

Acct ID: 515043 MTL: 052W240000300 Date: **5.16.24** Appr: **JJS** Prop Class: 451 RMV Prop Class: 451
 Situs: 1675 BOONES FERRY RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 33924 Year: 2024

Last Date Appraised: 11/28/2018 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info: _____
 Owner: AGUILAR AGUILAR, PEDRO A Roll Type: R
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 **(3)** 4 LCB TTO **INSP** AV: 346820
 RMV Land: 325530 RMV Imp: 542710 RMV Total: 868240 MAV: 346820 MSAV: 0 SAV: 0

Comment: **Upd Inv** **MLS: 23527729**
DOM: 266 Sales code: 30
Input, JJS, 5.23.24

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	03600	0

Land

Site: 1 Code Area: 03600 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: Value Source: Rural Restrictive Description: _____ RMV: 280530 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 06-07: RECALC SETUP;#36 11-14-05

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 03600 Stat Class: 151 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2160 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 436700
 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	5	Finished	2160	3	FB-3	2003	2003	FP - 1, BATH - 3, HVAC+, ROOF, KIT-	Y N
Garage Attached	5	Finished	874	0	0	2003	2003	ROOF	Y N

Accessories **Include in YI'S**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	3000	2004	8190	1	Y N

Bldg: 5 Code Area: 03600 Stat Class: 107 Year Blt: _____ Eff Year Blt: 2003 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: _____ RMV: 34020
 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 **Good**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	2003	34020	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 03600 Stat Class: 356 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Excellent (LTE) Dimensions: 12x10 RMV: 500
 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
Pump House	4	Finished	120	0	0	1995	1995		Y N

Accessories

No accessory data available

Bldg: 2 Code Area: 03600 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 180 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x12 RMV: 2160
 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									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	180	0	0	1995	1995	FAIR

Exception: Y N

Accessories

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

Bldg: 6 Code Area: 03600 Stat Class: 352 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 3600 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 60x60 RMV: 59750
 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
Utility Building	5	Finished	3600	0	0	2018	2018	FAIR

Exception: Y N

Accessories

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

Bldg: 7 Code Area: 03600 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 360
 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
Lean-to Light Duty	4	Finished	120	0	0	2010	2010	

Exception: Y N

Accessories

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

Bldg: 8 Code Area: 03600 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 72 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 220
 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
Lean-to Light Duty	5	Finished	72	0	0	2010	2010	

Exception: Y N

Accessories

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

Bldg: 9 Code Area: 03600 Stat Class: 905 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 9000
 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

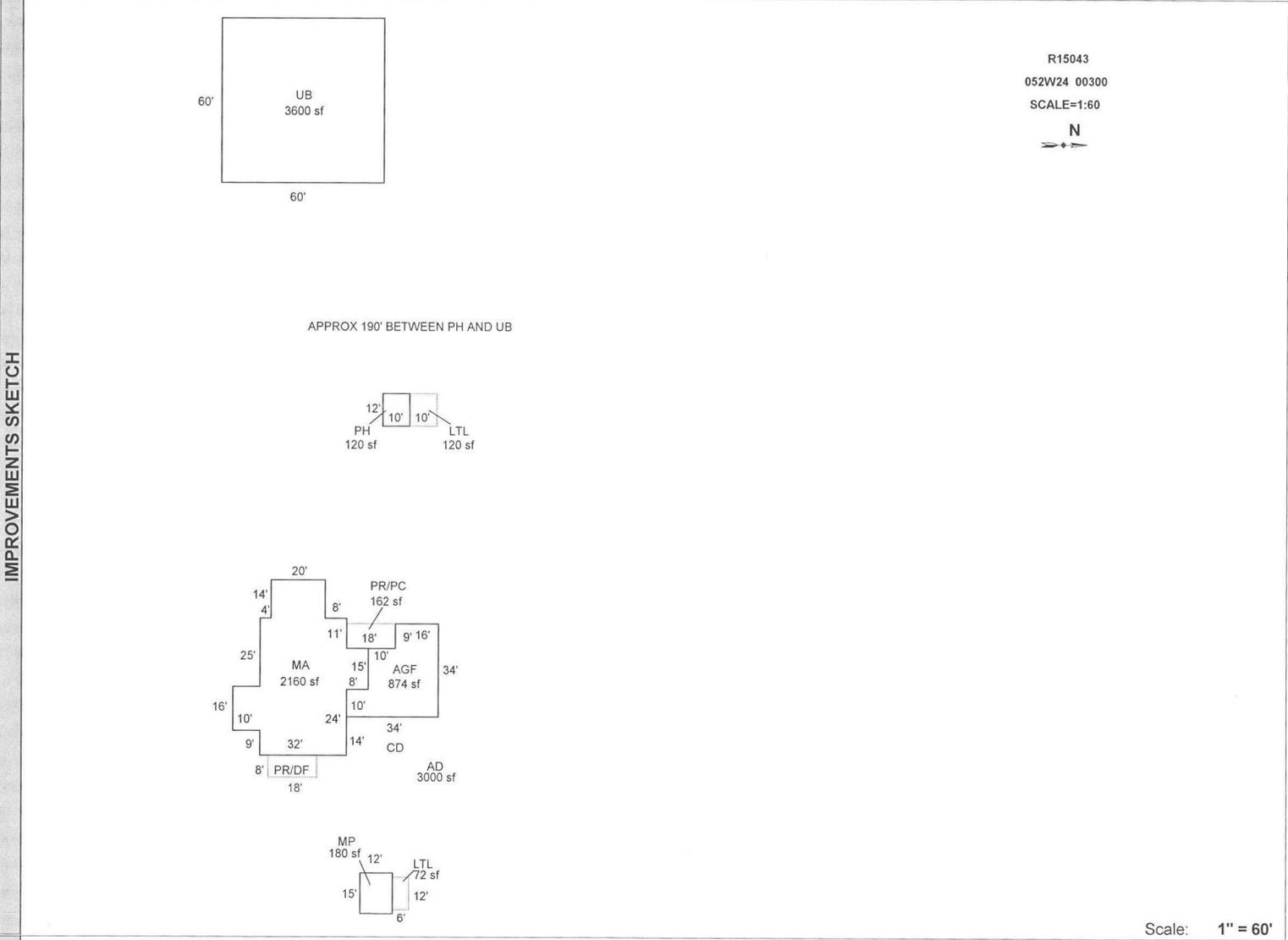
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 052W24 00300

File No R15043

SUBJECT	Property Address 1675 BOONES FERRY RD NE		
	City WOODBURN	State OR	Zip 97071
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 60'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.00	2160	228	2160	APEX BY CE 5/17/10 UPDATED BY JRONDEMA 6/9/16 UPDATED BY JRONDEMA 12/14/17 UPDATED BY JRONDEMA 12/3/18	
GBA1	MP	1.00	180	54			
	LTL	1.00	72	36			
	PH	1.00	120	44			
	LTL	1.00	120	44			
	UB	1.00	3600	240	4092		
GAR	AGF	1.00	874	136	874		
P/P	PR/DF	1.00	144	52			
	PR/PC	1.00	162	54	306		
Net LIVABLE Area (rounded w/ factors)					2160		
Net BUILDING Area (rounded w/ factors)					4092		

Comment Table 2	Comment Table 3
JJS 5.16.24	L3 SV



6-7-76