

Acct ID: 543249 MTL: 041W36B000300 Date: 7/31/25 JJS Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 18320 FOBERT RD NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 135623 Year: 2025
 Last Date Appraised: 01/09/2025 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2026 - Tags/Permit (Completion)
 Owner: STRUBHAR, DAVID & STRUBHAR, GRACE Roll Type: R
 Cycle: ag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB ITTO INSP AV: 103049
 RMV Land: 667970 RMV Imp: 188510 RMV Total: 856480 MAV: 64190 MSAV: 38859 SAV: 98542
 Comment: 25-26: L2 1.9.25 JJS
 24-25: L2 1.4.24 JJS

6B to 95% - L3 check for finish 1/1/26

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	15519	0

Land

Site: 2	Code Area: 15519	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR	RMV: 48280	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009					
24-25: Update land classes						
Site: 3	Code Area: 15519	Size: 2.90 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 146390	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 01500115					
Site: 4	Code Area: 15519	Size: 2.86 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Woodlot	Description: TWO BENCH DRY	RMV: 138090	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 01500115//08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M					
Site: 5	Code Area: 15519	Size: 5.65 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 285210	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 01500115					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 15519	Stat Class: 132	Year Blt: 1913	Eff Year Blt: 1960	Sq.Ft: 1722	% Complete: 100
Desc:	Multi Story above grade	Dimensions:	RMV: 173480			
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	3	Finished	1182	2	FB-1	1913	1960	HVAC, KIT-, ROOF, BATH - 1	Y N
Second Floor	3	Finished	540	2	FB-1	1913	1960	HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	0	1960	7490	1	Y N

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	352	0	0	1913	1913	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 15519	Stat Class: 312	Year Blt: 1965	Eff Year Blt: 1965	Sq.Ft: 2580	% Complete: 100
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Desc: Loft Barn (LB)

Dimensions:

RMV: 8040

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: Y N
Loft Barn	5	Finished	2580	0	0	1965	1965	FAIR	

Accessories

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

Bldg: 4 Code Area: 15519 Stat Class: 351 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 558 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 31x18 RMV: 0
 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: Y N
General Purpose Bldg	4	Finished	558	0	0	1965	1965	FAIR	

Accessories

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

Bldg: 5 Code Area: 15519 Stat Class: 341 Year Blt: 1913 Eff Year Blt: 1913 Sq.Ft: 414 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 18x23 RMV: 0
 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: Y N
Multi-Purpose Bldg	4	Finished	414	0	0	1913	1913	FAIR	

Accessories

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

Bldg: 6 Code Area: 15519 Stat Class: 341 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 468 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 26x18 RMV: 0
 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: Y N
Multi-Purpose Bldg	4	Finished	468	0	0	1965	1965	FAIR	

Accessories

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

Bldg: 8 Code Area: 15519 Stat Class: 353 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 1098 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 61x18 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	Exception: Y N
Machine Shed	4	Finished	1098	0	0	1965	1965	FAIR	

Accessories

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

Bldg: 9 Code Area: 15519 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1344 % Complete: 85
 Desc: General Purpose Building (GB) Dimensions: 48x28 RMV: 6990
 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: Y N
General Purpose Bldg	4	Finished	1344	0	0	2023	2023	FAIR	

Accessories

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

6 - 2x wall staining open for PBE / Avg

1951.

Percent Complete Form

Account # 543244

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: GB

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

APPR <u>SSS</u>	Date <u>7/31/15</u>	YR For <u>25-26</u>	% COMP <u>95</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Staying unfinished or well/ceiling



Potential future door



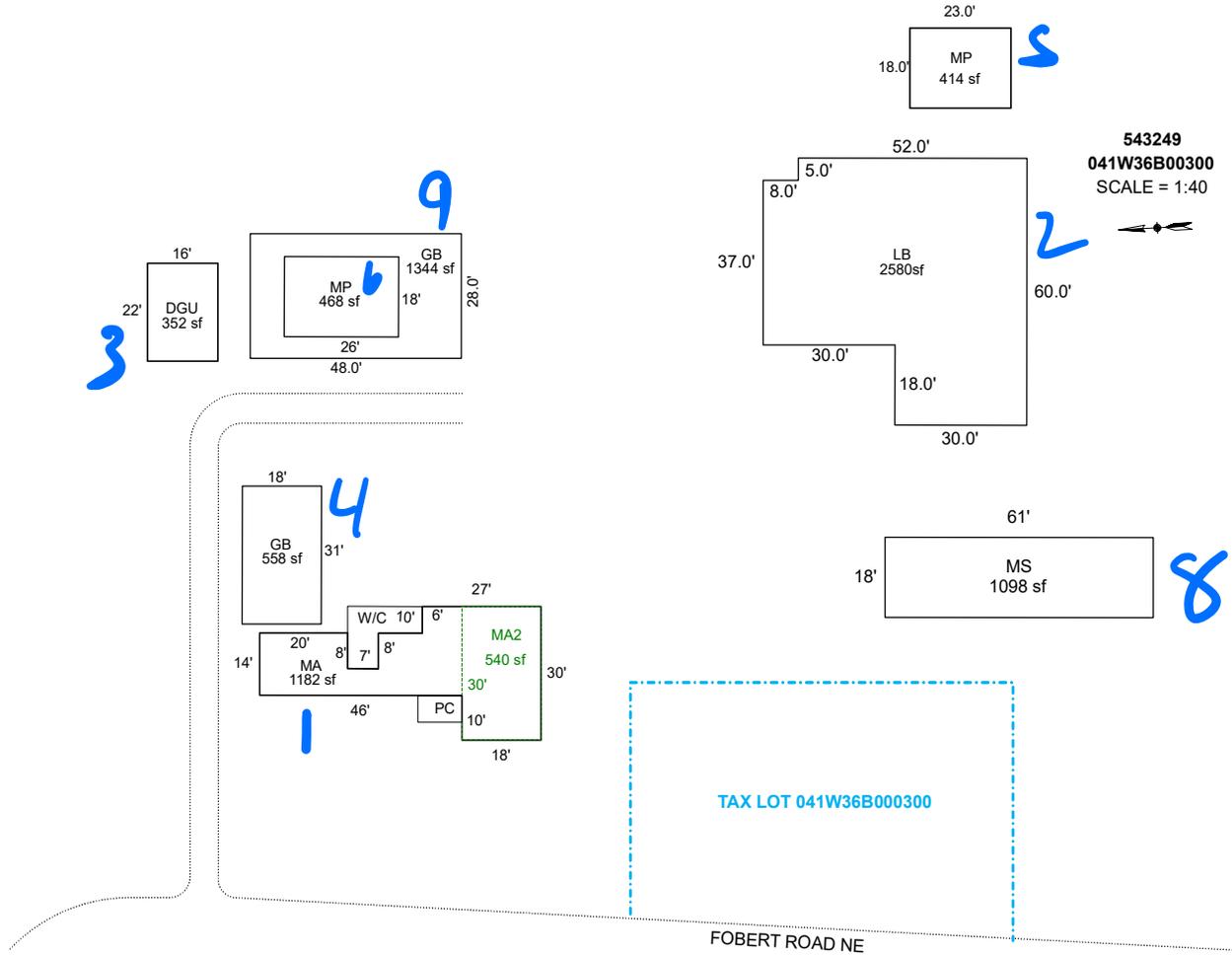
Staying open for PGE Access

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 543249 Parcel No.: 041W36B 00300
 Property Address: 18320 FOBERT ROAD NE
 City: HUBBARD County: MARION State: OR ZipCode: 97032
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA3	MP	1.0	414.0	82.0	414.0
GLA1	MA	1.0	1182.0	204.0	1182.0
GLA2	MA2	1.0	540.0	96.0	540.0
GAR	DGU	1.0	352.0	76.0	352.0
OTH	W/C	1.0	158.0	62.0	
	GB	1.0	558.0	98.0	
	MP	1.0	468.0	88.0	
	LB	1.0	3020.0	240.0	
	MS	1.0	1098.0	158.0	
	GB	1.0	1344.0	152.0	6646.0
P/P	UNF Porch	1.0	60.0	32.0	60.0
	Net LIVABLE	cnt	0 (rounded)		1,722
	Net BUILDING	cnt	1 (rounded)		414

COMMENT TABLE 1

Apex by JA 12/04/08
 UPDATED BY CJURAN 03/06/2024
 UPD BY WW 4.25.24
 UPDATED BY CLOBERG 02/20/25

COMMENT TABLE 2

JJS 01/04/2024
 JJS 01/09/25
JJS 7/31/25

COMMENT TABLE 3

REQ. L2
 TAGS L2
Tags L2