

Summary

Lead Appr: WW 3.25.25 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 3/31/25

Print Date: 12/20/2024

Acct ID: 560491 MTL: 061E34A000300 Date: 3/17/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451

Situs: 5435 SPRING CLIFF LN NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 002 Unit: 102749 Year: 2025

Last Date Appraised: 12/12/2022 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2023 - Tags/Permit (Residence)

Owner: BOBBETT, JUSTIN Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 418990

RMV Land: 334300 RMV Imp: 260430 RMV Total: 594730 MAV: 418990 MSAV: 0 SAV: 0

Comment: 23-24: L2 12.12.22  
22-23: LEVEL 4 CL 1.4.22

RMLS 24606393  
DOM 59  
Sales Code 30

update inventory

Input MLH 3/25/25

Notations

No notation data available.

OSDs

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTF | OSD - FAIR  | 40000 | 04500     | 0         |

Land

Site: 1 Code Area: 04500 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0

Class: 48DS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 294300 Exception: Y N

S

Adjustment(s): Fire Patrol: Description:

Comments: 18-19: SV #94 CHG OSD// 06-07: RECALC SETUP;#10, 06-28-05

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 04500 Stat Class: 107 Year Blt: Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100

Desc: Yard Improvements Dimensions: RMV: 3210

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 |
|------------------------|-------|-----------|------------|------|----------|
| YARD IMPROVEMENTS FAIR | 3     | 0         | 0          | 3210 | 1        |
| Exception: Y N         |       |           |            |      |          |

Bldg: 6 Code Area: 04500 Stat Class: 131 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1716 % Complete: 100

Desc: One Story Only Dimensions: RMV: 237540

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                  |
|----------------|-------|---------------|------------|------|-------|--------|------------|----------------------------|
| First Floor    | 3 +   | Finished      | 1716       | 3    | FB-2  | 2022   | 2022       | HVAC, KIT-, BATH - 2, ROOF |
| Exception: Y N |       |               |            |      |       |        |            |                            |

Accessories

| Description            | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |
|------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS FAIR | 3     | 0         | 2022       | 10593 | 1        |
| Exception: Y N         |       |           |            |       |          |

Improvements - Accessory Buildings

Bldg: 1 Code Area: 04500 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 702 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 27x26 RMV: 6460

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 | <u>3</u> | Finished      | 702        | 0    | 0     | 1994   | 1994       | FAIR      |
| Exception: 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: 2009 Eff Year Blt: 2009 Sq.Ft: 1152 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 12330

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 | 4     | Finished      | 1152       | 0    | 0     | 2009   | 2009       | FAIR      | Exception: Y N |

Accessories

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

Bldg: 5

Code Area: 04500

Stat Class: 341

Year Blt: 1989

Eff Year Blt: 1989

Sq.Ft: 190

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions:

RMV: 890

Func Obsc: 80

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      | 190        | 0    | 0     | 1989   | 1989       |           | Exception: Y N |

Accessories

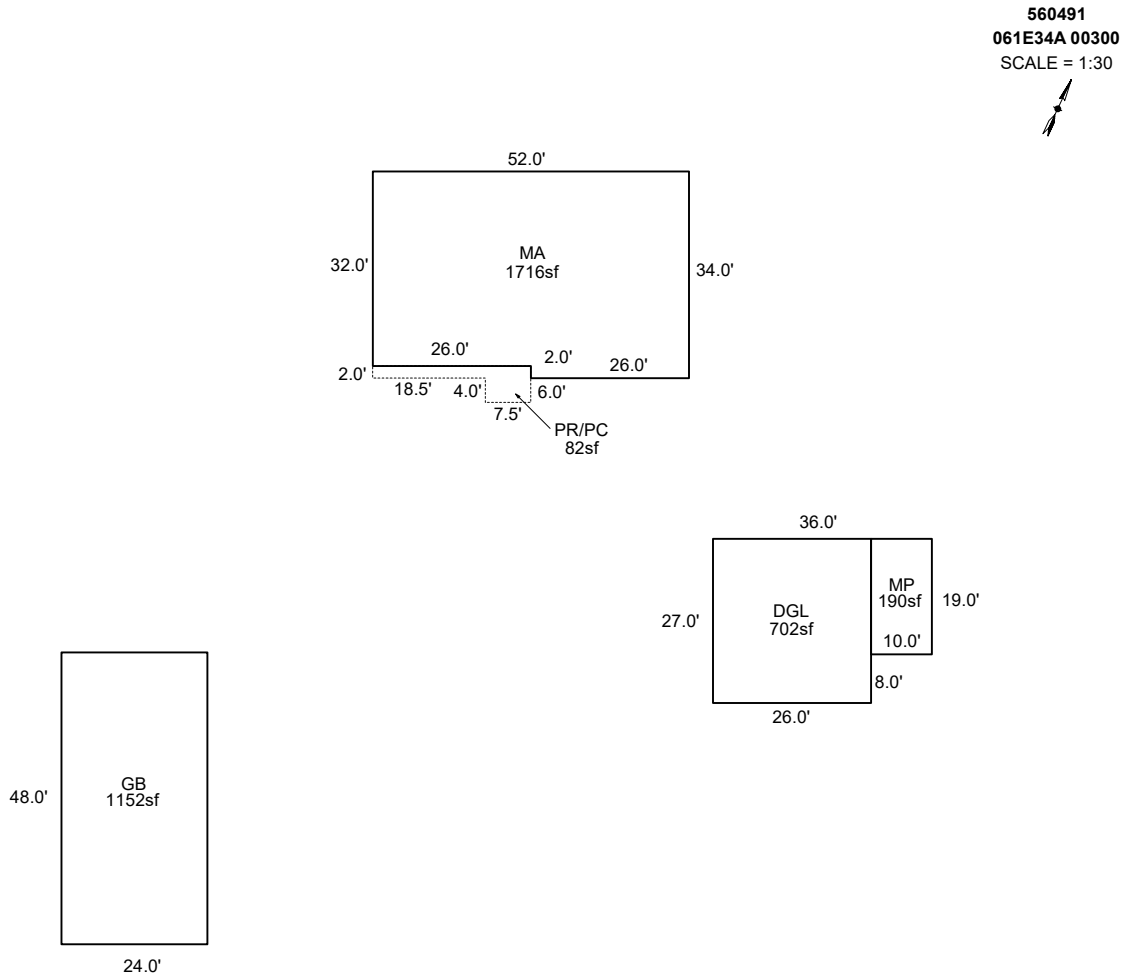
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560491 Parcel No.: 061E34A 00300  
 Property Address: 5435 SPRING CLIFF LN 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 | MP          | 1.0    | 190.0    | 58.0      |            |
|      | GB          | 1.0    | 1152.0   | 144.0     | 1342.0     |
| GLA1 | MA          | 1.0    | 1716.0   | 172.0     | 1716.0     |
| GAR  | DGL         | 1.0    | 702.0    | 106.0     | 702.0      |
| P/P  | PR/PC       | 1.0    | 82.0     | 64.0      | 82.0       |

### COMMENT TABLE 1

Apex by CW 12/14/16  
 UPDATED BY JRONDEMA 7/27/18  
 UPDATED BY CJURAN 12/07/2021 555-21-009893  
 UPDATED BY CJURAN 12/21/2022  
 UPDATED BY CLOBERG 03/24/25

### COMMENT TABLE 2

7.25.18 SR #94 S.V.  
 #10 CL 12/12/2022  
 MLH 03/17/25

### COMMENT TABLE 3

TAGS L2  
 SV L4

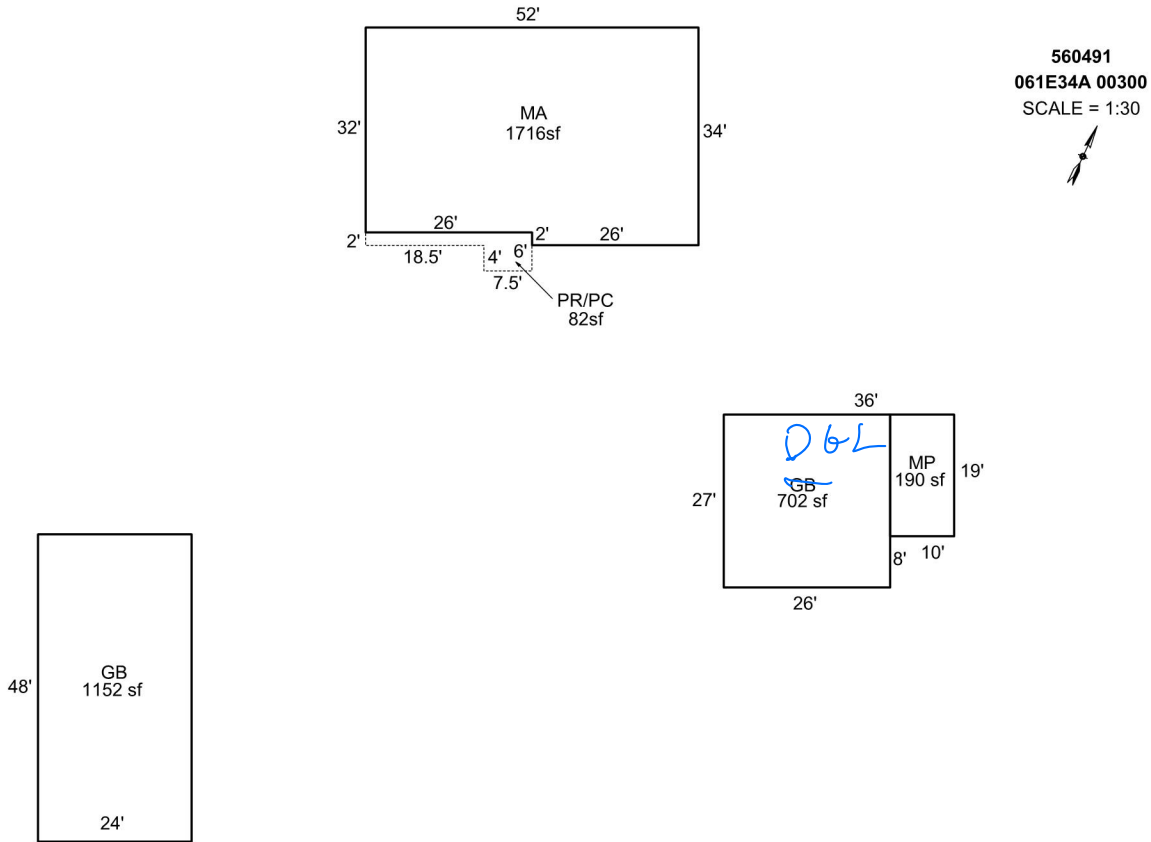
Net LIVABLE cnt 0 (rounded) 1,716  
 Net BUILDING cnt 2 (rounded) 1,342

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## AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB          | 1.0    | 702.0    | 106.0     |            |
|      | MP          | 1.0    | 190.0    | 58.0      |            |
|      | GB          | 1.0    | 1152.0   | 144.0     | 2044.0     |
| GLA1 | MA          | 1.0    | 1716.0   | 172.0     | 1716.0     |
| P/P  | PR/PC       | 1.0    | 82.0     | 64.0      | 82.0       |

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7.25.18 SR #94 S.V.  
 #10 CL 12/12/2022

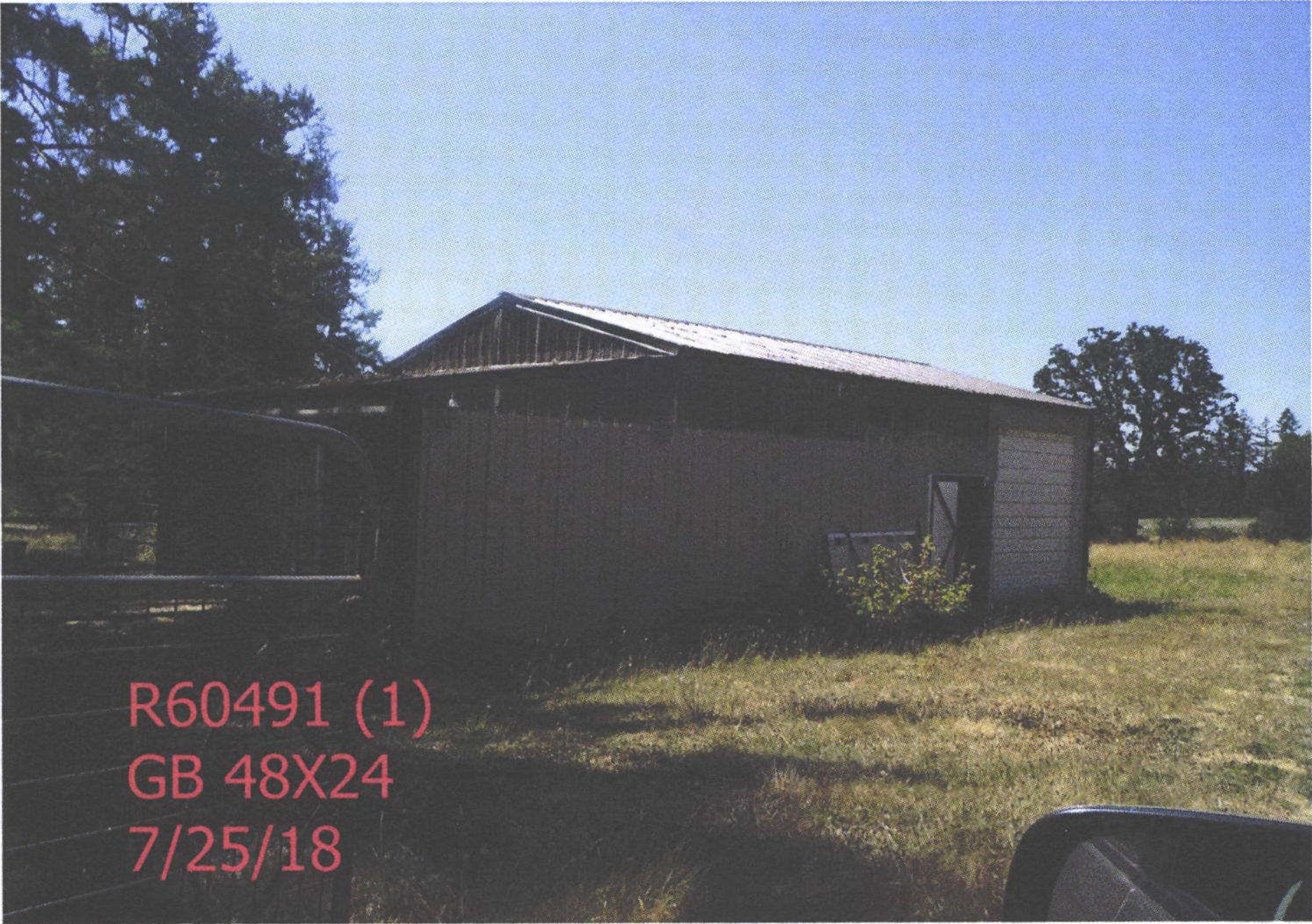
3/17/25 MLH

## COMMENT TABLE 3

TAGS L2

SU LY

|              |     |   |           |       |
|--------------|-----|---|-----------|-------|
| Net LIVABLE  | cnt | 1 | (rounded) | 1,716 |
| Net BUILDING | cnt | 3 | (rounded) | 2,044 |



R60491 (1)  
GB 48X24  
7/25/18