

Acct ID: 512377 MTL: 042W350000400 Date: **10/12/23** Appr: **JJS** Prop Class: **551** RMV Prop Class: **501**  
 Situs: 18125 ARBOR GROVE RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 60444 Year: **2023**  
 Last Date Appraised: 11/01/2022 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: 2024 - Tags/Permit (Demolished) **2024**  
 Owner: WIERSTRA ENTERPRISES LLC Roll Type: R  
 Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO **INSP** AV: 538740  
 RMV Land: 612120 RMV Imp: 1322512 RMV Total: 1934632 MAV: 489040 MSAV: 49700 SAV: 136180  
 Comment: 23-24: I2 11.1.22 GRH No chg  
 22-23: L2 12.30.21 GRH  
 22-23: MS 100%, MH#29,  
 Input mwiltse 4-28-22

demo of old ma in front of MC, still visible in aerial

*1 Pull tag*

UPD INV, SOILS

INPUT, JJS, 4.24.24

Notations

RP/MS	Code	Description	FARM USE: GRASS SEED OK
MS	ZONED	FARM EFU ZONED	
MS	ZONED	FARM EFU ZONED	
RP	ZONED	FARM EFU ZONED	

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	40000	03600	0

Land

Site: 2	Code Area: 03600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 26270	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 10300030					
Site: 3	Code Area: 03600	Size: 18.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 507990	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 10300030					
Site: 4	Code Area: 03600	Size: 1.51 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: <del>FOUR BENCH IRR</del> <b>2BI</b>	RMV: 37860	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03600	Stat Class: 131	Year Blt: <b>1945</b>	Eff Year Blt: 1980	Sq.Ft: 1636	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 198470				
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
First Floor	3	Finished	1636	3	FB-2	1945	1980	ROOF, FP, HVAC, KIT-, BATH - 2	Exception: Y N
Garage Attached	3	Finished	444	0	0	1981	1980	ROOF	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 03600	Stat Class: 108	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 11270				
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
No floor data available									

REMOVE CD AND CHANGE TO Y13A I/O									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
CONCRETE DRIVEWAY	1	750	2006	2242	1	Exception: Y N			
CONCRETE DRIVEWAY	1	2500	2006	7475	1	Exception: Y N			

Bldg: 9	Code Area: 03600	Stat Class: 458	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 2560	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 36' WIDE TRIPLE/QUAD	Dimensions:	RMV: 255200				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<b>602200</b>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5	Finished	2560	4	FB-3	2021	2021	HVAC+, KIT, BATH - 3	Exception: Y N

**Accessories**

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

Bldg: 12	Code Area: 03600	Stat Class: 108	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements					Dimensions:	RMV: 93900
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	
Garage Attached	4	Finished	960	0	0	2021	2021		Exception: Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 03600	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 80	% Complete: 100
Desc: Accessory Improvements & Misc.					Dimensions: 10x8	RMV: 790
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	
Pump House	0	Finished	80	0	0	0	0		Exception: Y N

**Accessories**

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

Bldg: 3	Code Area: 03600	Stat Class: 342	Year Blt: 2000	Eff Year Blt: 2005	Sq.Ft: 20000	% Complete: 100
Desc: Metal Component Building (MC)					Dimensions: 200x100	RMV: 695420
Func Obsc: 80	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	
Metal Componet Bldg	6	Finished	20000	0	0	2000	2005	FAIR	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
MISCELLANEOUS	6	0	2005	304000	1
Exception: Y N					

Bldg: 6	Code Area: 03600	Stat Class: 351	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 672	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 56x12	RMV: 14940
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	672	0	FB-1	2010	2010	FAIR, BATH - 1	Exception: Y N

**Accessories**

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

Bldg: 7	Code Area: 03600	Stat Class: 341	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 144	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 12x12	RMV: 3410
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	
Multi-Purpose Bldg	5	Finished	144	0	0	2014	2014		Exception: Y N

**Accessories**

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

Bldg: 8	Code Area: 03600	Stat Class: 353	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 2880	% Complete: 100
Desc: Machine Shed (MS)					Dimensions: 80x36	RMV: 28020
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	
Machine Shed	4	Finished	2880	0	0	2017	2017	FAIR	Exception: Y N

**Accessories**

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

Bldg: 10 Code Area: 03600 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2005 Sq.Ft: 1000 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 100x10 RMV: 4010  
 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	1000	0	0	2000	2005	FAIR	Exception: Y N

**Accessories**

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

Bldg: 11 Code Area: 03600 Stat Class: 357 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 900 % Complete: 100  
 Desc: Frost Control Dimensions: 50x18 RMV: 2082  
 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	
Frost Control	4	Finished	900	0	0	2009	2009		Exception: Y N

**Accessories**

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

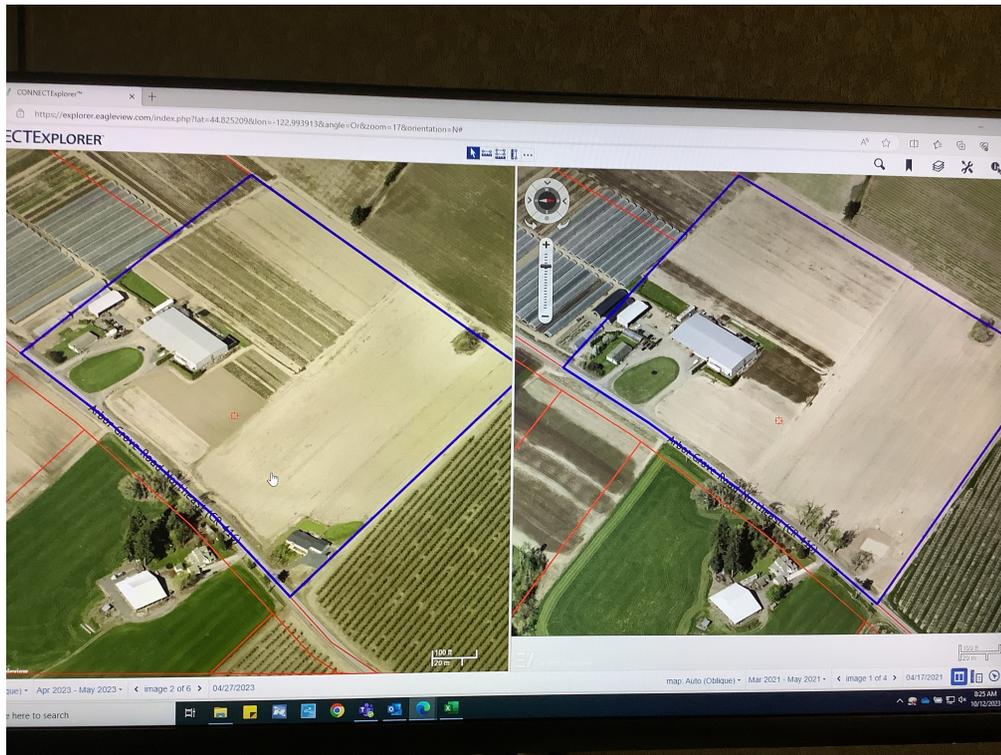
Bldg: 13 Code Area: 03600 Stat Class: 380 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Farm M&E Dimensions: RMV: 15000  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Building Structure	4	Finished	0	0	0	0	0		Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
MISCELLANEOUS	4	0	2022	15000	1

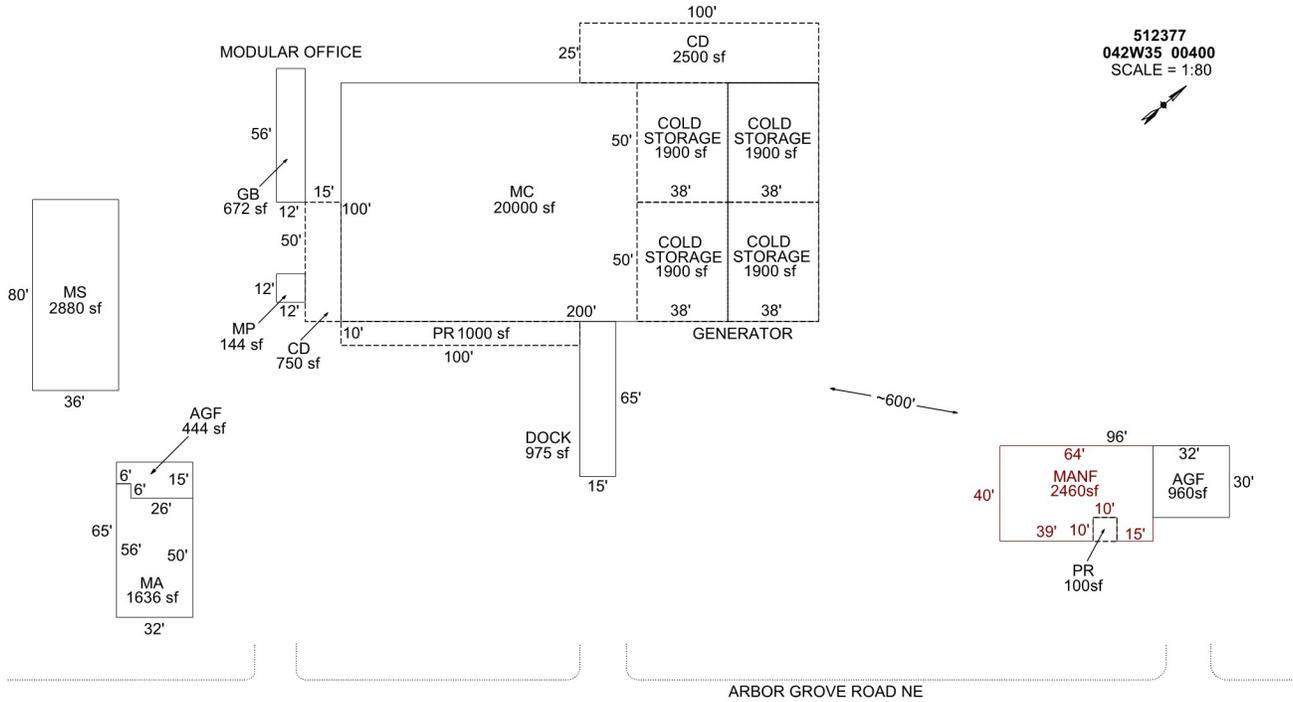


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 512377 Parcel No.: 042W35 00400  
 Property Address: 18125 ARBOR GROVE RD NE  
 City: WOODBURN County: MARION State: OR ZipCode: 97071  
 Owner:  
 Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	2880.0	232.0	
	MC	1.0	20000.0	600.0	
	MP	1.0	144.0	48.0	23024.0
GBA2	GB	1.0	672.0	136.0	672.0
GLA	MANF	1.0	2460.0	228.0	2460.0
GLA1	MA	1.0	1636.0	176.0	1636.0
GAR	AGF	1.0	444.0	94.0	
	AGF	1.0	960.0	124.0	1404.0
OTH	DOCK	1.0	975.0	160.0	975.0
P/P	CD	1.0	750.0	130.0	
	PR	1.0	100.0	40.0	
	CD	1.0	2500.0	250.0	
	PR	1.0	1000.0	220.0	4350.0
	Net LIVABLE	cnt	2 (rounded)		4,096
	Net BUILDING	cnt	4 (rounded)		23,696

### COMMENT TABLE 1

UPDATED BY JRONDEMA 1/9/17  
 UPDATED BY JRONDEMA 7/25/18  
 UPDATED BY CJURAN 04/07/2021 555-21-000682  
 UPDATED BY CJURAN 06/07/2021 555-21-004867  
 UPDATED BY CJURAN 11/15/2022

### COMMENT TABLE 2

11/01/2022 GRH #47  
 JJS 11/8/23

### COMMENT TABLE 3

TAGS L2  
 TAGS L3