

Summary

Lead Appr: **WW 7/31/23** Clerk: _____ Lead Clerk: _____ Appr: _____

7/6/23 JS/WW

Acct ID: 512590 MTL: 051W04C001600 Date: _____ Appr: _____ Prop Class: 451 RMV Prop Class: 451
Situs: 11602 PACIFIC CT NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 72085 Year: 2023

Last Date Appraised: 07/14/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: MATVEEV, DANIEL Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 382090

RMV Land: 265880 RMV Imp: 323660 RMV Total: 589540 MAV: 382090 MSAV: 0 SAV: 0

Comment:

30

UPD EYB, SOILS, INV

Notations

No notation data available.

MLS 23324533 DOM 54

YI4A

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	15609	0

Land

Site: 1 Code Area: 15609 Size: 1.47 Acres Use Code: 004 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: 005 RMV: 220880 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 07-08: RECALC SETUP; #31 9/29/06 **0.98 2BD, 0.49 4BD**

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15609 Stat Class: 144 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 2406 % Complete: 100
 Desc: Multi Story above grade with basement 1985 Dimensions: RMV: 302550
 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	954	0	FB-1/ HB-1	1964	1964	BTH - 1, KIT+, BATH+, ROOF, HVAC, FP HVAC+	Exception: Y N
Second Floor	4	Finished	672	3	FB-1	1964	1964	BATH - 1, HVAC HVAC +	Exception: Y N
Basement	4	Finished	780	1	FB-1	1964	1964	BATH - 1, HVAC HVAC+	Exception: Y N
Carport Attached	4	Unfinished	484	0	0	1964	1964	ROOF ATTACHED BUILT IN	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1964	20412	1

Bldg: 2 Code Area: 15609 Stat Class: 108 Year Blt: 1947 Eff Year Blt: 1947 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3520
 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
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No floor data available

INCLUDED WITH YI'S

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	1775	1947	3515	1

Improvements - Accessory Buildings

Bldg: 3 Code Area: 15609 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 264 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 22x12 RMV: 4880
 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	264	0	0	1995	1995	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 15609 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 7560

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0 [CALC](#)

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	864	0	0	1992	1992	FAIR	

Accessories

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

Bldg: 5 Code Area: 15609 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 5150
 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	720	0	0	1995	1995	FAIR	

Accessories

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

Bldg: 6 Code Area: 15609 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x8 RMV: 0
 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
Multi-Purpose Bldg	5	Finished	64	0	0	0	0		

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 051W04C 01600

File No R12590

Property Address 11602 PACIFIC CT NE

City WOODBURN

State OR

Zip 97071

Owner

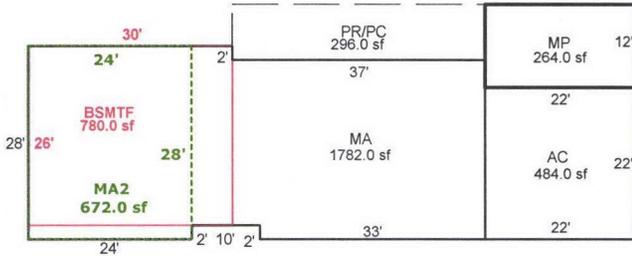
Client

Appraiser Name

SUBJECT

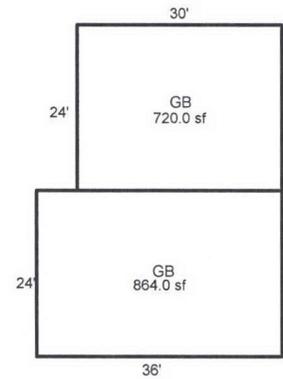
IMPROVEMENTS SKETCH

051W04C 01600
R12590
SCALE=1:28



AD

AD



Scale: 1 = 28

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1782.0	194.0	1782.0
GLA2	MA2	1.00	672.0	104.0	672.0
GLA0	BSMTF	1.00	780.0	112.0	780.0
GBA1	MP	1.00	264.0	68.0	1848.0
	GB	1.00	720.0	108.0	
	GB	1.00	864.0	120.0	
GAR	AC	1.00	484.0	88.0	484.0
P/P	PR/PC	1.00	296.0	90.0	296.0
OTH	MP	1.00	64.0	32.0	64.0

Net LIVABLE Area (rounded w/ factors) 3234
 Net BUILDING Area (rounded w/ factors) 1848

Comment Table 1

APEXED BY NRC 12/02/2009
 apex updated to include mp 7/20/10

SV L2 7/6/23 JS/WW

Comment Table 2

Comment Table 3

AREA CALCULATIONS