

Acct ID: 513276 MTL: 051W17A000200 Date: **10/27/23** Appr: **JJS** Prop Class: 451 RMV Prop Class: 451  
 Situs: 1800 E LINCOLN RD WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 29288 Year: ~~2023~~ **2024**  
 Last Date Appraised: 02/08/2023 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: 2024 - NEW RESIDENCE (MS PLACEMENT)  
 Owner: MARTUSHEFF, VASILY E Roll Type: R  
 Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 423020   
 RMV Land: 264340 RMV Imp: 546990 RMV Total: 811330 MAV: 423020 MSAV: 0 SAV: 0  
 Comment: 23-24: L2 02.08.23 GRH

UPD INV, ADD MA

MFG ON ACCT 321962 PLACED

MFG 321962 MOVING FROM 513108 (1385 Cooley) TO 513276 (Lincoln)

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	03609	0

**Land**

Site: 1 Code Area: 03609 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR **GSOIL** RMV: 219340 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP, APPR NO 29, 9/20/05.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 03609 Stat Class: 141 + Year Blt: 1975 Eff Year Blt: 1985 Sq.Ft: 3066 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 473120  
 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	4 +	Finished	3066	5	FB-3	1975	1985	FP, ROOF, BATH - 3, HVAC+, KIT+	Y N
Garage Attached	4	Finished	784	0	0	1975	1985	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	3600	1995	10179	1	Y N

Bldg: 5 Code Area: 03609 Stat Class: 107 Year Blt: Eff Year Blt: 1985 Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 57930  
 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									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS EXCELLENT	5	1	1985	49938	1	Y N

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 03609 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1152 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 9790  
 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
General Purpose Bldg	5	Finished	1152	0	0	1990	1990	FAIR	Y N

**Accessories**

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

Bldg: 4 Code Area: 03609 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 768 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 32x24 RMV: 6150  
 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	5	Finished	768	0	0	1990	1990	Exception: Y N
<b>Accessories</b>								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

On A/C

451 MA 55X30 2023 NEW (~~MOVED FROM 513108~~)



New MS



MS side view



MS patio



AC/Heat



Existing GBS



GB Entrance



Full view from Back



Front MA ↕

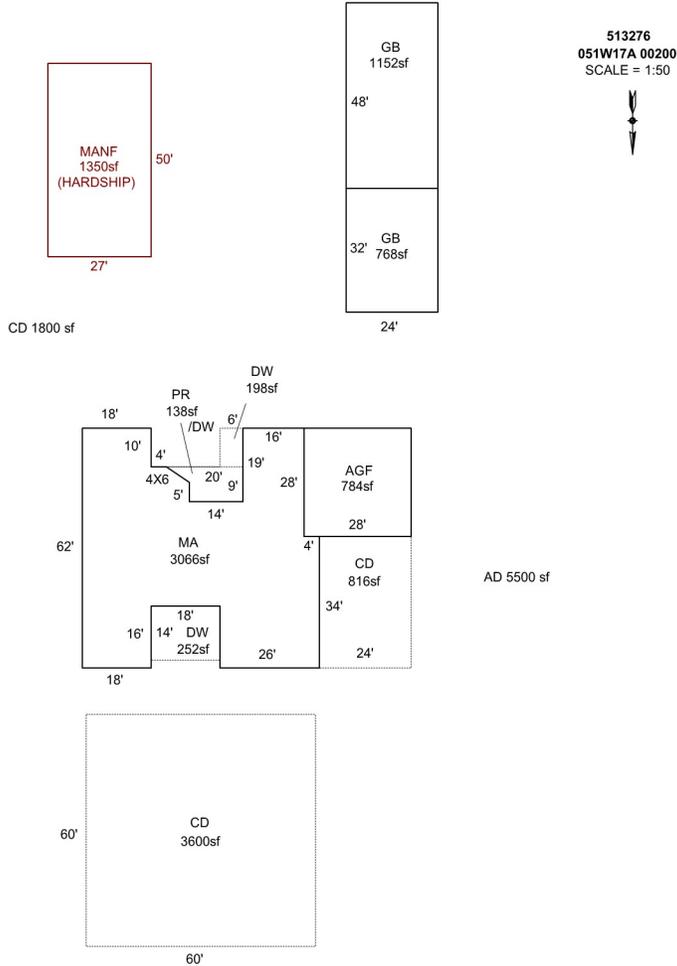


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 513276 Parcel No.: 051W17A 00200  
 Property Address: 1800 EAST LINCOLN RD  
 City: WOODBURN County: MARION State: OR ZipCode: 97071  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1152.0	144.0	
	GB	1.0	768.0	112.0	1920.0
GLA	MANF	1.0	1350.0	154.0	1350.0
GLA1	MA	1.0	3066.0	315.2	3066.0
GAR	AGF	1.0	784.0	112.0	784.0
P/P	CD	1.0	816.0	116.0	
	PR	1.0	138.0	55.2	
	DW	1.0	198.0	75.2	
	CD	1.0	3600.0	240.0	
	DW	1.0	252.0	64.0	5004.0
	Net LIVABLE	cnt	2 (rounded)		4,416
	Net BUILDING	cnt	2 (rounded)		1,920

### COMMENT TABLE 1

APEX BY CE 10/14/10  
 UPDATED BY JRONDEMA 3/12/19  
 UPDATED BY CJURAN 02/14/2023 555-23-000071  
 UPDATED BY CJURAN 02/23/2023

### COMMENT TABLE 2

JS 29 10.25.16  
 GRH 02/08/2023

### COMMENT TABLE 3

TAGS L2

JJS 9/26/26 TAGS L4