

Last Date Appraised: 07/31/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW RESIDENCE (MS PLACEMENT)
 Owner: KRIVOSHEIN, MALOFEY Last Sales Date: 04/24/2018 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 53780
 RMV Land: 177640 RMV Imp: 17110 RMV Total: 194750 MAV: 53780 MSAV: 0 SAV: 0
 Comment: 25-26: L2 7.31.25 JJS

MFG 612173 @ 100%

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	45000	15519	0

Land

Site: 1 Code Area: 15519 Size: 8498 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 28I Value Source: Rural at MKT Description: TWO BENCH IRR RMV: 132640 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 56X149 07-08: RECALC SETUP; #10 8/29/06

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15519 Stat Class: 444 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1383 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1383	2	FB-1	1975	1975	SKIRT, KIT-, ROOF+, HV, C+, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					126972

Bldg: 1 Code Area: 15519 Stat Class: 441 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 4, 8' WIDE SINGLE Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

Accessories

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

Bldg: 2 Code Area: 15519 Stat Class: 107 Year Blt: Eff Year Blt: 1975 Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: RMV: 12220
 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
No floor data available									

FOR MFG 126972 GONE

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1975	12218	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15519 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 432 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 36x12 RMV: 4250
 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	6	Finished	432	0	0	1987	1987	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									
Bldg: 4	Code Area: 15519	Stat Class: 355	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 288				
Desc: Lean-to Heavy (LTH)			Dimensions: 24x12		RMV: 640				
Func Obic: 100	Eron %: 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
Lean-to Heavy Duty	5	Finished	288	0	0	1990	1990		
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

Permits									
Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description	
25-003136	83571	MARION COUNTY	NEW RESIDENCE	MS PLACEMENT	0	0	R	2 BED / 2 BATH MD TO REPLACE 3 BED / 2 BATH MD	

MF6 62173 @ 100%.

2025 YI3A FOR NEW MFG

~~355 LTH 12x35 2025 @ 100%.~~

Land 56198

ACCOUNT # 62173 DATE: 7/31/25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR JJS TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 454 QLTY + - FLOOR 1st
AREA 900 EFF AREA _____ BED 2
ROOF + HVAC +
BATH PKG: _____ BATH 2 BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT 2023 EFF YR 2025 ECON _____
% COMP 100 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____

YI CLASS _____ F G A E
SKIRT + LIN FT 150
COMMENT: Replacement MFLG

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____

YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____

YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

TYPE LTH
STAT / CLASS 355
SIZE 12x35
FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____
YR BLT 2023
EFF YR _____
% COMP 100
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT

BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

6x15

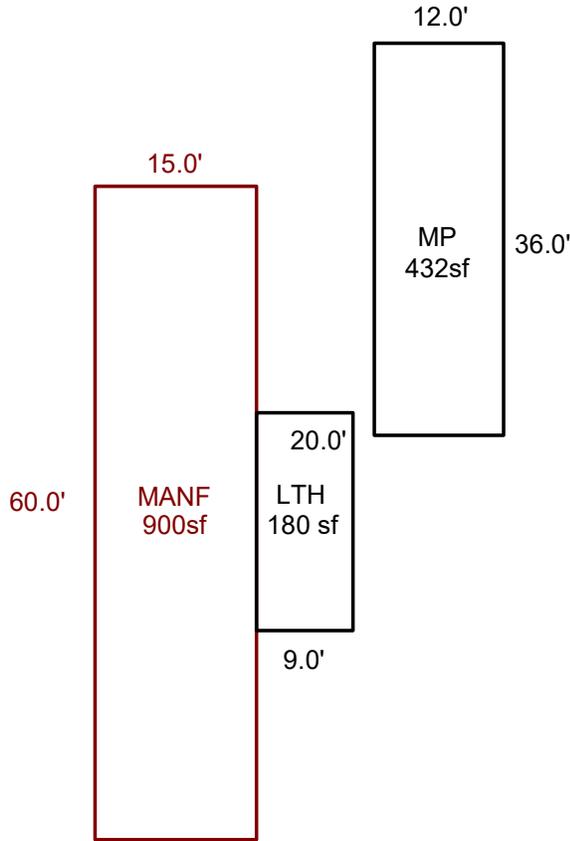
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561198 Parcel No.: 041W27DA00800
 Property Address: 13817 SHIRLEY CT NE
 City: HUBBARD County: State: OR ZipCode: 97032
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

561198
041W27DA00800



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	179.4	57.9	179.4
MANF	MANF	1.0	900.0	150.0	900.0
OTH	MP	1.0	432.0	96.0	432.0

COMMENT TABLE 1

APEXED BY NRC 10/05/2009
 APEX UPDATED TO INCLUDE ENLARGE OF MP AND ADD LTH AND PA 3/19/10 JANE
 UPDATED BY CLOBERG 07/17/25 25-003136 MANF
 UPDATED BY CLOBERG 08/13/25
 UPDATED BY CLOBERG 02/11/26

COMMENT TABLE 2

JIS 07/31/25

COMMENT TABLE 3

TAGS L2

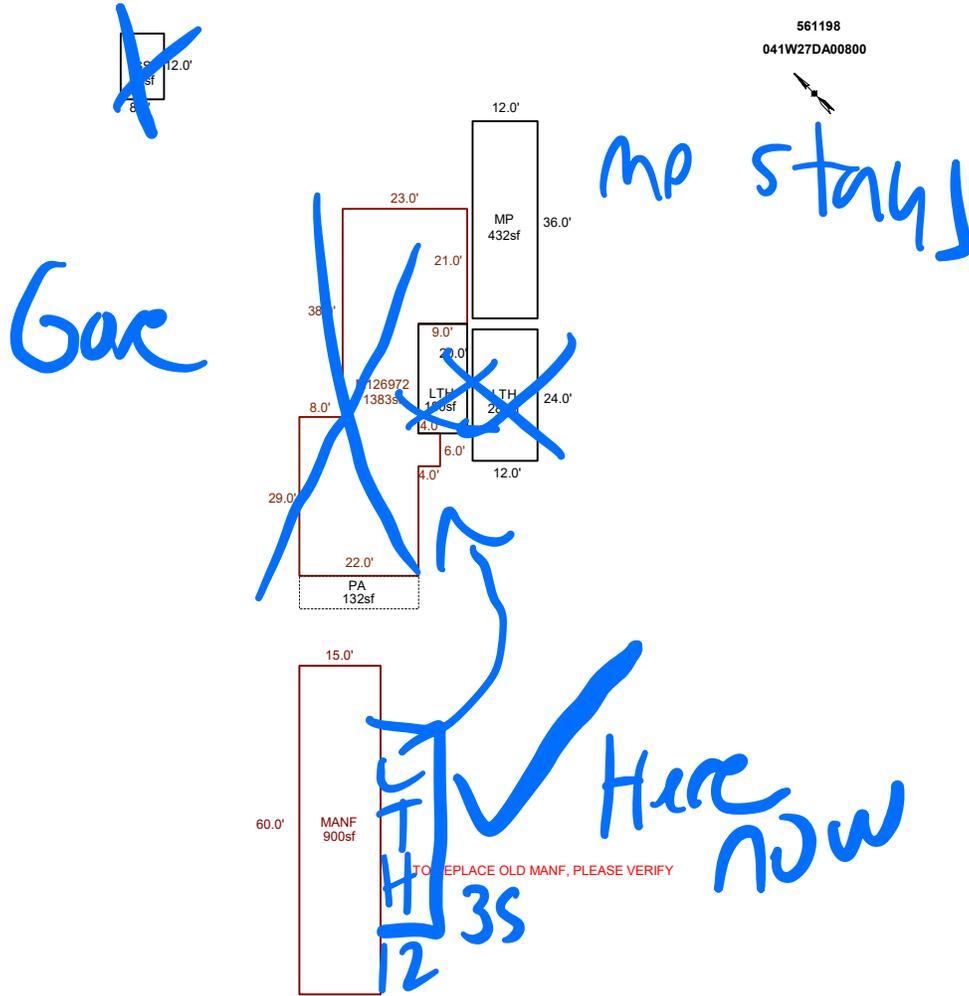
Net LIVABLE	cnt	1	(rounded)		900
Net BUILDING	cnt	0	(rounded)		179

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 561198 Parcel No.: 041W27DA00800
 Property Address: 13817 SHIRLEY CT 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	GS	1.0	96.0	40.0	96.0
GLA1	M126972	1.0	1383.0	204.0	1383.0
MANF	MANF	1.0	900.0	150.0	900.0
OTH	LTH	1.0	288.0	72.0	
	LTH	1.0	180.0	58.0	
	MP	1.0	432.0	96.0	900.0
P/P	PA	1.0	132.0	56.0	132.0

COMMENT TABLE 1

APEXED BY NRC 10/05/2009
 APEX UPDATED TO INCLUDE ENLARGE OF MP AND ADD LTH AND PA 3/19/10 JANE
 UPDATED BY CLOBERG 07/17/25 25-003136 MANF

COMMENT TABLE 2

COMMENT TABLE 3

JJS 7.31.25 Tags L2

Net LIVABLE cnt 1 (rounded) 2,283
 Net BUILDING cnt 1 (rounded) 96