

Summary

Lead Appr: ww 2.20.25

Clerk:

Lead Clerk:

Appr:

MLH 3/12/25

Print Date:

12/19/2024

Acct ID: 537707

MTL: 061E250001200

Date: 1/7/25

Appr: MLH

Prop Class: 551

RMV Prop Class: 451

Situs: 20878 HAZELNUT RIDGE RD NE SCOTTS MILLS OR 97375

MaSaNh: 03 06 000

Unit: 71372

Year: 2025

Last Date Appraised: 05/27/2022

Appraiser: MATTHEW HAMILTON

Retag: N

Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: JASON AND ZORKA SALEEBY RLTY

Inyo 971 344 8422 Too many building materials in the way to measure

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4

LCB INSP

AV: 85260

RMV Land: 381840

RMV Imp: 117890

RMV Total: 499730

MAV: 56250

MSAV: 29010

SAV: 106114

Comment: 5/27/2022 L4 CL

NEW MA @ 35% update inventory Retag for '26

Input MLH 2/19/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM Had been livestock, owner has passed and son is taking over the property. please send new owner courtesy info

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	04500	0

Land Chris 3/3/25

Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 48720 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2022

05-06: RECALC SETUP; APPR NO.36, 5/6/04 //05-06: APPLICATION FOR FARM DEFERRAL RECEIVED AND APPROVED

Site: 2 Code Area: 04500 Size: 1.23 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 59920 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year 2022

07-08: ALL ACRES INADVERTENTLY ROLLED INTO FARM DEFERRAL IN 2005, SHOULD HAVE KEPT 2 ACRES UNDER DESIG FOREST. PER JANE 1-3-07, OK TO CORRECT ACREAGE.

Site: 4 Code Area: 04500 Size: 5.04 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 223200 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2022

05-06: RECALC SETUP; APPR NO.36, 5/6/04 07-08: ALL ACRES INADVERTENTLY ROLLED INTO FARM DEFERRAL IN 2005, SHOULD HAVE KEPT 2 ACRES UNDER DESIG FOREST. PER JANE 1-3-07, OK TO CORRECT ACREAGE.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 122 Year Blt: 1930 Eff Year Blt: 1930 Sq.Ft: 1314 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 102400
 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	2	Finished	906	1	FB-1	1930	1930	HVAC, ROOF, BATH - 1, KIT- FP	Y N
Attic	2	Finished	408	0	0	1930	1930	HVAC	Y N
Garage Attached	2	Unfinished	630	0	0	1945	1930	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available YI 2A					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 528 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x22 RMV: 1720
 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
General Purpose Bldg	4	Finished	528	0	0	1970	1970	FAIR	Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 04500 Stat Class: 355 Year Blt: 1970 Eff Year Blt: Sq.Ft: 340 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 20x17 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	340	0	0	1970	0	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: 1970 Eff Year Blt: Sq.Ft: 289 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 17x17 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Dehehe

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	289	0	0	1970	0	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 04500 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 1500 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 50x30 RMV: 13770
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	1500	0	0	2004	2004	FAIR Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

355 LTH 2004 20x52 I/O
357 FL 4 2009 8x32 I/O



ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 154 QLTY + - FLOOR MA
 AREA 2725 EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 5 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ABF
 STAT / CLASS _____
 SIZE 502
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

YR BLT 2024
 EFF YR _____
 % COMP 35
 EXCEPT Y N

YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

STAT _____ QLTY + - FLOOR MA2
 AREA 689 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR _____ ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

MISC: _____
 COMMENT: _____

MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

STAT _____ QLTY + - FLOOR BSMTU
 AREA 507 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR _____ ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

MISC: _____
 COMMENT: _____

MISC: _____
 COMMENT: _____

Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%	Insulation	3%	2%			
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR MLH Date 1/7/25 YR For 25-26 % COMP 35
 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: _____

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

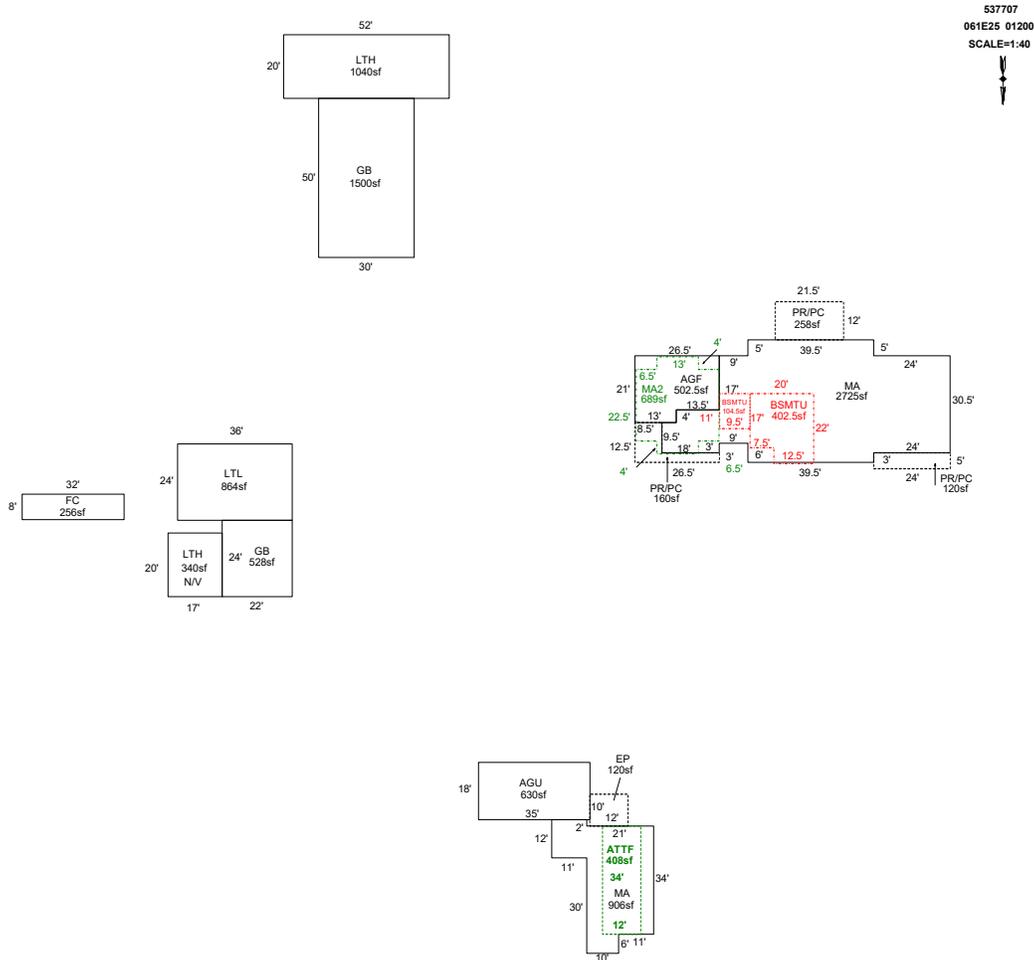
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537707 Parcel No.: 061E25 01200
 Property Address: 20878 HAZELNUT RIDGE RD NE
 City: SCOTTS MILLS County: Marion State: OR ZipCode: 97375
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



Sketch by ApexSketch

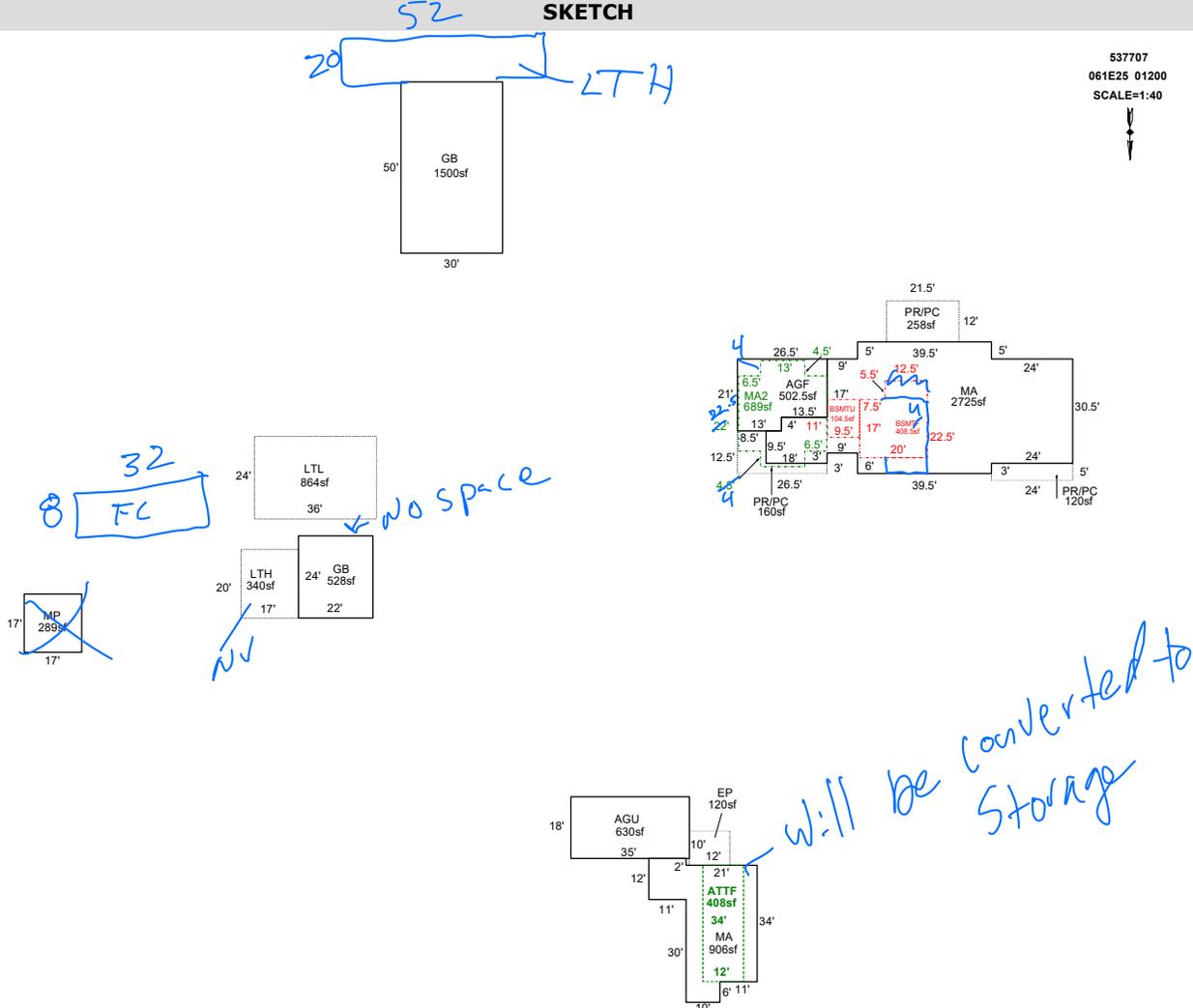
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTH	1.0	1040.0	144.0		DRAWN BY JRONDEMA 7/9/18 UPDATED BY CLOBERG 10/09/24 24-005790 MA UPDATED BY CLOBERG 02/07/25	
	FC	1.0	256.0	80.0			
	GB	1.0	1500.0	160.0			
	LTL	1.0	864.0	120.0			
	GB	1.0	528.0	92.0			
GLA1	LTH	1.0	340.0	74.0	4528.0		
	MA	1.0	2725.3	264.0			
GLA2	MA	1.0	906.0	148.0	3631.3		
	ATTF	1.0	408.0	92.0			
BSMT	MA2	1.0	689.0	113.0	1097.0	COMMENT TABLE 2	
	BSMTU	1.0	104.5	41.0	104.5		
BSMTU	BSMTU	1.0	402.5	84.0	402.5	COMMENT TABLE 3	
	GAR	1.0	630.0	106.0			
P/P	AGU	1.0	630.0	106.0		MLH 01/07/25 TAGS L2	
	AGF	1.0	502.5	95.0	1132.5		
P/P	PR/PC	1.0	258.0	67.0			
	PR/PC	1.0	120.0	58.0			
	2 addl items						
	Net LIVABLE	cnt	0	(rounded)	4,728		
	Net BUILDING	cnt	6	(rounded)	4,528		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537707 Parcel No.: 061E25 01200
 Property Address: 20878 HAZELNUT RIDGE RD NE
 City: SCOTTS MILLS County: Marion State: OR ZipCode: 97375
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1500.0	160.0	
	LTL	1.0	864.0	120.0	
	MP	1.0	289.0	68.0	
	GB	1.0	528.0	92.0	
GLA1	LTH	1.0	340.0	74.0	3521.0
	MA	1.0	2725.3	264.0	
GLA2	MA	1.0	906.0	148.0	3631.3
	ATTF	1.0	408.0	92.0	
BSMT	MA2	1.0	689.0	114.0	1097.0
	BSMTU	1.0	104.5	41.0	
	BSMTF	1.0	408.8	85.0	
GAR	BSMTU	1.0	0.0	11.0	513.3
	AGU	1.0	630.0	106.0	
	AGF	1.0	502.5	95.0	1132.5
P/P	PR/PC	1.0	258.0	67.0	
	PR/PC	1.0	120.0	58.0	
	2 addl items				
	Net LIVABLE	cnt	4 (rounded)		4,728
	Net BUILDING	cnt	5 (rounded)		3,521

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/9/18
 UPDATED BY CLOBERG 10/09/24 24-005790 MA

COMMENT TABLE 2

7/7/25 MLH

COMMENT TABLE 3

TABS LZ