

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 3/5/26

Print Date:

1.5.26

9/26/2025

Acct ID: 537707 MTL: 061E250001200 Date: 12/22/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451
Situs: 20878 HAZELNUT RIDGE RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 71372 Year: 2025

2026

Last Date Appraised: 01/07/2025 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: JASON AND ZORKA SALEEBY RLT Inyo 9713448422 Last Sales Date: 11/02/2021 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 234651

RMV Land: 418380 RMV Imp: 446980 RMV Total: 865360 MAV: 56250 MSAV: 30601 SAV: 67874

Comment: 25-26: L2 1.7.25 MLH
5/27/2022 L4 CL

MA @ 65% Retag for '27
update Inventory

CWO 2/27/26

Input MLH
12/22/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm has chickens
getting goats and cows
this spring

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 47390 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2022

25-26: Updated land classes

05-06: RECALC SETUP; APPR NO.36, 5/6/04 //05-06: APPLICATION FOR FARM DEFERRAL RECEIVED AND APPROVED

Site: 2 Code Area: 04500 Size: 1.23 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 58280 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year 2022

07-08: ALL ACRES INADVERTENTLY ROLLED INTO FARM DEFERRAL IN 2005, SHOULD HAVE KEPT 2 ACRES UNDER DESIG FOREST. PER JANE 1-3-07, OK TO CORRECT ACREAGE.

Site: 4 Code Area: 04500 Size: 5.04 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDSS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 262710 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2022

05-06: RECALC SETUP; APPR NO.36, 5/6/04 07-08: ALL ACRES INADVERTENTLY ROLLED INTO FARM DEFERRAL IN 2005, SHOULD HAVE KEPT 2 ACRES UNDER DESIG FOREST. PER JANE 1-3-07, OK TO CORRECT ACREAGE.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 122 Year Blt: 1930 Eff Year Blt: 1930 Sq.Ft: 1314 % Complete: 100.00
 Desc: Multi Story above grade Storage Dimensions: RMV: 116920
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	2	Finished	906	1	FB-1	1930	1930	<u>KIT</u> - FP - 1, HVAC, ROOF, BATH - 1	Y N
Attic	2	Finished	408	0	0	1930	1930	HVAC	Y N
Garage Attached	2	Unfinished	630	0	0	1945	1930	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	2	0	1930	6206	1	Y N

Bldg: 9 Code Area: 04500 Stat Class: 154 ✓ Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3414 % Complete: 35.00
 Desc: Multi Story above grade with basement Dimensions: RMV: 309760 65
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 147800 Adjust: Adjust RMV: 0

Floors

M/M

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5	Finished	2725	3	FB-2/ HB-1	2024	2024	ROOF, HVAC, FP - 1, BATH - 2, BTH - 1, BATH+, KIT	Exception: Y N
Second Floor	5	Finished	689	0	0	2024	2024	HVAC	Exception: Y N
Basement	5	Unfinished	105	0	0	2024	2024		Exception: Y N
Basement	5	Unfinished	402	0	0	2024	2024		Exception: Y N
Garage Attached	5	Finished	502	0	0	2024	2024	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	5	0	2024	15610	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 528 % Complete: 100.00
 Desc: General Purpose Building (GB) *mp* Dimensions: *14* 24x22 RMV: 1720
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	528	0	0	1970	1970	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 355 Year Blt: 1970 Eff Year Blt: Sq.Ft: 340 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: *14* 20x17 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	340	0	0	1970	0		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 1500 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 50x30 RMV: 13770
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *N/C*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	1500	0	0	2004	2004	FAIR	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 04500 Stat Class: 355 Year Blt: Eff Year Blt: 2004 Sq.Ft: 1040 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 52x20 RMV: 4210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *N/C*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	1040	0	0	0	2004		Exception: Y N

Accessories

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

Bldg: 8 Code Area: 04500 Stat Class: 357 Year Blt: Eff Year Blt: 2009 Sq.Ft: 256 % Complete: 100.00
 Desc: Frost Control Dimensions: 32x8 RMV: 600
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *N/C*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Frost Control	4	Finished	256	0	0	0	2009		Exception: Y N

Accessories

Description

Class

Size SqFt

Eff Yr Blt

RMV

Quantity

No accessory data available

Farm Notes

2022FARM

3/17/22: #77 sending letter rolling forestland over to farm and adding special assessment to remaining acreage. Upon inspection by #06, it appears that the forestland was harvested sometime in the 1990's.

2025FARM

9/10/25: Inspected by CWO L4 no sign of farming. Check use when out on tag for new res.

3/10/25: Farm use had been livestock, owner has passed and son is taking over the property. Per CWO send new owner courtesy letter and flyer.

355 LH 1970 628 I/O



Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
% Item	% Sum	No Basement		Basement	
		% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%	55%	3%
3%		Electrical Rough-In	3%		2%
2%	80%	Heating Rough-In	2%	60%	1%
		Heating Unit	1%		1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%	95%	Electrical Fixtures	3%	80%	2%
2%		Plumbing Fixtures	4%		3%
3%	100%	Floor Coverings & Countertops	7%	90%	6%
2%		Interior Trim Carpentry	7%		6%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%		1%

APPR MLH Date 12/2/25 YR For 26-27 % COMP 65
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

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: _____

	% 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%

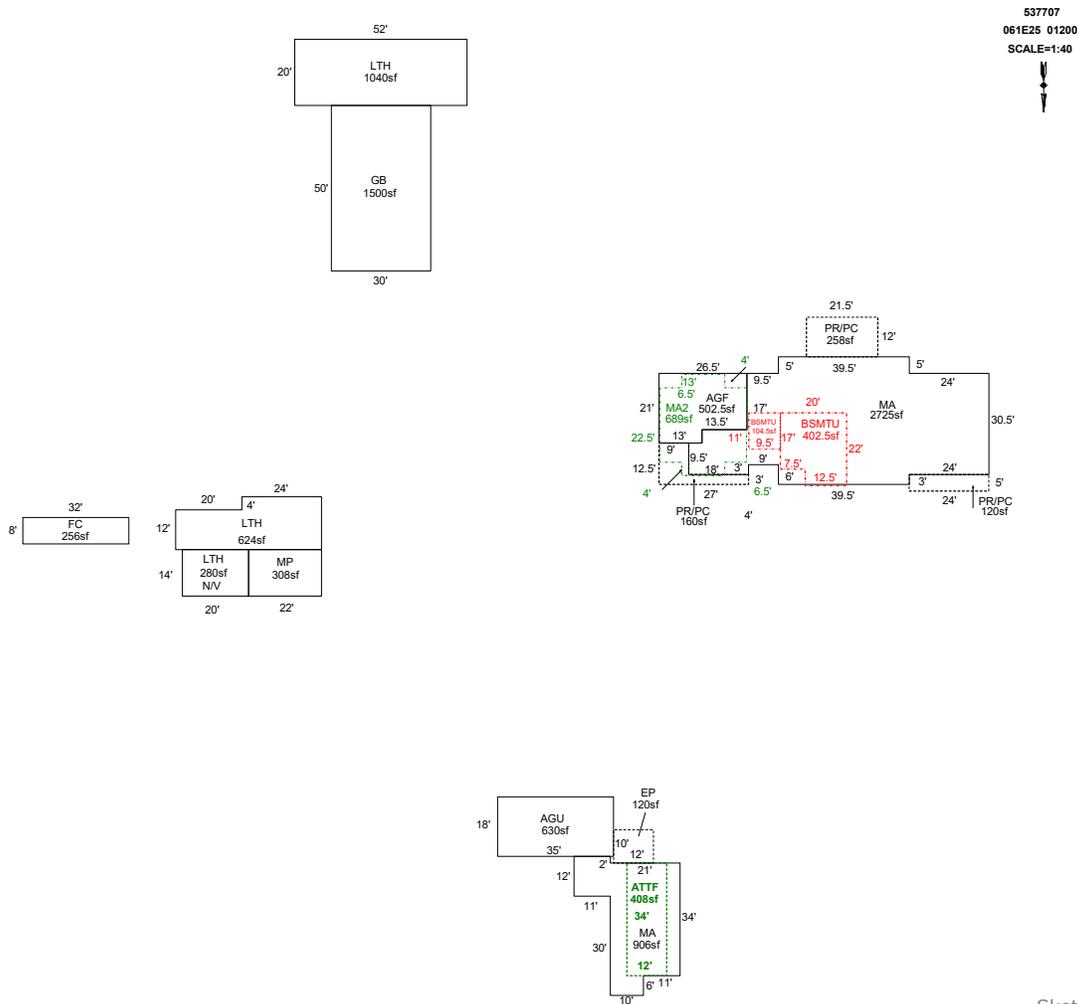
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537707 Parcel No.: 061E25 01200
 Property Address: 20878 HAZELNUT RIDGE RD NE
 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	LTH	1.0	624.0	120.0	
	FC	1.0	256.0	80.0	
	GB	1.0	1500.0	160.0	
	LTH	1.0	280.0	68.0	
	MP	1.0	308.0	72.0	
GLA1	LTH	1.0	1040.0	144.0	4008.0
	MA	1.0	906.0	148.0	
GLA2	MA	1.0	2735.7	264.0	3641.7
	ATTF	1.0	408.0	92.0	
BSMT	MA2	1.0	689.0	113.0	1097.0
	BSMTU	1.0	104.5	41.0	104.5
BSMTU	BSMTU	1.0	402.5	84.0	402.5
	GAR	1.0	630.0	106.0	
P/P	AGU	1.0	502.5	95.0	1132.5
	PR/PC	1.0	258.0	67.0	
P/P	PR/PC	1.0	120.0	58.0	
	2 addl items				
	Net LIVABLE	cnt	2 (rounded)		5,871
	Net BUILDING	cnt	0 (rounded)		4,008

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/9/18
 UPDATED BY CLOBERG 10/09/24 24-005790 MA
 UPDATED BY CLOBERG 02/07/25
 UPDATED BY CLOBERG 03/10/26

COMMENT TABLE 2

MLH 01/07/25
 MLH 12/12/25

COMMENT TABLE 3

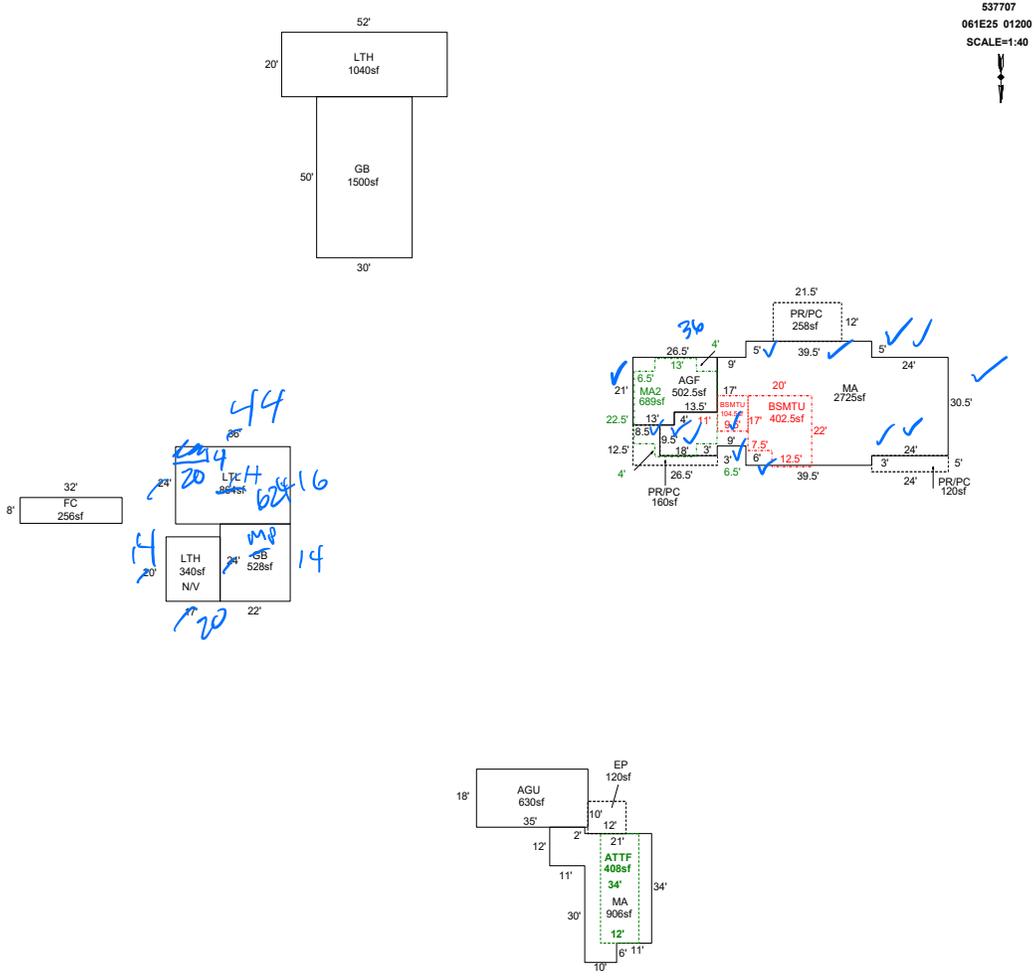
TAGS L2
 TAGS L1

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537707 Parcel No.: 061E25 01200
 Property Address: 20878 HAZELNUT RIDGE RD NE
 City: SCOTTS MILLS County: Marion State: OR ZipCode: 97375
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	1040.0	144.0	
	FC	1.0	256.0	80.0	
	GB	1.0	1500.0	160.0	
	LTL	1.0	864.0	120.0	
	GB	1.0	528.0	92.0	
GLA1	LTH	1.0	340.0	74.0	4528.0
	MA	1.0	2725.3	264.0	
GLA2	MA	1.0	906.0	148.0	3631.3
	ATTF	1.0	408.0	92.0	
BSMT	MA2	1.0	689.0	113.0	1097.0
	BSMTU	1.0	104.5	41.0	104.5
BSMTU	BSMTU	1.0	402.5	84.0	402.5
	GAR	1.0	630.0	106.0	
P/P	AGU	1.0	630.0	106.0	1132.5
	AGF	1.0	502.5	95.0	
P/P	PR/PC	1.0	258.0	67.0	
	PR/PC	1.0	120.0	58.0	
	2 addl items				
	Net LIVABLE	cnt	0 (rounded)		4,728
	Net BUILDING	cnt	6 (rounded)		4,528

DRAWN BY JRONDEMA 7/9/18
 UPDATED BY CLOBERG 10/09/24 24-005790 MA
 UPDATED BY CLOBERG 02/07/25

COMMENT TABLE 2

COMMENT TABLE 3

MLH 01/07/25

TAGS L2