

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 8.7.24 Print Date: 5/8/2024

Acct ID: 512374 MTL: 042W340001300 Date: 6/6/24 Appr: JJS Prop Class: 641 RMV Prop Class: 401  
Situs: 6624 KINNS RD NE WOODBURN OR 97071 MasaNh: 02 06 000 Unit: 60446 Year: 2024

Last Date Appraised: 07/07/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - FARM/FOREST (L4: IMAGERY ONLY REVIEW)  
Owner: DAVIDSON, TRAVIS Roll Type: R  
Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 359056  
RMV Land: 441660 RMV Imp: 438910 RMV Total: 880570 MAV: 356460 MSAV: 2596 SAV: 4539  
Comment: 23-24: L4 JS/WW 07.07.23

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

*Forest*  
*Input, JJS, 6.6.24*

OSDs

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

Land Chris 8/7/24

Site: 1 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: ~~2BI~~ Value Source: Market Homesite Description: TWO BENCH DRY RMV: 80780 Exception: Y N  
Adjustment(s): GSOIL Fire Patrol: Description:  
Comments: 20-21: #06 C19 CYCLE WORK, NO CHG / 14-15: DISQ FOREST HOMESITE. DOES NOT MEET 10 ACRE MINIMUM. 10300030

Site: 3 Code Area: 03600 Size: 3.91 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
Class: FTLB Value Source: Designated Forest Land Description: DFL Class B RMV: 315880 Exception: Y N  
Adjustment(s): GSOIL Fire Patrol: Description:  
Comments: Liability year - 1980 / 10300030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 143 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 3678 % Complete: 100  
Desc: One Story with basement Dimensions: RMV: 428480  
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	1839	3	FB-2	1978	1978	BATH - 2, ROOF, FP - 2, HVAC+, KIT-	Y N
Basement	4	Low Cost	1209	0	FB-1	1978	1978	BATH - 1, HVAC+	Y N
Basement	4	Finished	630	0	0	1978	1978		Y N
Garage Attached	4	Finished	552	0	0	1978	1978	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	1978	21762	1

Exception: Y N

Improvements - Accessory Buildings

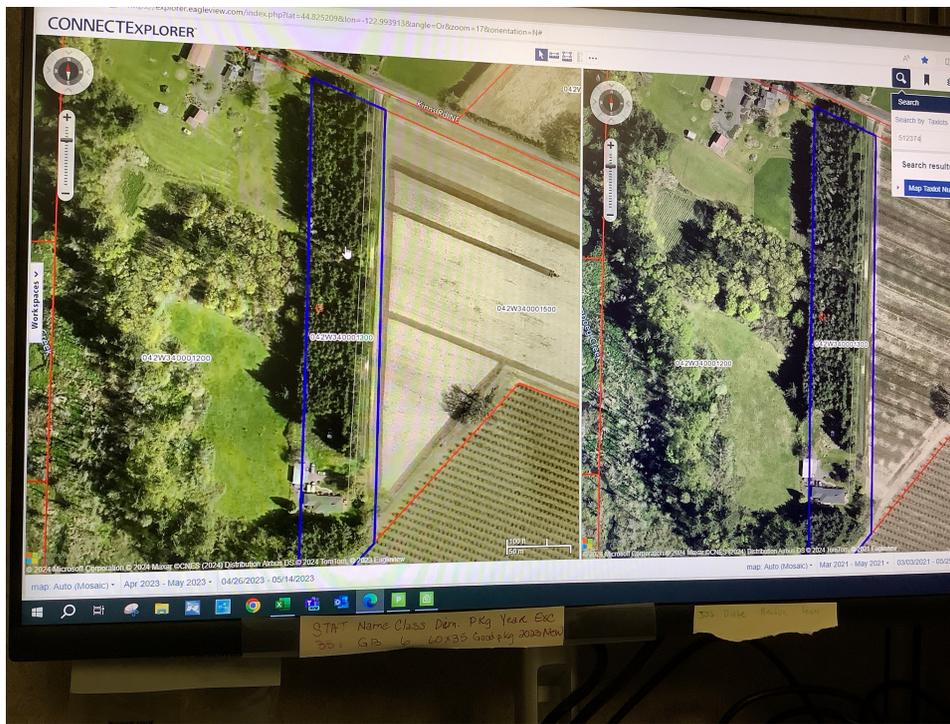
Bldg: 2 Code Area: 03600 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1994 Sq.Ft: 1152 % Complete: 100  
Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 10430  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1152	0	0	1989	1994	FAIR	Y N

Accessories

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



# SKETCH/AREA TABLE ADDENDUM

Parcel No 042W34 01300

File No R12374

SUBJECT

Property Address 6624 KINNS RD NE

City WOODBURN

State OR

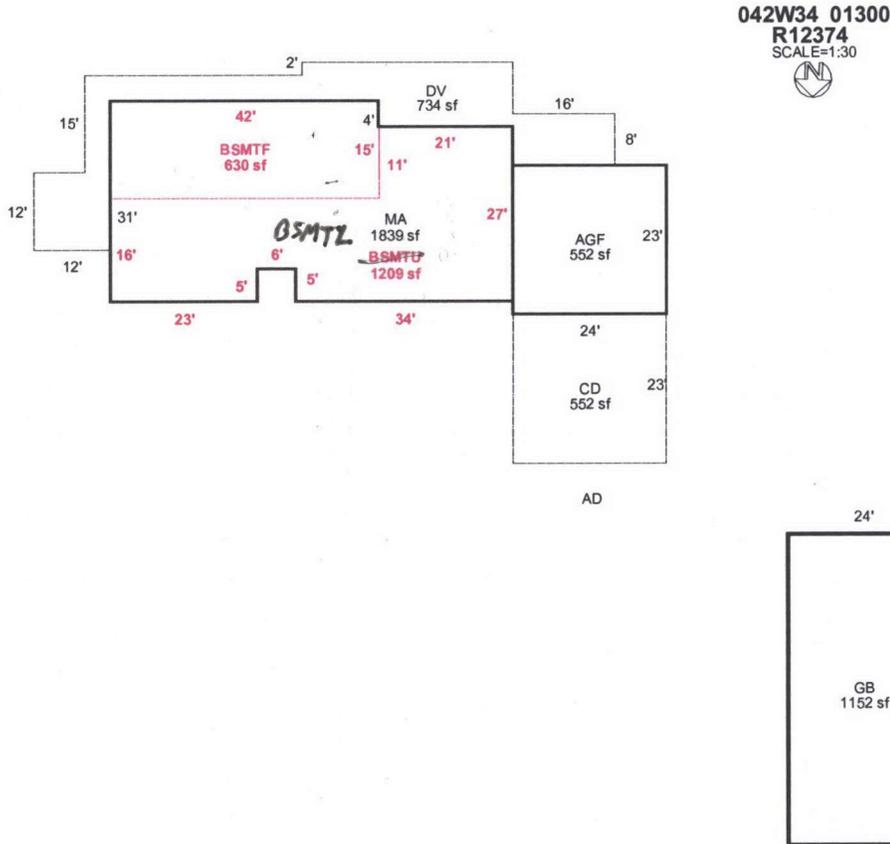
Zip 97071

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1839	198	1839
GLA0	BSMTF	1.00	630	114	630
GBA1	GB	1.00	1152	144	1152
BSMT	BSMTU	1.00	1209	190	1209
P/P	DV	1.00	734	260	
	CD	1.00	552	94	1286
GAR	AGF	1.00	552	94	552

### Comment Table 1

APEXED BY NRC 02/10/2009

### Comment Table 2

4.2.20 #06WV  
JJS 6.6.24

### Comment Table 3

FF 43

Net LIVABLE Area (Rounded w/ Factors) 2469  
Net BUILDING Area (Rounded w/ Factors) 1152