS. ADD MA; ATTF, A&P @ 90% COMPL. RETAG FOR NEXT TAG RUN FOR V.I.'S' COMPL. VERIFY DIM. CHECK FOR ATTF/OR L.W. OVER GARAGE. VERIFY INT. & CLASS~~

Seg: 1.1 MA MFD STRUCT
 Method: M04 Roof Cover: COMP Int Comp: DW;H&F Adj: MSLCMD
 Class: 6D Roof:
 Area: 2182 Eff 2182 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: Qty: N/C TO P231
 Found: Heat/AC: FA Bedrooms: 4 % Comp: _____
 Ex Wall: Fireplace: Year: 2000 Eff: 1999 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 54,240
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 DW MFD STRUCT
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 432 Eff: 432 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: 2004 Eff: 2004 RMV: 5,490
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.4 PR MFD STRUCT
 Method: R05 Roof Cover: ARCOMP Int Comp: Adj:
 Class: Roof Style:
 Area: 656 Eff: 656 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 11,480
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 EP MFD STRUCT
 Method: F;LS Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: Eff: 0 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 2,700
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 1.2 MHSK MFD STRUCT
 Method: M04 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 186 Eff: 186 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex. Wall CBLOCK Fireplace: Year: 1999 Eff: 1999 Value: 1,220
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 2.1 MP MP-PH
 Method: F09 Roof Cover: COMP Int Comp: Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 192 Eff: 192 Flooring: CONC
 Dimens: 16 x 12 Plumbing: Electrical: % Comp: _____
 Found: FRAME Heat/AC: Bedrooms: Func: _____
 Ex. Wall PLYWD Fireplace: Year: 1999 Eff: 1999 Value: 2,170
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 GB GENERAL PURPOSE
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 1440 Eff: 1440 Flooring: DIRT
 Dimens: 60 x 24 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex. Wall 10FT;BKENAM Fireplace: Year: 2004 Eff: 2004 Value: 8,970
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R39273 072E07A 01100 Prop Class: 459 Prop Code: F09R Fran: 94 Appr #: _____ Date: _____

Situs Address 3530 CROOKED FINGER RD SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner KOSTER,MARY JACQUELINE & Pictom Other: _____

RMV Land: 148,460 RMV Imps: 87,390 RMV Total: 235,850 M50 Total: 194,550 For: 2019-2020

Notes: _____

Seg: 4.1	LTH	LTH			
Method: F09			Roof Cover: BKENAM	Int Comp:	Adj: FLCM
Class:			Roof Style: SHED		
Area: 288	Eff: 288		Flooring: DIRT		
Dimens: 24	x 12		Plumbing:	Electrical:	% Comp: _____
Found: POST			Heat/AC:	Bedrooms:	Func: _____
Ex. Wall BKENAM;8FT			Fireplace:	Year: 2011	Eff: 2011
AddFactor1:			AddFactor2:	AddFactor3:	Value: 1,120
Exc Code: _____	Comment/Adj: _____				L/S: _____

ID # R39273

MTL 072E-07A-01100

APPR # 31 Date 01/23/2019

Comments

Prop CLASS 451 Prop CODE F52E

Situs 3530 CROOKED FINCH

Tag? No Yes NEXT TAGED

Segment MA Class 5 Area 1800
Eff. Area 1500 ✓

Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood other

Plumbing BATH Jettub Grdntub

Heat AC BB Ceil FA H-wtr HP SC ST Zonal

Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
Prefb-e/p Sgl-e/p Zerocl

Inter Comp Cktp-e/p Crng Dsp DW H&F
Micro Oven-d/s Rng Trash other

Bedrooms 1

Yr blt 2018 Eff yr 2018 %Good

Condition P F A G E Qty

%Comp 90 Func Econ

Except Code NEW Lump Sum

Comments

Segment ATF Class 5 Area 672
Eff. Area 672 ✓

Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood other

Plumbing BATH Jettub Grdntub

Heat AC BB Ceil FA H-wtr HP SC ST Zonal

Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
Prefb-e/p Sgl-e/p Zerocl

Inter Comp Cktp-e/p Crng Dsp DW H&F
Micro Oven-d/s Rng Trash other

Bedrooms 1

Yr blt 2018 Eff yr 2018 %Good

Condition P F A G E Qty 5

%Comp 90 Func Econ

Except Code NEW Lump Sum

Comments

Segment _____ Class _____ Area _____
Eff. Area _____

Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood other

Plumbing _____ Jettub Grdntub

Heat AC BB Ceil FA H-wtr HP SC ST Zonal

Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
Prefb-e/p Sgl-e/p Zerocl

Inter Comp Cktp-e/p Crng Dsp DW H&F
Micro Oven-d/s Rng Trash other

Bedrooms _____

Yr blt _____ Eff yr _____ %Good _____

Condition P F A G E Qty _____

%Comp _____ Func Econ _____

Except Code _____ Lump Sum _____

Comments

Segment _____ Class _____ Area _____
Eff. Area _____

Roof Cover arcmp bltup comp i/shake metal
roll shake t/clay t/conc wood other

Plumbing _____ Jettub Grdntub

Heat AC BB Ceil FA H-wtr HP SC ST Zonal

Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
Prefb-e/p Sgl-e/p Zerocl

Inter Comp Cktp-e/p Crng Dsp DW H&F
Micro Oven-d/s Rng Trash other

Bedrooms _____

Yr blt _____ Eff yr _____ %Good _____

Condition P F A G E Qty _____

%Comp _____ Func Econ _____

Except Code _____ Lump Sum _____

Comments

Segment	<u>ATF</u> ✓				LAND and/or OSD's
Class	<u>5</u>				<u>OSDA, RUP</u>
Dimensions / Size	<u>28x24</u>				
Foundation	<u>CONC</u>				
Exterior Wall	<u>HRDDBL AP</u>				
Interior Finish	<u>DRYW</u>				
Roof Cover	<u>ARCMP</u>				
Roof Style	<u>GABLE</u>				
Flooring	<u>CONC</u>				
Plumbing					
Heat					
Electric	<u>110V</u>				
Misc.					
Year Built	<u>2018</u>				
Eff. Year (% Good)	<u>2018</u>				
Condition					CHECK OTHER
% Complete	<u>90</u>				SIDE →
Lump Sum					
Exception Code	<u>NEW</u>				

R39273 072E07A 01100 Prop Class: 459 Prop Code: F52E Fran: 94 Appr #: 94 Date: 10/10/19
 Situs Address 3530 CROOKED FINGER RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner KOSTER, MARY JACQUELINE & Pictom Other:

RMV Land: 210,150 RMV Imps: 369,430 RMV Total: 579,580 M50 Total: 503,030 For: 2020-2021

Notes: Update inventory. Add seg.s. Pull tag. Update Apex

Seg: 1.1 MA MFD STRUCT
 Method: M04 Roof Cover: COMP Int Comp: DW;H&F Adj: MSLCMD
 Class: 6D Roof:
 Area: 2182 Eff 2182 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: Qty: 6D
 Found: Heat/AC: FA Bedrooms: 4 % Comp:
 Ex Wall: Fireplace: Year: 2000 Eff: 1999 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 67,800
 Exc Code: Comment/Adj: NIC L/S:

Seg: 5.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCMD+
 Class: 4 Roof:
 Area: 1800 Eff 1800 Flooring: Qty: 4+
 Dimens: x Plumbing: BATH 2 Electrical: % Comp: 100
 Found: Heat/AC: HP Bedrooms: 2 Adj:
 Ex Wall: Fireplace: Zeroed Year: 2018 Eff: 2018 RMV: 177,090
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: MAJ Comment/Adj: Based on plans and exterior observations chg class (A.J.)

Seg: 5.2 ATTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCMD, COMPL
 Class: 4 Roof:
 Area: 672 Eff 672 Flooring: Qty: 4+
 Dimens: x Plumbing: BATH 1 Electrical: % Comp: 100
 Found: Heat/AC: HP Bedrooms: 1 Adj:
 Ex Wall: Fireplace: Year: 2018 Eff: 2018 RMV: 48,780
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: MAJ Comment/Adj: Class change = AJ

Seg: 5.3 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCMD, COMPL
 Class: 4 Roof: GABLE
 Area: 672 Eff 672 Flooring: CONC Qty: 4+
 Dimens: 28 x 24 Plumbing: Electrical: 110V % Comp: 100
 Found: CONC Heat/AC: Bedrooms: Adj:
 Ex Wall: HRDBRD;LAP Fireplace: Year: 2018 Eff: 2018 RMV: 42,610
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: MAJ Comment/Adj: Class change = A.J.

Accessory Improvements

Seg: 1.3 DW MFD STRUCT
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 432 Eff: 432 Flooring:
 Dimens: x Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Adj:
 Ex Wall: Fireplace: Year: 2004 Eff: 2004 RMV: 5,490
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: Comment/Adj: NIC

Seg: 1.4 PR MFD STRUCT
 Method: R05 Roof Cover: ARCMP Int Comp: Adj:
 Class: Roof Style:
 Area: 656 Eff: 656 Flooring:
 Dimens: x Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Adj:
 Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 11,480
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: Comment/Adj: NIC

Seg: 1.5 EP MFD STRUCT
 Method: F;LS Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: Eff: 0 Flooring:
 Dimens: x Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Adj:
 Ex Wall: Fireplace: Year: Eff: RMV: 2,700
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: Comment/Adj: NIC

Out Buildings

R39273 072E07A 01100 Prop Class: 459 Prop Code: F52E Fran: 94 Appr #: _____ Date: _____

Situs Address 3530 CROOKED FINGER RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner KOSTER, MARY JACQUELINE & Pictom Other: _____

RMV Land: 210,150 RMV Imps: 369,430 RMV Total: 579,580 M50 Total: 503,030 For: 2020-2021

Notes: _____

Seg: 1.2 MHSK MPD STRUCI
 Method: M04 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 186 Eff: 186 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex. Wall CBLOCK Fireplace: Year: 1999 Eff: 1999 Value: 1,220
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: *NIC* L/S: _____

Seg: 2.1 MP MP-PH
 Method: F09 Roof Cover: COMP Int Comp: Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 192 Eff: 192 Flooring: CONC
 Dimens: 16 x 12 Plumbing: Electrical: % Comp: _____
 Found: FRAME Heat/AC: Bedrooms: Func: _____
 Ex. Wall PLYWD Fireplace: Year: 1999 Eff: 1999 Value: 2,170
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: *NIC* L/S: _____

Seg: 3.1 GB GENERAL PURPOSE
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 1440 Eff: 1440 Flooring: DIRT
 Dimens: 60 x 24 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex. Wall 10FT;BKENAM Fireplace: Year: 2004 Eff: 2004 Value: 8,970
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: *NIC* L/S: _____

Seg: 4.1 ~~LTH~~ HC ~~LTH~~
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: *4* Roof Style: SHED
 Area: 288 Eff: 288 Flooring: DIRT
 Dimens: 24 x 12 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex. Wall BKENAM;8FT Fireplace: Year: 2011 Eff: 2011 Value: 1,120
 AddFactor1: *F10* AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R39273 072E07A 01100 Prop Class: 459 Prop Code: F52E Fran: 94 Appr #: _____ Date: _____

Situs Address 3530 CROOKED FINGER RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner KOSTER, MARY JACQUELINE & Pictom Other: _____

RMV Land: 210,150 RMV Imps: 369,430 RMV Total: 579,580 M50 Total: 503,030 For: 2020-2021

Notes: _____

Segment	PRA	PC	PRA	PC	CD	Land
Class						
Dim/Size	32X6	32X6	60X6	60X6	28X22	
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover	ARCMP		ARCMP			
Roof Style	SHED		SHED			
Flooring						
Plumbing						
Electric						
Misc.	FRONT ENTRY of RES.		N. side of Res		attached to AGF	
Yr Blt						
Eff Yr	2019	2019	2019	2019	2019	
Cond.						
% Good						
% Comp						
Lump Sum						
Except. Code	NEW	NEW	NEW	NEW	NEW	

Land Segments

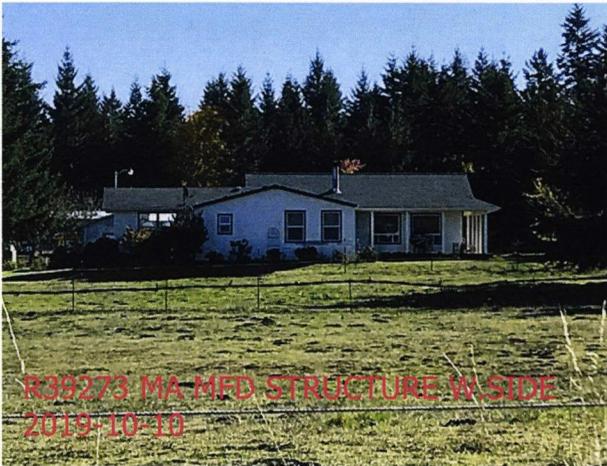
Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008S	4.55		
2	ON SITE DEVELOPMENT	OSDA.RUR			
3	ON SITE DEVELOPMENT	OSDA.RUR			OSD
Eff Acres	8.93	Companion Accounts	R39272	072E07A 01000	

Zone: FT

Date: 10/24 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: OK - S.R. #94

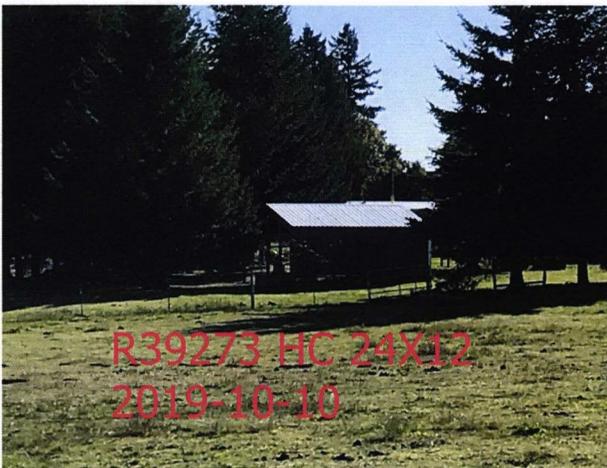
Return to appraiser after input Review by lead appraiser _____



R39273 MA MFD STRUCTURE W.SIDE
2019-10-10



R39273 MP 16X12
2019-10-10



R39273 HC 24X12
2019-10-10



R39273 MA, AGF, ATTF W.SIDE
2019-10-10



R39273 GB 60X24
2019-10-10



R39273 MA MFD STRUCTURE
2019-10-10



R39273

MA SW side

01/23/2019



R39273

MA NW side

01/23/2019



R39273

GATE

01/23/2019

Record ID: 555-17-005386-DWL

Menu Help

Application Status: [Permit Issued](#)

Application Date: [07/14/2017](#)

IVR Tracking #: [555035814581](#)

Condition Status:	Name	Short Comments	Status	Apply Date	Severi
	DO NOT ISSUE UNTIL SEP...	DO NOT ISSUE UNTIL SEP...	Not Applied	07/14/2017	

Conditions of Approval:	Group	Type	Condition Name	Short Commen
-------------------------	-------	------	----------------	--------------

Description of Work: [NSFD - 2 BDRM 2 BATH](#)

Application Detail: [Detail](#)

Application Type: [Residential 1 & 2 Fam Dwelling \(New Only\)](#)

Address: [3528 CROOKED FINGER RD SE, SCOTTS MILLS, OR 97375](#)

Owner Name: [DIBALA,GENA M](#)

Owner Address: [PO BOX 13, SCOTTS MILLS, OR 97375](#)

Project Name:

Parcel No: [072E07A 01100](#)

Job Value: [\\$324,526.83](#)

Total Fee Assessed: [\\$8,391.90](#)

Total Fee Invoiced: [\\$8,391.90](#)

Balance: [\\$0.00](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship
	DIBALA,GENA M	DIBALA,GENA M	Applicant	
	DIBALA,GENA M	DIBALA,GENA M	Primary Contact	

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name
	Yes	OWNER	Owner (Property)		SEE PROPERT

Custom Fields: Residential 1 & 2 Fam Dwelling

GENERAL INFORMATION

Category of Construction	Type of Work	Replacement Dwelling	Work Bei
Single Family Dwelling	New		

Applicable Code	Reach Code
Residential Specialty Code Edition 2014	Reach Code Applicable

APPLICATION INTAKE INFO

Building Details

Total Square Footage (Including Attached Garage)
[3203](#)

Number of Bathrooms 2	Number of Kitchens 1
--	---

Number of Stories 2	Building Height - Feet 0	Building Height - Inches 0
--	---	---

Fire Sprinklers Included in Project	Fire Sprinkler Comments
	-

Account Number	R39273
Design	Average
Building Code	Yes
Size	1800
Footprint	Square_plus
Foundation	Yes
Siding	Beveled
Exterior Trim	All_Sides
Entry	Average_entry
Roof	Multiple_gables
Doors windows	Walls_of_windows_high_end_doors
Living area flooring	Medium_weight_carpet_wood
Bedrooms	3
Bathrooms	2
Bathroom features	Jet_tub_and_or_Double_Lav
Kitchen Size	Average_kitchen
Cupboards	plain_wood
Counters	Granite
Kitchen Features	Island_or_pantry
Heating	FA
Stairs	open_to_entry
Built ins	No_built_ins
Interior Walls	Tape_texture
Interior Extras	Vaulted_ceilings
CLASS	4+

4.29

To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.

To Save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, **the file name should be the account number**

MA ATT, AGE

Percent Complete Form

Account # 239273

Additions

New Homes

Additions			New Homes			
			No Basement		Basement	
% Item	% Sum		% Item	% Sum	% Item	% Sum
3%	3%	Plans/Survey	3%	3%	3%	3%
2%	5%	Excavation	2%	5%	4%	7%
3%	8%	Foundation	3%	8%	10%	17%
35%	43%	Framing	14%	22%	16%	33%
8%	51%	Trusses	7%	29%	7%	40%
7%	58%	Roofing	7%	36%	7%	47%
7%	65%	Windows/Ext Doors	7%	43%	6%	53%
5%	70%	Siding	5%	48%	5%	58%
4%	74%	Plumbing Rough-In	4%	52%	3%	61%
3%	77%	Electrical Rough-In	3%	55%	2%	63%
2%	79%	Heating Rough-In	2%	57%	1%	64%
		Heating Unit	1%	58%	1%	65%
3%	82%	Insulation	3%	61%	2%	67%
5%	87%	Drywall (finished)	5%	66%	4%	71%
2%	89%	Paint Interior	2%	68%	2%	73%
2%	91%	Paint Exterior	2%	70%	2%	75%
		Cabinets	6%	76%	5%	80%
2%	93%	Electrical Fixtures	3%	79%	2%	82%
2%	95%	Plumbing Fixtures	4%	83%	3%	85%
3%	98%	Floor Coverings & Countertops	7%	90%	6%	92%
2%	100%	Interior Trim Carpentry	7%	97%	6%	97%
		Porch/Entry/Stoop	2%	99%	2%	99%
		Finish Grade	1%	100%	1%	100%

APPR 31 DATE 1/23/19 YR FOR 19 - 20 % COMP 90
 APPR 94 DATE 10/10/19 YR FOR 20 - 21 % COMP 100
 APPR _____ DATE _____ YR FOR _____ % COMP _____
 APPR _____ DATE _____ YR FOR _____ % COMP _____

c/o occupancy issued 10/18

Appraiser discretion will be used to determine % complete.
Remember this is merely a guide.