

Acct ID: 537687 MTL: 061E250001700 Date: 6/26/25 Appr: MLH Prop Class: 641 RMV Prop Class: 451
 Situs: 21047 HAZELNUT RIDGE RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 71329 Year: 2025

Last Date Appraised: 10/29/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: TERHAAR, PETER J Roll Type: R

Cycle Tag Sales Verification Other: Favor Inspection level: 1 2 3 4 LCB TTC INSP AV: 81483

RMV Land: 419790 RMV Imp: 10400 RMV Total: 430190 MAV: 74450 MSAV: 7033 SAV: 13634

Comment: David 503 991 204 NC to improvements Input MLH 6/26/25

Notations Hay in barn, Fencing material on site and started
Cows lined up for Fall Retag for '26

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	35000	04500	0

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 04500	Size: 3.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Rural Restrictive	Description:			RMV: 75550	Exception: Y N
Adjustment(s):			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: 24-25 REM TCVCT HAS MFG 322396 00-01; UPDATED MARKET VALUE, 400028 05-06: RECALC SETUP;#36						
Site: 2	Code Area: 04500	Size: 8.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 201460	Exception: Y N
Adjustment(s):			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 2003 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 00400008: 00-01; UPDATED MARKET VALUE, 03-04: CHANGED SOIL CLASS FROM MKT NFARM WASTE TO WASTELAND PER #31 // 05-06: RECALC SETUP;#36 // F06-12 MOVE ACREAGE FROM FD ACCOUNT R37687 TO FP ACCOUNT R37686						
Site: 3	Code Area: 04500	Size: 4.28 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 107780	Exception: Y N
Adjustment(s):			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1975 / 00-01; 400028, UPDATE MARKET VALUE						

Improvements - Residence / Manufactured Structures
 No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1	Code Area: 04500	Stat Class: 312	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 1200	% Complete: 100
Desc: Loft Barn (LB)					Dimensions: 60x20	RMV: 3890
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
Loft Barn	4	Finished	1200	0	0	1986	1986	FAIR	Y N

Accessories

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

Bldg: 2	Code Area: 04500	Stat Class: 353	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 600	% Complete: 100
Desc: Machine Shed (MS)					Dimensions: 30x20	RMV: 2880
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
Machine Shed	4	Finished	600	0	0	1998	1998		Y N

Accessories

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

Bldg: 3	Code Area: 04500	Stat Class: 341	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 140	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 14x10	RMV: 2030
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	
Multi-Purpose Bldg	5	Finished	140	0	0	1999	1999	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 355 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 480 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 24x20 RMV: 840
 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	480	0	0	1987	1987		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 350
 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 Light Duty	4	Finished	240	0	0	1992	1992		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 280 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 410
 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 Light Duty	4	Finished	280	0	0	1992	1992		Exception: Y N

Accessories

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

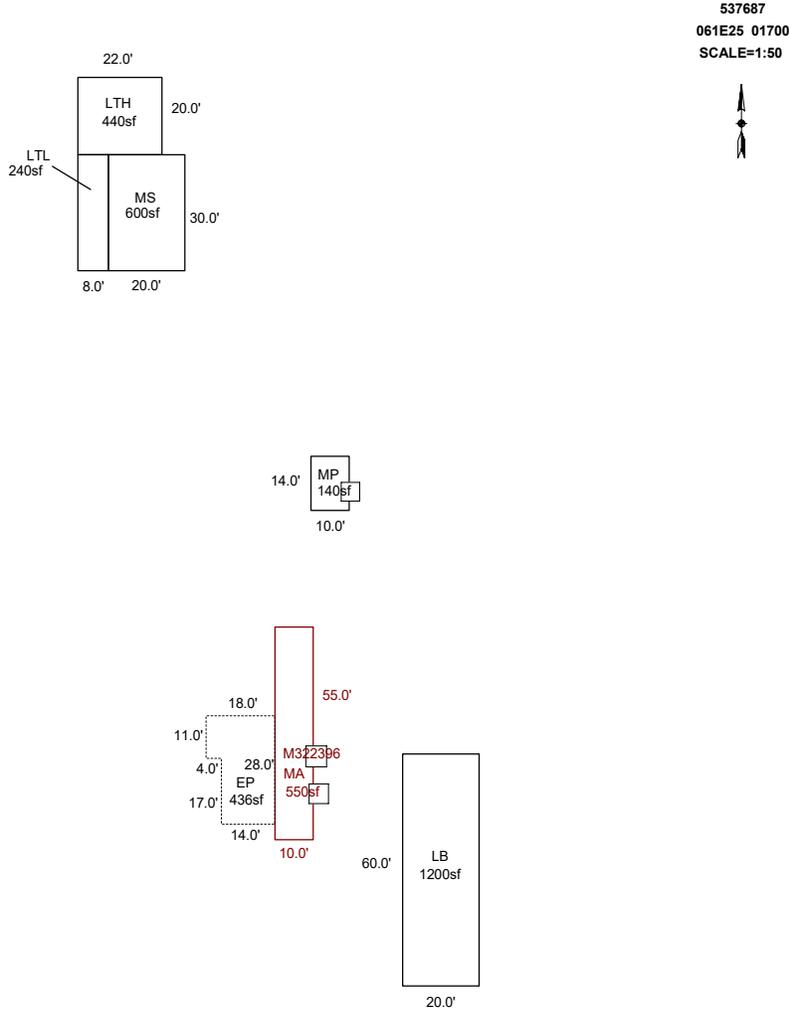


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537687 Parcel No.: 061E25 01700
 Property Address: 21047 HAZELNUT RIDGE RD
 City: SCOTTS MILLS County: MARION State: OR ZipCode: 97375
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LB	1.0	1200.0	160.0	
	MS	1.0	600.0	100.0	
	MP	1.0	140.0	48.0	
	LTH	1.0	440.0	84.0	
	LTL	1.0	240.0	76.0	2620.0
GLA1	MA	1.0	550.0	130.0	550.0
P/P	EP	1.0	436.0	92.0	436.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/11/18
 UPDATED BY CLOBERG 04/08/25

COMMENT TABLE 2

MLH 04/01/25

COMMENT TABLE 3

SV L4

Net LIVABLE cnt 0 (rounded) 550
 Net BUILDING cnt 5 (rounded) 2,620