

Acct ID: 547699 MTL: 041W280001000 Date: 6.10.25 Appr: JJS Prop Class: 559 RMV Prop Class: 459
 Situs: 11489 ARABIAN LN NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 111366 Year: 2025

Last Date Appraised: 01/09/2025 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: WILSON, DARRIN E & WILSON, MARIA N Roll Type: R

Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 120913

RMV Land: 415350 RMV Imp: 113500 RMV Total: 528850 MAV: 42230 MSAV: 43753 SAV: 92491

Comment: 25-26: L3 1.9.25 JJS
 24-25: L4 4.23.24 JJS (L3 1/26/24 - Access Letter 2/22/24)

Farm use unclear, send DQ letter? Recalc S/1/26

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	40000	15510	0

Land

Site: 1 Code Area: 15510 Size: 2.42 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 188060 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2019
 25-26: Land classes ok
 17-18: UPDATED PART TOTALS/CW// 07-08: RECALC SETUP; #31 9/06/06

Site: 2 Code Area: 15600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 77720 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2019 / 17-18: UPDATED PART TOTALS/CW// 07-08: RECALC SETUP; #31 9/06/06

Site: 4 Code Area: 15600 Size: 1.41 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 109570 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2019

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15600 Stat Class: 456 Year Blt: 1974 Eff Year Blt: 1971 Sq.Ft: 1152 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 48x24 RMV: 30810
 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	5	Finished	1152	3	FB-1	1974	1971	SKIRT, BATH - 1, KIT-, ROOF+, HVAC+	Y N

Accessories

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

Bldg: 2 Code Area: 15600 Stat Class: 108 Year Blt: 1910 Eff Year Blt: 1910 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 16050
 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 AVERAGE	4	0	1910	16050	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15510 Stat Class: 351 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x36 RMV: 30980
 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	2017	2017	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 15600	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 96	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 12x8			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	
Pump House	0	Finished	96	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 15600	Stat Class: 341	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 64	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 8x8			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	
Multi-Purpose Bldg	5	Finished	64	0	0	1974	1974		Exception: Y N

Accessories

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

Bldg: 6	Code Area: 15600	Stat Class: 355	Year Blt: 2009	Eff Year Blt: 2002	Sq.Ft: 192	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 16x12			RMV: 730
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	192	0	0	2009	2002		Exception: Y N

Accessories

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

Bldg: 7	Code Area: 15510	Stat Class: 351	Year Blt: 2024	Eff Year Blt: 2024	Sq.Ft: 1440	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 30x48			RMV: 34930
Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 34930	Adjust:	Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	1440	0	0	2024	2024	AVG	Exception: Y N

Accessories

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



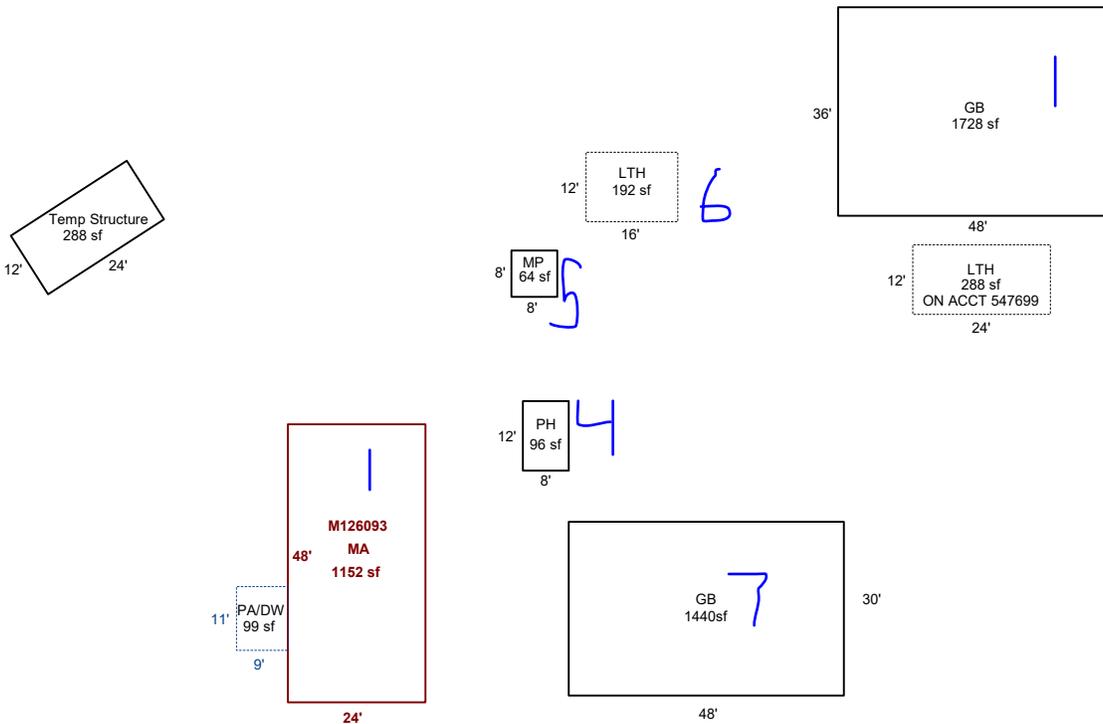
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 547698 Parcel No.: 041W28 01000
 Property Address: 11489 ARABIAN LN NE
 City: HUBBARD County: State: OR ZipCode: 97032
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

547698
041W28 01000
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	96.0	40.0	
	LTH	1.0	192.0	56.0	
	LTH	1.0	288.0	72.0	
	GB	1.0	1728.0	168.0	
	GB	1.0	1440.0	156.0	3744.0
GLA1	MA	1.0	1152.0	144.0	1152.0
P/P	PA/DW	1.0	99.0	40.0	99.0

COMMENT TABLE 1

APEXED BY NRC 10/05/2009
 UPDATED BY JRONDEMA 7/17/17
 UPDATED BY JRONDEMA 11/29/17
 UPDATED BY CLOBERG 02/20/25

COMMENT TABLE 2

JJS 01/09/25
JJS 6.10.25

COMMENT TABLE 3

TAGS L3
FF L3

Net LIVABLE cnt 0 (rounded) 1,152
 Net BUILDING cnt 5 (rounded) 3,744