

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: MBH 1/31/25 Appr: \_\_\_\_\_

Print Date:

9/27/2024

Acct ID: 345429

MTL: 052W12BB10100P1

Date: 1/6/25

Appr: 02

ts 2-11-25

Prop Class: 019

RMV Prop Class: 019

Situs: 24 HEMLOCK CIR WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 345429

Year: 2024

Last Date Appraised: 03/18/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info: 2025 - Tags/Permit (Addition)

Completion

25.26

Owner: OZUNA, MARTHA BERNAL

Cycle: Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 2 3 4 LCB TTO INSP

Re-tag for 1/1/26

Roll Type: MS

AV: 37220

RMV Land: 0

RMV Imp: 121060

RMV Total: 121060

MAV: 37220

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L2 03.18.24 TS

Notations

Add Addition -new

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03030 Stat Class: 457 + Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1782 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 66x27

RMV: 121060

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

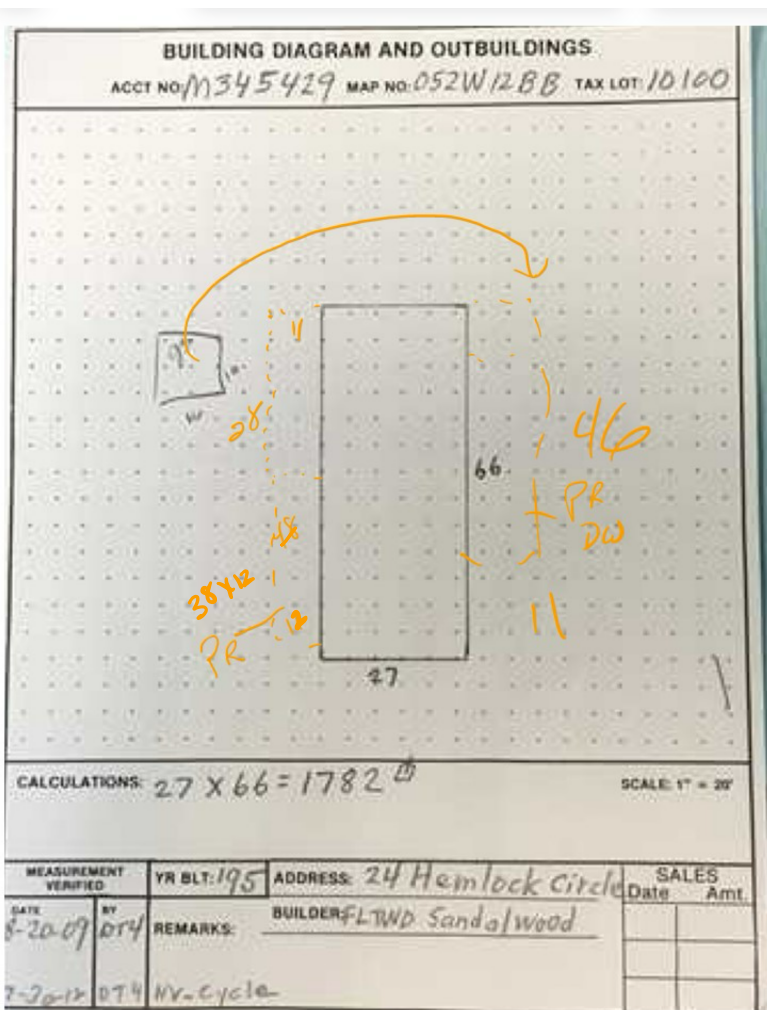
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5 +	Finished	1782	3	FB-2	1995	1995	BATH - 2, BATH+, FP - 1, KIT-, HVAC+, ROOF+, SKIRT Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	490	1995	3773	0 Exception: Y N
GARDEN SHED	5	192	1995	1008	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	418	1995	4243	0 Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	490	1995	4974	0 Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Sign off:	Clerk	Lead Clerk
Segment	MA	Stat Class: 457
Roof:	Roof +	SqFt: 308
Heat:	HVAC HVAC +	
Plumbing:	1	Jettub Grdntub
# of Fireplace(s):		
Interior comp:	Cktp Crng Dsp DW	
	H&F Oven s/d Micro BIREF Trash Other	
Kitchen Package	Kitch - Kitch Kitch +	
Bedrooms:	1	Qty 5+
Yr Blt	2024	Eff Yr 2024 % Good
% Comp	70	Func Econ
Except Code	new	Lump Sum
DC Comments		
Island	6'< 6'>	
Pantry	No Yes Oversized	
Ceilings	Vaulted Trayed Coffered	
Appraiser Comments		

Percent Complete Form **3454 29**  
 Account #

Additions		New Homes			
% Item	% Sum	No Basement		Basement	
		% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR **02** Date **1/6/25** YR For **05-26** % COMP **70**  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_



*Adding Bed / Bath*

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: MBH Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_

Acct ID: 345429 MTL: 052W12BB10100P1 Date: 3/18/24 Appr: 02 ts RMV Prop Class: 019 RMV Prop Class: 019

Situs: 24 HEMLOCK CIR WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 345429 Year: 2024

Last Date Appraised: 02/11/2020 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: ✓ tag for Add: trv

Owner: OZUNA, MARTHA BERNAL Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 37220

RMV Land: 0 RMV Imp: 61740 RMV Total: 61740 MAV: 37220 MSAV: 0 SAV: 0

Comment: WOODBURN WEST MOBILE ESTATES, MS SERIAL # WAFLP31AB11591SW, Home ID 106395, PERSONAL MS

**Notations**

No notation data available.

Add new PR's - DW new

**OSDs**

No OSD data available.

**Land**

No land data available.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 03030 Stat Class: 457 + Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1782 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 61740

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
First Floor	5 +	Finished	1782	3	FB-2	1995	1995	BATH+, FP - 1, KIT-, HVAC+, ROOF+, SKIRT, BATH - 2 Exception: Y N

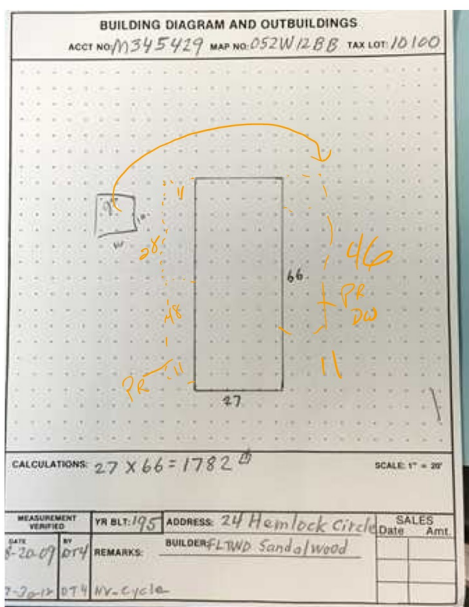
**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN SHED	5	192	1995	1008	0 Exception: Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

PR 490 1995 new  
 DW 490 1995 new  
 PR 418 1995 new



25x26  
 Add = 1 Bed, 1 Bath  
 Started after 1/24  
 11x28

updates  
 Adding Room

M345429 052W12BB10100 Appr #: 02 Date 2/11/2020 Prop Class 019 Prop Code T57  
 Situs Address 24 HEMLOCK CIR Franchise Code 02 Year For: 2020-2021  
 Owner COLON, EDILBERTO MORGA &  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: update INV Addgs

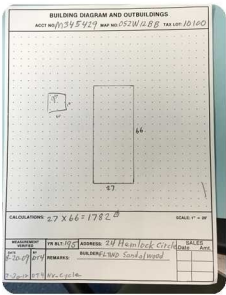
RMV Imp: 56,040 RMV Total: 56,040 M50 Total: 33,080 Nbh Code: A

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1782 Eff Area 1782 Length 66 Width 27  
 Make: FLEETWOOD Model: SANDALWOOD Intfinish: DRYWL Roof Cover COMP Arcomp  
 Plumbing BATH2;GRDN Heat: HP Fireplace:HRTH- Inter. Comp:DW;H&F Bedrooms: 3  
 Year Built 1995 Eff.Year Built 1995 Cond. P F A G E  
 Adj Codes MSLCMD;MSD+QLTY Qlty 5+ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV 55,070  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

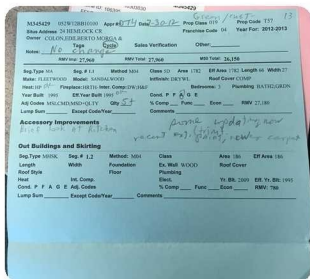
**Accessory Improvements**

**Out Buildings and Skirting**

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 186 Eff Area 186  
 Length Width Foundation Ex. Wall WOOD Roof Cover  
 Roof Style Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 2009 Eff. Yr. Blt: 1995  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 970  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_



*in process  
of painting  
0 windows  
& siding*



**M345429** 052W12BB10100 **Appr #:** \_\_\_\_\_ **Date** \_\_\_\_\_ **Prop Class** 019 **Prop Code** T57  
**Situs Address** 24 HEMLOCK CIR **Franchise Code** 02 **Year For:** 2020-2021  
**Owner** COLON,EDILBERTO MORGA &  
**Tags** **Cycle** **Sales Verification** **Other:** \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS

**Notes:** \_\_\_\_\_  
**RMV Imp:** 56,040 **RMV Total:** 56,040 **M50 Total:** 33,080 **Nbh Code:** A

<b>Segment</b>	gs							<b>Land</b>
<b>Class</b>								
<b>Dim/Size</b>	12x16							
<b>Foundation</b>								
<b>Exter Wall</b>								
<b>Wall Height</b>								
<b>Inter Finish</b>								
<b>Roof Cover</b>								
<b>Roof Style</b>								
<b>Flooring</b>								
<b>Plumbing</b>								
<b>Electric</b>								
<b>Misc.</b>								
<b>Yr Blt</b>								
<b>Eff Yr</b>	1995							
<b>Cond.</b>								
<b>% Good</b>								
<b>% Comp</b>								
<b>Lump Sum</b>								
<b>Except.Code</b>	DMV.							



**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
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**Eff Acres**                      **Companion Accounts**

**ROUTING SLIP**

Date 2-21-2 Clerk mi

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments \_\_\_\_\_

Appraiser response \_\_\_\_\_ ts \_\_\_\_\_

Reviewed by lead appraiser/comments \_\_\_\_\_