

Summary Lead Appr: WNA JB Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 9/26/2025

Acct ID: 547701 MTL: 041W280001100 Date: 11-12 Appr: WW Prop Class: 451 RMV Prop Class: 451  
 Situs: 11509 ARABIAN LN NE HUBBARD OR 97032 MaSaNh: 02 06 000 Unit: 111368 Year: 2025

Last Date Appraised: 03/24/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 24-009404 35736 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: EPICKSON, NICHOLAS MATTHEW Last Sales Date: 07/30/2020 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 138720

RMV Land: 237260 RMV Imp: 197210 RMV Total: 434470 MAV: 138720 MSAV: 0 SAV: 0

Comment:

*add NP & SB*

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	50000	15600	0

Land

Site: 1 Code Area: 15510 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 93630 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 17-18: UPDATED PART TOTALS/CW// 07-08: RECALC SETUP; #31 9/06/06

Site: 2 Code Area: 15600 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 93630 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 17-18: UPDATED PART TOTALS/CW// 07-08: RECALC SETUP; #31 9/06/06

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15600 Stat Class: 131 Year Blt: 1955 Eff Year Blt: 1990 Sq.Ft: 1120 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 177720  
 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	1120	<u>3</u>	<u>1</u>	1955	1990	KIT-, HVAC, ROOF, BATH - 1	Y N
Garage Attached	3	Finished	560	0	0	1955	1990	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	54	1990	247	1	Y N
ROOF EXTENSION OR PATIO COVER	3	54	1990	1300	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 15600 Stat Class: 341 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 160 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 3490  
 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
Multi-Purpose Bldg	5	Finished	160	0	0	2021	2021	<i>fair</i>	Y N

Accessories

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

Bldg: 3 Code Area: 15600 Stat Class: 905 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00  
 Desc: Rural Solar Panel/Array Dimensions: RMV: 16000  
 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
No accessory data available					

341 MP 4 18x8 2024 fair '10  
351 GB 4 36x35 2025 fair New

Portable

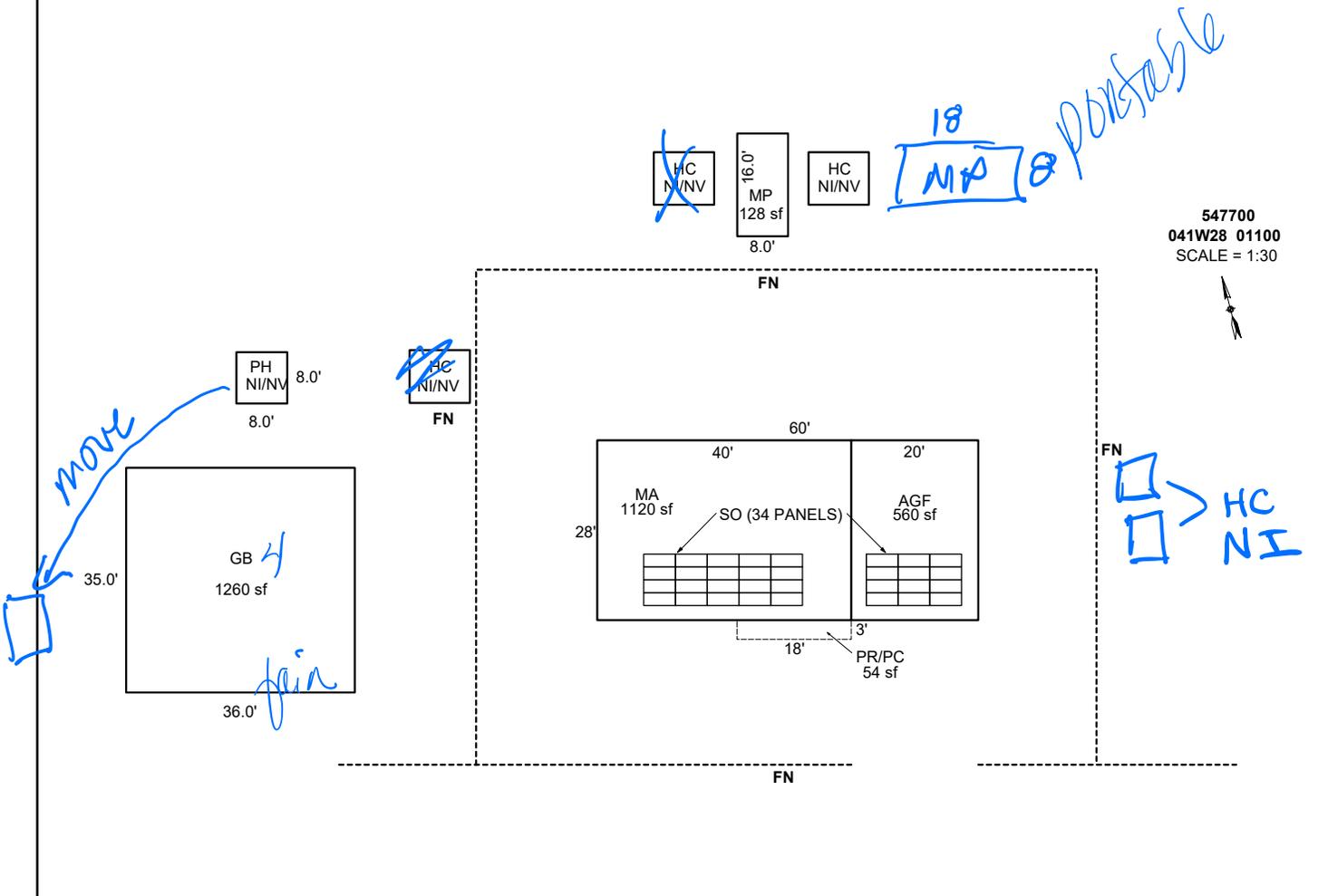


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 547700 Parcel No.: 041W28 01100  
 Property Address: 11509 ARABIAN LN NE  
 City: HUBBARD County: State: OR ZipCode: 97032  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



547700  
041W28 01100  
SCALE = 1:30

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	128.0	48.0	
	GB	1.0	1260.0	142.0	1388.0
GLA1	MA	1.0	1120.0	136.0	1120.0
GAR	AGF	1.0	560.0	96.0	560.0
P/P	PR/PC	1.0	54.0	42.0	54.0

### COMMENT TABLE 1

APEXED BY NRC 10/05/2009  
 UPDATED BY CJURAN 11/18/2021  
 UPDATED BY CLOBERG 01/23/25 24-24-009404 GB

### COMMENT TABLE 2

#29 JS 05/19/2021

### COMMENT TABLE 3

SV L3

Net LIVABLE	cnt	1	(rounded)	1,120
Net BUILDING	cnt	2	(rounded)	1,388