

Improvement Detail

MARION County

For Assessment Year 2024

Account ID 133842

Map 052W130000102P1

Appraiser THERESA SWEARINGEN

Inspected 02/16/2024

Mailing HYLAND, BRUCE D
HYLAND, PATRICIA E
731 BLUEGRASS AVE # 66
WOODBURN OR 97071

Appraisal Area 12-05-000

Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
WIDE DOUBLE

Situs 731 BLUEGRASS AVE # 66 WOODBURN OR 97071

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	03030	1997	1999	133	61	231	Tabled	192,290	192,290	73,270	0	73,270	1,508

Rooms: 3 - BD, 2 - FB

remove 133% complete

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1997	1999	61	5 +	133		1,508	126,242

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	1,508	1,339	1st	AVERAGE CLASS KITCHEN	1	2,959
1st	ABOVE CLASS ROOF	1,508	0	1st	AVERAGE+ CLASS SKIRTING	0	3,438
1st	BATH - FULL	2	4,439				

Accessories

Description	Eff Yr	Size	Qty	RMV
ROOF EXTENSION OR PATIO COVER	1999	120	1	2,123

Totals

Description	RMV
First Floor	\$89,182
Inventory	\$0
Accessories	\$2,123
GARAGE MODIFIER	\$27,391
Calculation	Tabled
Trend	162.00 %
Total RMV	\$192,290

Size Breakdown

Finished	1,508
----------	-------

Comments 24-25: Cycle; No change, GM

21-22 S.V. Update EYB 1999, add PA, roof & heat, Add Garage Adj 133%, Inv, 02, 4-5-21 //19-20 S.V. NO CHANGE// 13-14 CYCLE WORK// 07-08 RECALC SETUP; #04 8/31/06

** 133% added during conversion confusion of park adjustment for garage.

#02 8-19-24