

Acct ID: 537693 MTL: 061E250001000 Date: 5/16/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451  
 Situs: 20990 HAZELNUT RIDGE RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 71344 Year: 2025

Last Date Appraised: 10/29/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:  
 Owner: DUVALL, MICHAEL J & SELFRIDGE, CYNTHIA A Roll Type: R  
 Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 246400  
 RMV Land: 278430 RMV Imp: 259517 RMV Total: 537947 MAV: 246400 MSAV: 0 SAV: 0  
 Comment:

**Notations**

*update Inventory*

*Input MLH 5/22/25*

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: 2.08 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 94D Value Source: Rural Restrictive Description: RMV: 238430 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 05-06: RECALC SETUP; APPR36,05/06/04.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 04500 Stat Class: 142 Year Blt: 1925 Eff Year Blt: 1970 Sq.Ft: 2104 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 248253  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1040	0	FB-1	1925	1970	FP - 1, HVAC+, ROOF, KIT+, BATH - 1	Y N
Second Floor	4	Finished	1064	2	FB-1	1925	1970	HVAC+, BATH - 1	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>DECK</del> <i>Change to YI 4 E</i>	4	480	1980	8237	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: Eff Year Blt: ~~1984~~ Sq.Ft: 960 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 0  
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	4	Finished	960	0	0	0	0	<i>Feat</i>	Y N

**Accessories**

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

Bldg: 4 Code Area: 04500 Stat Class: 301 Year Blt: 2009 Eff Year Blt: 1984 Sq.Ft: 480 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 20x24 RMV: 1940  
 Func Obsc: 100 *Add* Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *Exempt*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Building Structure	0	Finished	480	0	0	2009	2009		Y N

**Accessories**

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

Bldg: 5 Code Area: 04500 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 360 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 15x24 RMV: 5218  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	360	0	0	2005	2005	FAIR <i>Good</i>	

**Accessories**

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

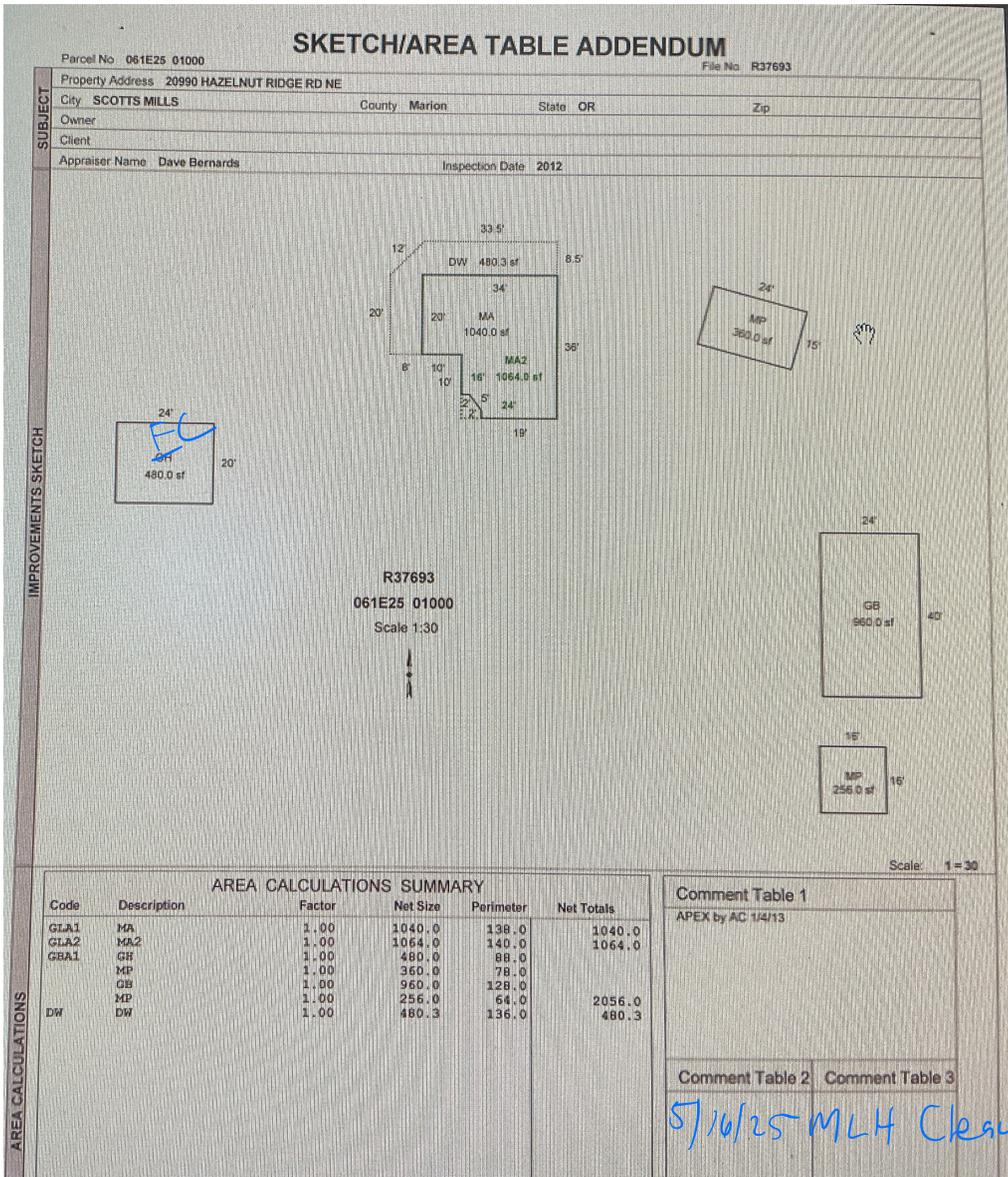
Bldg: 6 Code Area: 04500 Stat Class: 341 Year Blt: 2011 Eff Year Blt: *1999* 2011 Sq.Ft: 256 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 4106  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	256	0	0	2011	2011	FAIR	

**Accessories**

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



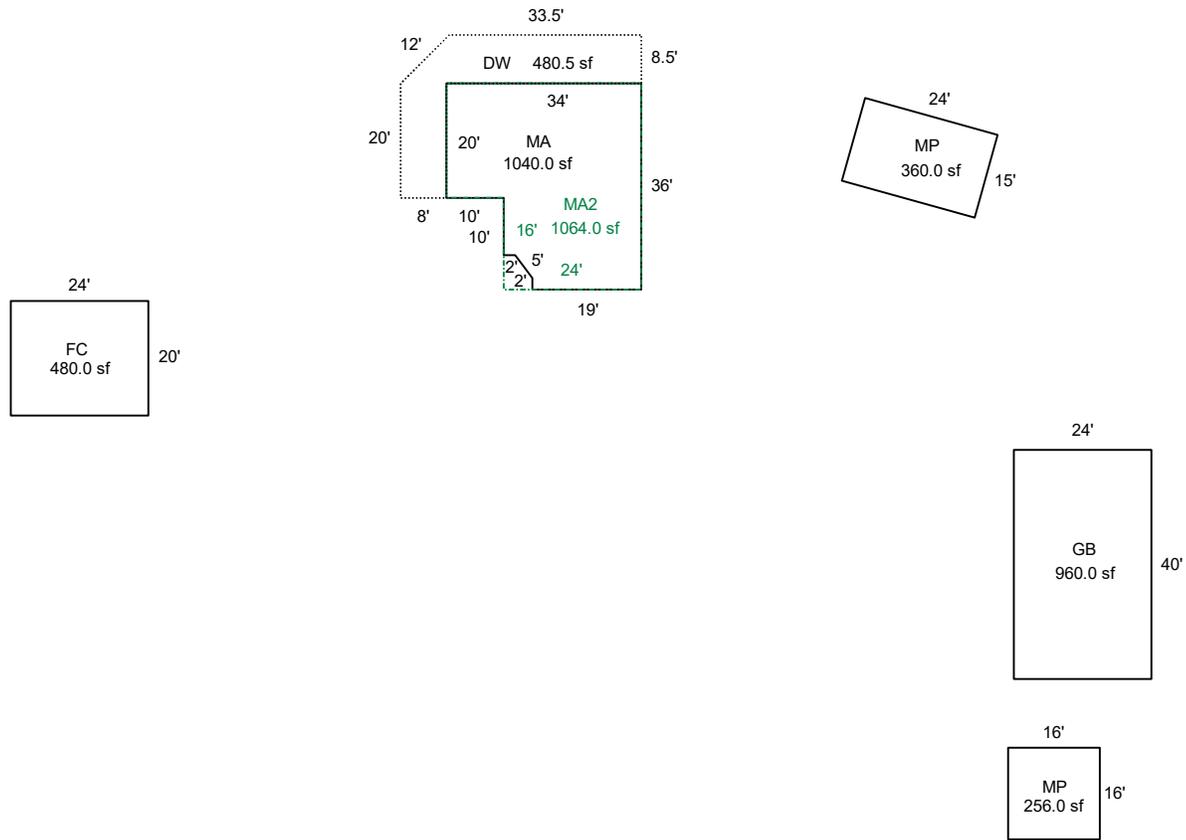
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 537693 Parcel No.: 061E25 01000  
 Property Address: 20990 HAZELNUT RIDGE RD NE  
 City: SCOTTS MILLS County: Marion State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Dave Bernards Inspection Date: 2012

## SKETCH

537693  
061E25 01000  
Scale 1:30



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC	1.0	480.0	88.0	
	MP	1.0	360.0	78.0	
	GB	1.0	960.0	128.0	
	MP	1.0	256.0	64.0	2056.0
GLA1	MA	1.0	1040.0	138.0	1040.0
GLA2	MA2	1.0	1064.0	140.0	1064.0
DW	DW	1.0	480.3	136.0	480.3
	Net LIVABLE	cnt	0 (rounded)		2,104
	Net BUILDING	cnt	4 (rounded)		2,056

### COMMENT TABLE 1

APEX by AC 1/4/13  
 UPDATED BY CLOBERG 05/22/25

### COMMENT TABLE 2

MLH 05/16/25

### COMMENT TABLE 3

CLEAN UP L4





