

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 2.18.26 Print Date: 9/26/2025

Acct ID: 511372 MTL: 041W320001400 Date: 10.29.25 Appr: JJS Prop Class: 551 RMV Prop Class: 401  
Situs: 17511 BOONES FERRY RD NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 95162 Year: 2025

Last Date Appraised: 05/28/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - Tags/Permit (L2: ON-SITE REVIEW EXTERIOR)  
Owner: MORENO, SELINA E Last Sales Date: 04/29/2024 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 226877  
RMV Land: 556870 RMV Imp: 362570 RMV Total: 919440 MAV: 185350 MSAV: 41527 SAV: 78765  
Comment: 25-26: L2 5.28.25 CWO  
25-26: L3/L4 1.15.25 JJS  
24-25: L2 9.11.24 WW

Notations

No new change, F/P OK only (see CWO Field Sheet Below)

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	03600	0

Land

Site: 2	Code Area: 03600	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: 56660	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2025						
Site: 3	Code Area: 03600	Size: 3.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 192650	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2025						
Site: 4	Code Area: 03600	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 257560	Exception: Y N		
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2025						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03600	Stat Class: 141 -	Year Blt: 1964	Eff Year Blt: 1980	Sq.Ft: 1390	% Complete: 100.00
Desc: One Story Only	Dimensions:	RMV: 267020				
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
First Floor	4 -	Finished	1390	3	FB-2	1964	1980	ROOF, HVAC+, FP - 1, KIT+, BATH - 2	Exception: Y N
Garage Attached	4	Finished	540	0	0	1964	1980	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1980	33384	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 03600	Stat Class: 351	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 800	% Complete: 100.00
Desc: General Purpose Building (GB)	Dimensions: 40x20	RMV: 3640				
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	800	0	0	1986	1986	AVG	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 03600	Stat Class: 351	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 1360	% Complete: 100.00
Desc: General Purpose Building (GB)	Dimensions: 68x20	RMV: 4160				
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	1360	0	0	1979	1979	FAIR	Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 03600 Stat Class: 351 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1824 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 57x32 RMV: 5400  
 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	1824	0	0	1978	1978	FAIR	Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 03600 Stat Class: 316 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 10080 % Complete: 100.00  
 Desc: Arenas (HA) Dimensions: 144x70 RMV: 77060  
 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	
Horse Arena	5	Finished	10080	0	0	1996	1996	AVG	Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 03600 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 896 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 16x56 RMV: 5290  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

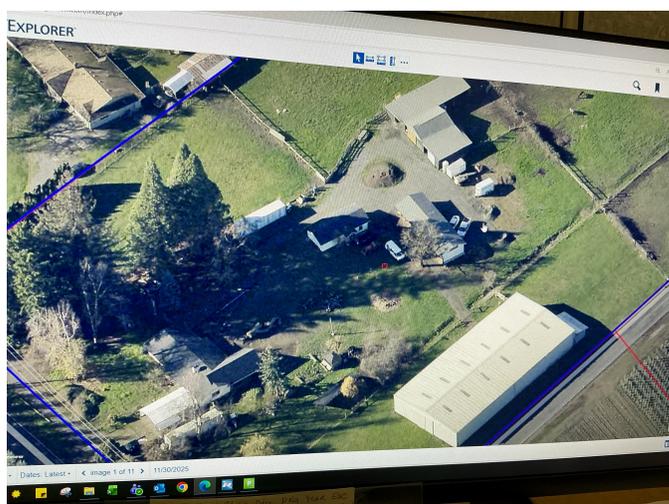
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	4	Finished	896	0	0	2000	2000	FAIR	Exception: Y N

**Accessories**

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

**Farm Notes**

2023FARM  
 11/28/23: CWO rec'd phone call real estate agent, there are still horses on the property, but Ms. owner is not involved in a farm operation. Sending inquiry letter.  
 2024FARM  
 1/9/24: Per CWO, no response to inquiry letter. Proceed with disqual.  
 2025FARM  
 5/28/25: Inspected by CWO L2, approved for farm use.  
 25-26: CWO spoke to Selina on 4-9-25, she stated they have 30 chickens for eggs, 10 dairy goats, 6 horses for training on leased land. Need to do onsite 5-1-25 to approve farm SA. Call ahead.  
 5/28/25 CWO ONSITE AND APPROVED FARM SA

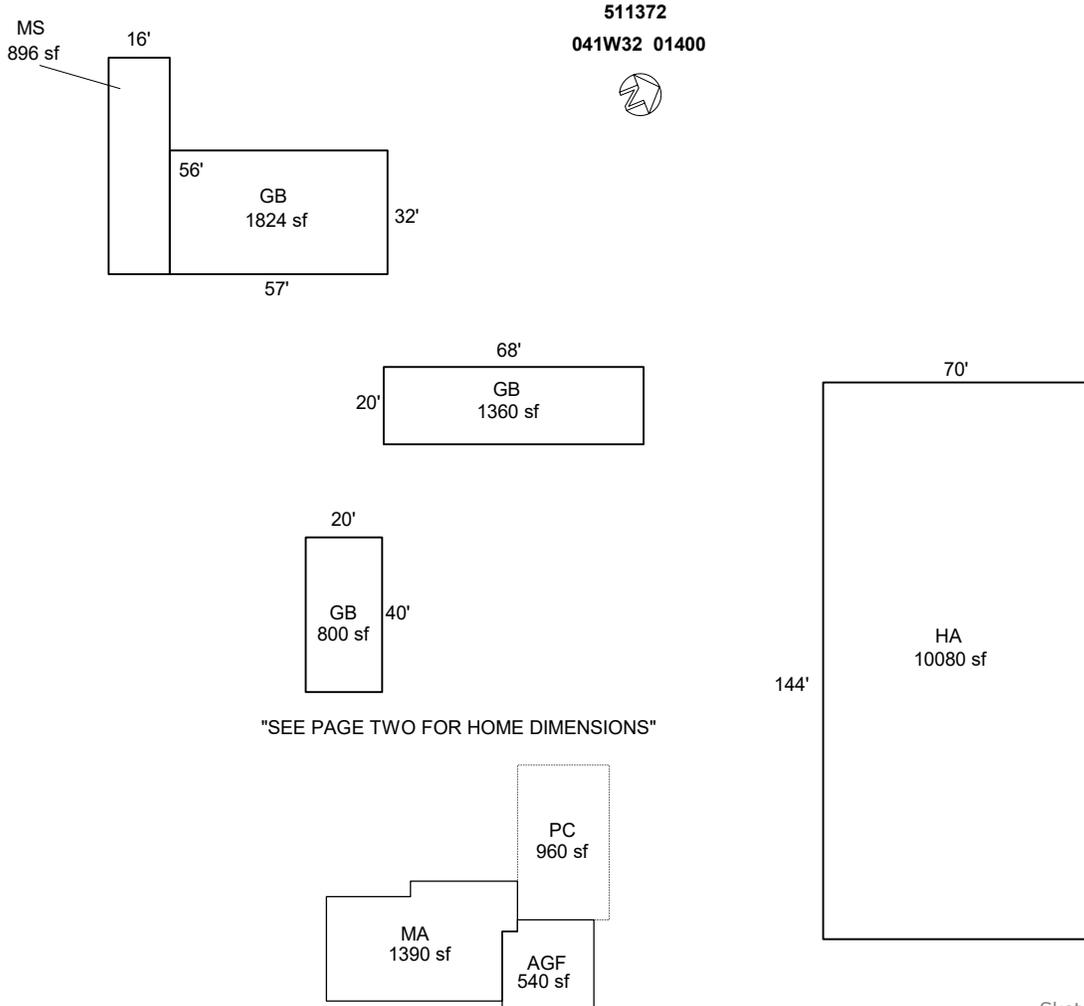


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 511372 Parcel No.: 041W32 01400  
 Property Address: 17511 BOONES FERRY RD NE  
 City: HUBBARD County: State: OR ZipCode: 97032  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HA	1.0	10080.0	428.0	
	GB	1.0	1360.0	176.0	
	GB	1.0	800.0	120.0	
	GB	1.0	1824.0	178.0	
	MS	1.0	896.0	144.0	14960.0
GLA1	MA	1.0	1390.0	162.0	1390.0
GAR	AGF	1.0	540.0	94.0	540.0
P/P	PC	1.0	960.0	128.0	960.0

### COMMENT TABLE 1

APEXED BY NRC 10/05/2009  
 DEL MP - CE 5/10/10  
 UPD BY WW 9.11.24  
 UPDATED BY CLOBERG 03/13/25

### COMMENT TABLE 2

WW 9.11.24  
 JJS 01/05/25

### COMMENT TABLE 3

CYCLE 9.11.24  
 TAGS L3/L4

JJS 10/29/25 TAGS L3

Net LIVABLE	cnt	0	(rounded)	1,390
Net BUILDING	cnt	5	(rounded)	14,960

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

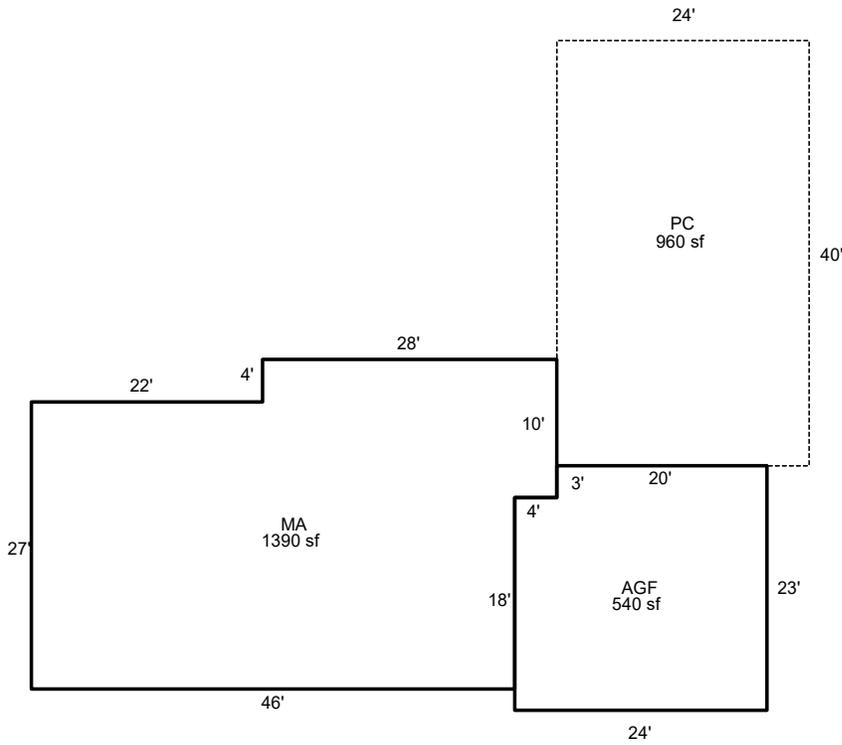
File No.: 511372 Parcel No.: 041W32 01400  
 Property Address: 17511 BOONES FERRY RD NE  
 City: HUBBARD County: State: OR ZipCode: 97032  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

511372  
041W32 01400



"SEE PAGE ONE FOR ALL BUILDINGS"



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1390.0	162.0	1390.0
GAR	AGF	1.0	540.0	94.0	540.0
P/P	PC	1.0	960.0	128.0	960.0

### COMMENT TABLE 1

APEXED BY NRC 10/05/2009  
 DEL MP - CE 5/10/10  
 UPD BY WW 9.11.24  
 UPDATED BY CLOBERG 03/13/25

### COMMENT TABLE 2

WW 9.11.24  
 JJS 01/05/25

### COMMENT TABLE 3

CYCLE 9.11.24  
 TAGS L3/L4

Net LIVABLE                      cnt                      0      (rounded)                      1,390

Acct ID: 511372 MTL: 041W320001400 Date: 5/19/25 Appr: CWO Prop Class: 451 551 RMV Prop Class: 401  
 Situs: 17511 BOONES FERRY RD NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 95162 Year: 2025

Last Date Appraised: 01/15/2025 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: 2026 - Tags/Permit (L2: ON-SITE REVIEW EXTERIOR)  
 Owner: MORENO, SELINA E Roll Type: R  
 Cycle Tag Sales Verification Other: FF Check Inspection level: (1) 2 3 4 LCB TTO INSP AV: 448570  
 RMV Land: 523710 RMV Imp: 347460 RMV Total: 871170 MAV: 448570 MSAV: 0 SAV: 0  
 Comment: 25-26: L3/L4 1.15.25 JJS  
 24-25: L2 9.11.24 WW

511372 - Selina 503-980-8726 CALL AHEAD APPLICATION

*2 Big dogs after 9:15*

*4M 2:20  
5/27*

**Notations**

No notation data available.

25-26: CWO spoke to Selina on 4-9-25, she stated they have 30 chickens for eggs, 10 dairy goats, 6 horses for training on leased land. Need to do onsite 5-1-25 to approve farm SA. Call ahead.

1.0 SA HS 2BD

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	03600	0

**Land**

*Approved for farm SA*

Site: 2 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD  Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 52950 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 24-25: Disqual farm use

Liability year - 2009 / 10300030

Site: 3 Code Area: 03600 Size: 3.40 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD  Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 180050 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1977 / 10300030 // 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 4.2 TTL ACRES

Site: 4 Code Area: 03600 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4BD  Value Source: Rural Restrictive Description: FOUR BENCH DRY RMV: 240710 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1977 / 10300030 // 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 4.2 TTL ACRES

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 03600 Stat Class: 141 - Year Blt: 1964 Eff Year Blt: 1980 Sq.Ft: 1390 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 251910  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	<input checked="" type="checkbox"/> Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 -	Finished	1390	3	FB-2	1964	1980	HVAC+, ROOF, FP - 1, KIT+, BATH - 2	Y N
Garage Attached	4	Finished	540	0	0	1964	1980	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1980	33384	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 03600 Stat Class: 351 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 800 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x20 RMV: 3640  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	<input checked="" type="checkbox"/> Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	4	Finished	800	0	0	1986	1986	AVG	Y N

**Accessories**

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

Bldg: 3 Code Area: 03600 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1360 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 68x20 RMV: 4160  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**