

Acct ID: 543249 MTL: 041W36B000300 Date: 1/9/24 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 18320 FOBERT RD NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 135623 Year: 2024
 Last Date Appraised: 01/04/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - Tags/Permit (Completion)
 Owner: STRUBHAR, DAVID & STRUBHAR, GRACE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 100174
 RMV Land: 622570 RMV Imp: 188780 RMV Total: 811350 MAV: 62330 MSAV: 37844 SAV: 97772
 Comment: 24-25: L2 1.4.24 JJS

NIC - owner said it will be slow process

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

row crops/hay/pasture

OSDs

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: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 45130 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009

24-25: Update land classes

Site: 3 Code Area: 15519 Size: 2.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 136820 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 01500115

Site: 4 Code Area: 15519 Size: 2.86 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Woodlot Description: TWO BENCH DRY RMV: 129060 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

Site: 5 Code Area: 15519 Size: 5.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 266560 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 01500115

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: 173540
 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	BATH - 1, KIT-, ROOF, HVAC	Y N
Second Floor	3	Finished	540	2	FB-1	1913	1960	BATH - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	0	1960	6510	1

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	ROOF	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: 8040

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	Exception: Y N
Loft Barn	5	Finished	2580	0	0	1965	1965	FAIR	

Accessories

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

Bldg: 4 Code Area: 15519 Stat Class: 351 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 558 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 31x18 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: Y N
General Purpose Bldg	4	Finished	558	0	0	1965	1965	FAIR	

Accessories

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

Bldg: 5 Code Area: 15519 Stat Class: 341 Year Blt: 1913 Eff Year Blt: 1913 Sq.Ft: 414 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 18x23 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: Y N
Multi-Purpose Bldg	4	Finished	414	0	0	1913	1913	FAIR	

Accessories

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

Bldg: 6 Code Area: 15519 Stat Class: 341 Year Blt: 1965 Eff Year Blt: 1965 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

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	468	0	0	1965	1965	FAIR	

Accessories

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

Bldg: 8 Code Area: 15519 Stat Class: 353 Year Blt: 1965 Eff Year Blt: 1965 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

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	4	Finished	1098	0	0	1965	1965	FAIR	

Accessories

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

Bldg: 9 Code Area: 15519 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1344 % Complete: 35
 Desc: General Purpose Building (GB) Dimensions: 48x28 RMV: 7200
 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: Y N
General Purpose Bldg	4	Finished	1344	0	0	2023	2023	FAIR	

Accessories

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



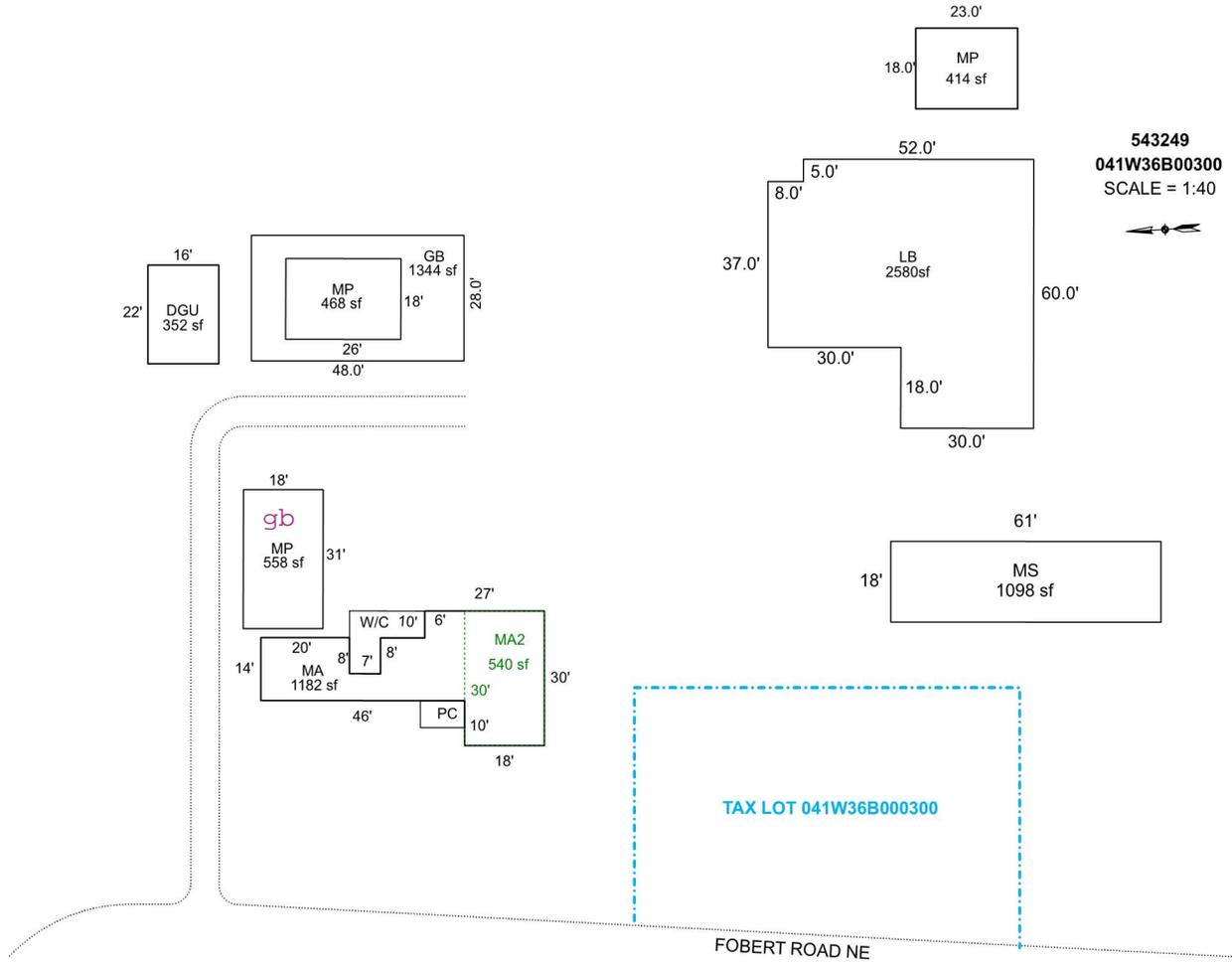
last year's photo
for comparison

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



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA3	MP	1.0	414.0	82.0	414.0
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	
	MS	1.0	1098.0	158.0	
	GB	1.0	1344.0	152.0	6646.0
P/P	UNF Porch	1.0	60.0	32.0	60.0
	Net LIVABLE	cnt	2 (rounded)		1,722
	Net BUILDING	cnt	1 (rounded)		414

COMMENT TABLE 1

Apex by JA 12/04/08
 UPDATED BY CJURAN 03/06/2024
 UPD BY WW 4.25.24

COMMENT TABLE 2

JJS 01/04/2024
 355 1/9/25

COMMENT TABLE 3

REQ. L2
 L2 Tags