

Summary

Lead Appr: WW

Clerk:

Lead Clerk:

Appr:

Print Date:

7/31/2023

Acct ID: 537675

MTL: 061E220001900

Date: ~~9-22-23~~ 12-5-23

Appr: ~~CWU~~ CWU

Prop Class: 551

RMV Prop Class: ~~551~~

451

Situs: 18799 HAZELNUT RIDGE RD NE SCOTTS MILLS OR 97375

MaSaNh: 01 06 000

Unit: 65993

Year: 2023

Last Date Appraised: 01/04/2023

Appraiser: CLINT LUKE

Retag: ~~Y~~ N

Tag info: 2024 - Tags/Permit (Completion)

WW

Owner: DYGERT, SARAH SPINOLA

Roll Type: R

Cycle: ~~Tag~~ Sales Verification Other:

Inspection level: 1 ~~2~~ 3 4

LCB TTO: ~~INSP~~

AV: 240184

RMV Land: 580310

RMV Imp: 348260

RMV Total: 928570

MAV: 99330

MSAV: 50474

SAV: 92644

Comment: 23-24: L2 1.4.23 CL

22-23: LEVEL 2 CL 9.8.21

MA 65% RANG 1-1-24

12/14/23: L4 CWO farm use ok - livestock

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	35000	04500	0

Land Chris 12/14/23
 1.0 Homesite 4HD
 1.0 Homesite 4BDSS
 10.32 Farm 4HD
 6.8 Farm 2BDSS
 0.70 Water WST (Ponds) Amy 1-9-24

Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Homesite Description: FOUR BENCH DRY RMV: 24870 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 2013-14: CYCLE WORK BY #36- CHG OF OSDA TO OSDF// 06-07: RECALC SETUP;#36 07-26-05

Site: 3 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: ~~4BD~~ Value Source: Farm Homesite Description: FOUR BENCH DRY RMV: 24870 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 400028

Site: 5 Code Area: 04500 Size: ~~7.00~~ Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: ~~4BD~~ Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 191490 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1981 / 08-09: F08-347 CHG OF SOIL CLASS FROM EIGHT BENCH TO TWO BENCH DRY INITIATED MOVEMENT OF ACREAGE FROM FP TO FD 400008 06-07: RECALC SETUP;#36 07-26-05

Site: 6 Code Area: 04500 Size: ~~8.87~~ Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 219340 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1981 / 400028

Site: 7 Code Area: 04500 Size: ~~2.00~~ Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: ~~4BD~~ Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 49740 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1981 / 08-09: F08-347 CHG OF SOIL CLASS FROM WASTELAND TO FOUR BENCH DRY INITIATED MOVEMENT OF ACREAGE FROM FP TO FD 400008

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 132 Year Blt: 1901 Eff Year Blt: 1940 Sq.Ft: 1344 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 152540
 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	1045	1	FB-1	1901	1940	ROOF, FP, HVAC, BATH - 1, KIT-	Y N
Second Floor	3 +	Finished	299	1	FB-1	1901	1955	BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	24	1909	264	1	Y N
DECK	3	259	1939	3590	1	Y N
ENCLOSED PORCH	3	60	1909	900	1	Y N
ROOF EXTENSION OR PATIO COVER	3	258	1909	3741	1	Y N

Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 Func Obsc: 0 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
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
GARDEN GREENHOUSE	1	90	0	0	1	Exception: Y N		

Bldg: 18 Code Area: 04500 Stat Class: 131 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1552 % Complete: 45
 Desc: One Story Only Dimensions: RMV: 90380
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 90380 Adjust: Adjust RMV: 0

65

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	3	Finished	1552	0	0	2022	2022	KIT-, ROOF
Exception: Y N								

ALL RVB

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 312 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1200 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 40x30 RMV: 16210
 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
Loft Barn	4	Finished	1200	0	0	1993	1993	FAIR
Exception: Y N								

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

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 180 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x12 RMV: 1590
 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	180	0	0	1991	1991	
Exception: Y N								

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

Bldg: 5 Code Area: 04500 Stat Class: 341 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 2500
 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	320	0	0	1988	1988	FAIR
Exception: Y N								

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

Bldg: 6 Code Area: 04500 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 42 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 7x6 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
Pump House	0	Finished	42	0	0	0	0	
Exception: Y N								

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

Bldg: 7 Code Area: 04500 Stat Class: 355 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 10x12 RMV: 610
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	120	0	0	2003	2003	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 04500	Stat Class: 355	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 312	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 12x26			RMV: 1680
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	312	0	0	2005	2005	Exception: Y N

Accessories

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

Bldg: 9	Code Area: 04500	Stat Class: 351	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 1728	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 48x36			RMV: 40520
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	1728	0	0	2018	2018	FAIR Exception: Y N

Accessories

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

Bldg: 10	Code Area: 04500	Stat Class: 353	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 1168	% Complete: 100
Desc: Machine Shed (MS)			Dimensions:			RMV: 11880
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
Machine Shed	5	Finished	1168	0	0	2002	2002	Exception: Y N

Accessories

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

Bldg: 11	Code Area: 04500	Stat Class: 355	Year Blt: 1993	Eff Year Blt: 1993	Sq.Ft: 560	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:			RMV: 1890
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	560	0	0	1993	1993	Exception: Y N

Accessories

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

Bldg: 12	Code Area: 04500	Stat Class: 355	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 640	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:			RMV: 3780
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	640	0	0	2008	2008	Exception: Y N

Accessories

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

Bldg: 13	Code Area: 04500	Stat Class: 354	Year Blt:	Eff Year Blt:	Sq.Ft: 48	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions:			RMV: 0
Func Obsc: 0	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	48	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 14 Code Area: 04500 Stat Class: 354 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 160 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 240
 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	160	0	0	1988	1988	Exception: Y N

Accessories

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

Bldg: 15 Code Area: 04500 Stat Class: 351 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 24440
 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	1152	0	0	2018	2018	Exception: Y N

Accessories

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

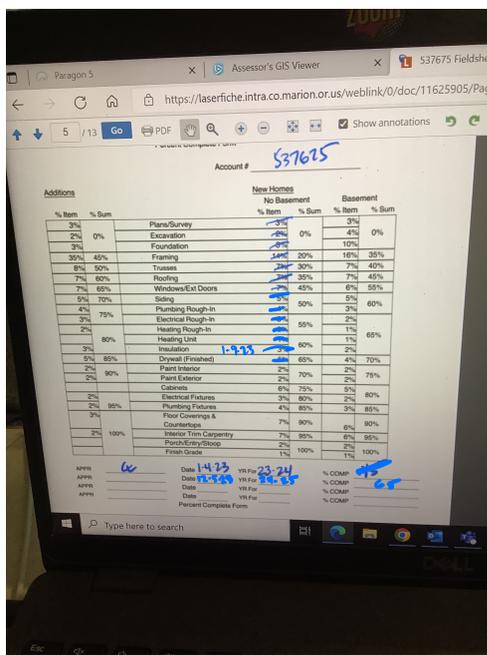
Bldg: 17 Code Area: 04500 Stat Class: 905 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

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

Accessories

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

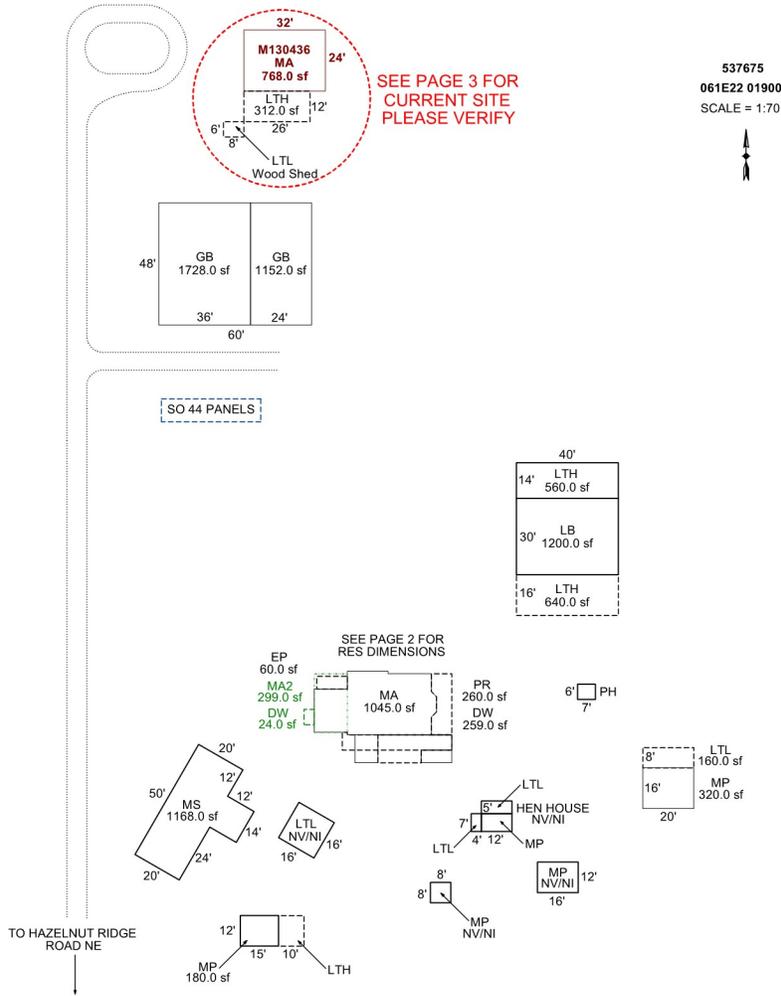


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537675 Parcel No.: 061E22 01900
 Property Address: 18799 HAZELNUT RIDGE NE
 City: SCOTTS MILLS County: State: OR ZipCode: 97375
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	180.0	54.0	
	MP	1.0	64.0	32.0	
	MP	1.0	192.0	56.0	
	MP	1.0	84.0	38.0	
	LTL	1.0	256.0	64.0	
	MS	1.0	1168.0	164.0	
	GH	1.0	99.0	40.0	
	LTL	1.0	60.0	34.0	
	LTL	1.0	60.0	34.0	
	GB	1.0	1152.0	144.0	
	GB	1.0	1728.0	168.0	
	LTL	1.0	28.0	22.0	
	LTL	1.0	160.0	56.0	
LTL	1.0	48.0	28.0		
PH	1.0	42.0	26.0		
LB	1.0	1200.0	140.0		
	13 addl items				
	Net LIVABLE	cnt	3 (rounded)		2,112
	Net BUILDING	cnt	21 (rounded)		8,473

COMMENT TABLE 1

8/7/13- add LTL and chg AC to LTH - Jane
 UPDATED BY JRONDEMA 12/26/18
 UPDATED BY JRONDEMA 1/25/19
 UPDATED BY CJURAN 01/06/2023 555-22-009389
 UPDATED BY CJURAN 01/18/2023

COMMENT TABLE 2

#10 CL 01/04/2023

COMMENT TABLE 3

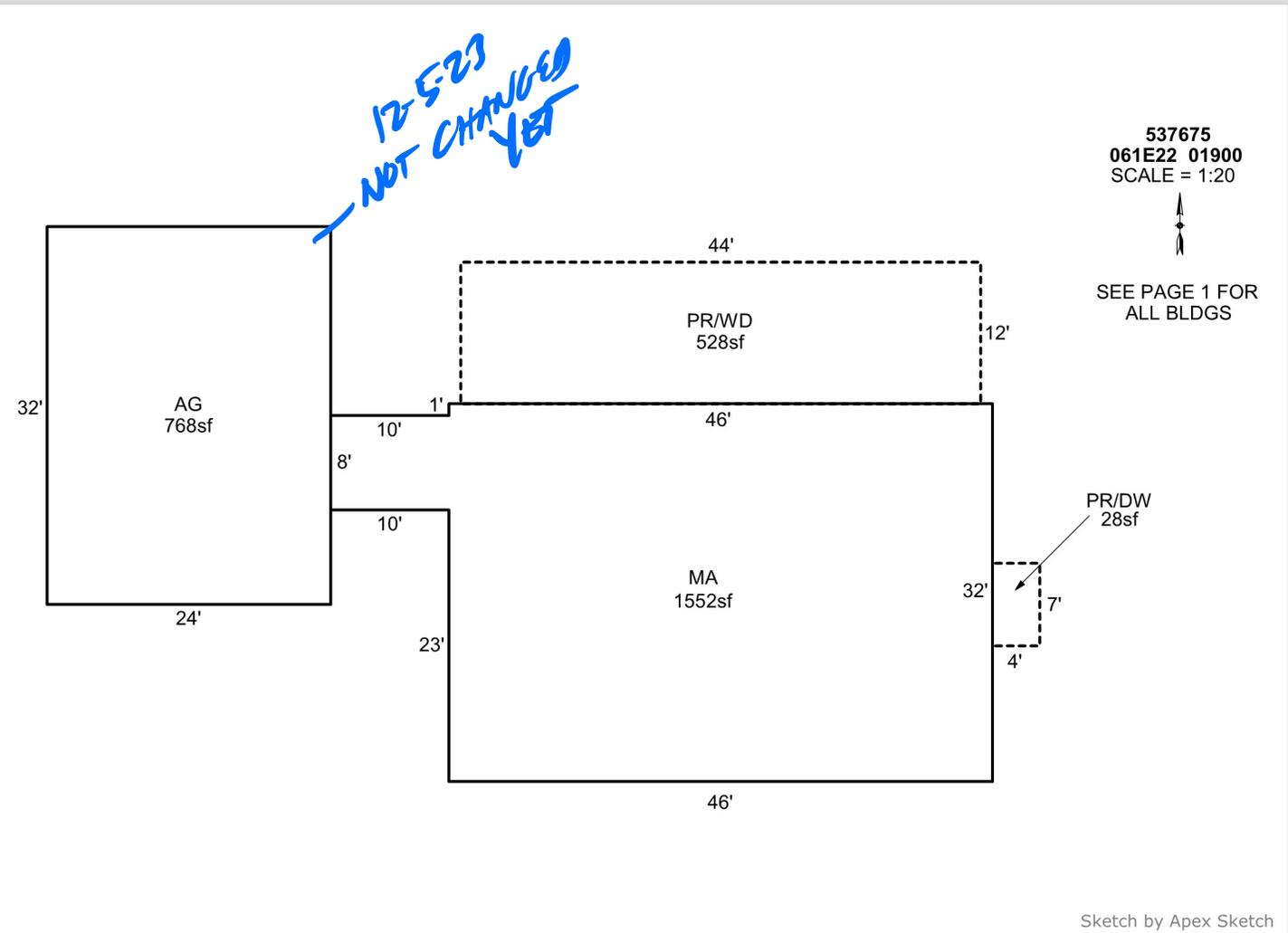
TAGS

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537675 Parcel No.: 061E22 01900
 Property Address: 18799 HAZELNUT RIDGE NE
 City: SCOTTS MILLS County: State: OR ZipCode: 97375
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1552.0	176.0	1552.0
GAR	AG	1.0	768.0	112.0	768.0
P/P	PR/WD	1.0	528.0	112.0	
	PR/DW	1.0	28.0	22.0	556.0

COMMENT TABLE 1

8/7/13- add LTL and chg AC to LTH - Jane
 UPDATED BY JRONDEMA 12/26/18
 UPDATED BY JRONDEMA 1/25/19
 UPDATED BY CJURAN 01/06/2023 555-22-009389
 UPDATED BY CJURAN 01/18/2023

COMMENT TABLE 2

#10 CL 01/04/2023

COMMENT TABLE 3

TAGS

Net LIVABLE cnt 1 (rounded) 1,552

SKETCH/AREA TABLE ADDENDUM

Parcel No **061E22 01900**

File No **R37675**

SUBJECT

Property Address **18799 HaZelnut Ridge NE**

City **Scotts Mills**

State **OR**

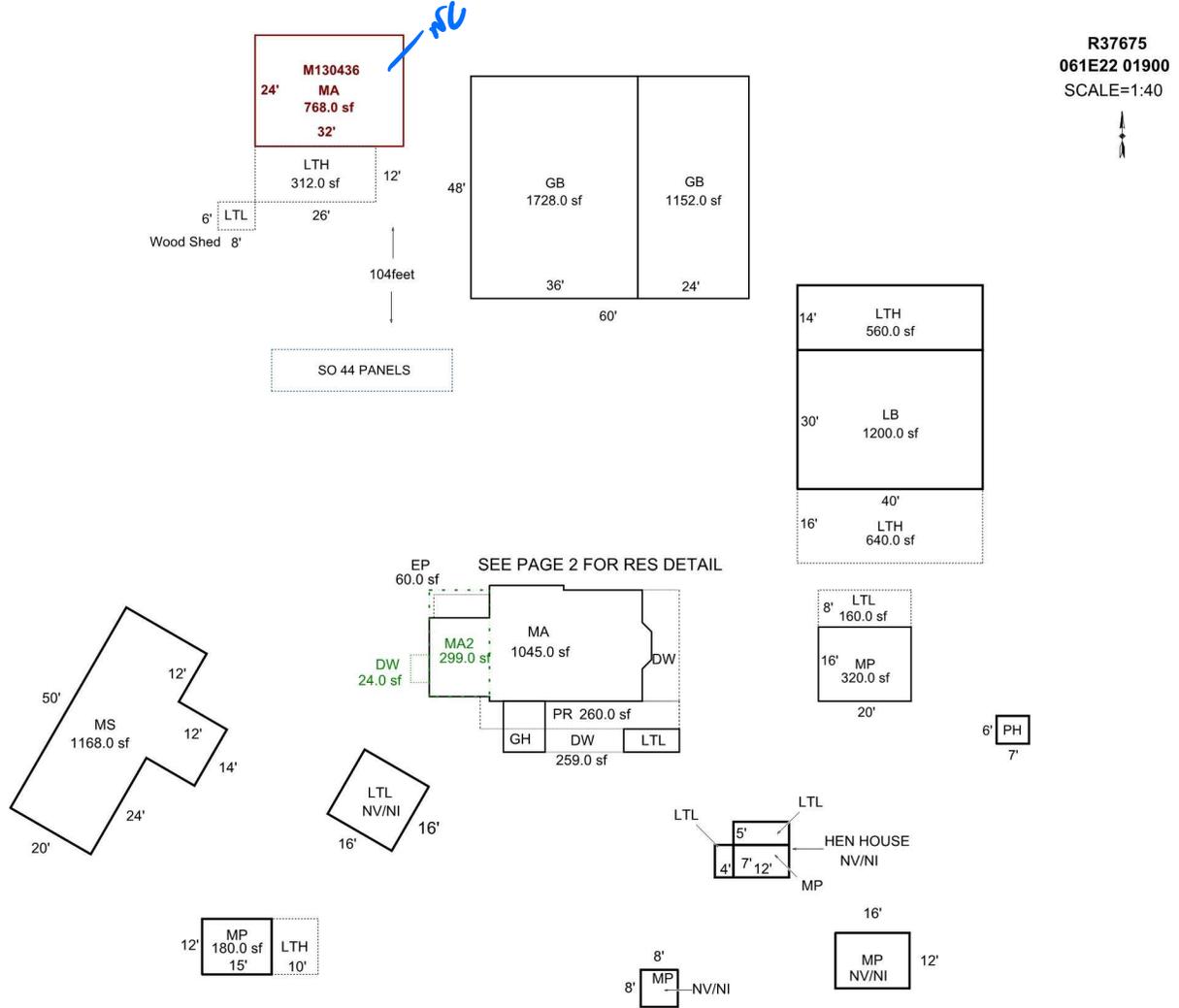
Zip **97375**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 100'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	768.00	112.0	
	MA	1.00	1045.00	143.7	1813.00
GLA2	MA2	1.00	299.00	72.0	299.00
GBA1	MP	1.00	180.00	54.0	
	PH	1.00	42.00	26.0	
	LB	1.00	1200.00	140.0	
	LTH	1.00	560.00	108.0	
	LTH	1.00	640.00	112.0	
	LTH	1.00	120.00	44.0	
	LTH	1.00	312.00	76.0	
	LTL	1.00	48.00	28.0	
	LTL	1.00	160.00	56.0	
	MP	1.00	320.00	72.0	
	GB	1.00	1728.00	168.0	
	GB	1.00	1152.00	144.0	
	LTL	1.00	60.00	34.0	
	GH	1.00	99.00	40.0	
	MS	1.00	1168.00	164.0	
	LTL	1.00	256.00	64.0	
	MP	1.00	84.00	38.0	
	Net LIVABLE Area	(rounded w/ factors)			2112
	Net BUILDING Area	(rounded w/ factors)			8473

1/14/2013 Jane
 8/7/13- add LTL and chg AC to LTH - Jane
 UPDATED BY JRONDEMA 12/26/18
 UPDATED BY JRONDEMA 1/25/19

SKETCH/AREA TABLE ADDENDUM

Parcel No **061E22 01900**

File No **R37675**

Property Address **18799 HaZelnut Ridge NE**

City **Scotts Mills**

State **OR**

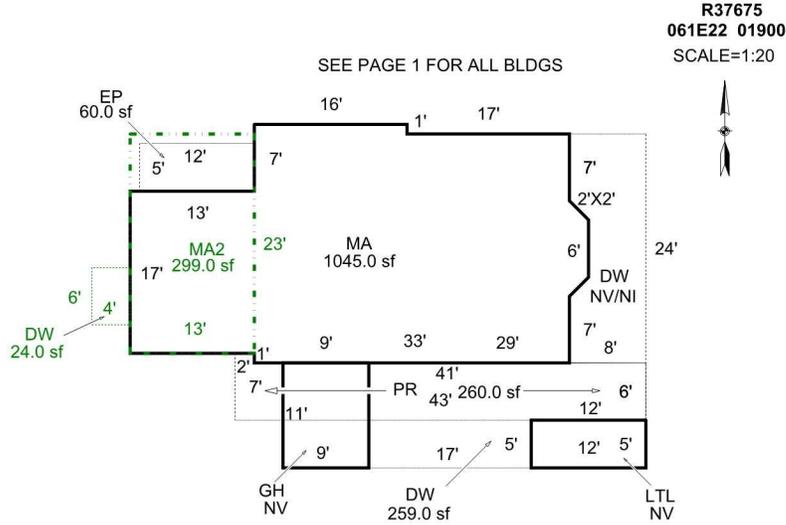
Zip **97375**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 100'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1045.00	143.7	1045.00
GLA2	MA2	1.00	299.00	72.0	299.00
GBA1	LTL	1.00	60.00	34.0	
	GH	1.00	99.00	40.0	159.00
YI1	EP	1.00	60.00	34.0	
	DW	1.00	24.00	20.0	
	DW	1.00	176.00	65.7	
	PR	1.00	260.00	100.0	
	DW	1.00	259.00	80.0	779.00

1/14/2013 Jane
8/7/13- add LTL and chg AC to LTH - Jane
UPDATED BY JRONDEMA 12/26/18
UPDATED BY JRONDEMA 1/25/19

Net LIVABLE Area	(rounded w/ factors)	1344
Net BUILDING Area	(rounded w/ factors)	159



12/15/23



12/5/23



12/5/23



12/5/23