

Acct ID: 512382 MTL: 042W34000600 Date: 1/9/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451  
 Situs: 6733 KINNS RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 60454 Year: 2025  
 Last Date Appraised: 04/02/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)  
 Owner: GRIDINAR, SERGEY Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO: INSP AV: 156233  
 RMV Land: 430360 RMV Imp: 220460 RMV Total: 650820 MAV: 104970 MSAV: 51263 SAV: 167600  
 Comment: LEVEL 3 4.2.20 WV06//

Notations New MA @ 30% Farm Use: Field Prepped, Re-Check 5/1/25

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	03600	0

Chris 3/5/25

Land

Site: 1	Code Area: 03600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 70980	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments: Liability year - 2009 / 06-07: RECALC SETUP, APPR NO T41, 10/04/05.						
Site: 2	Code Area: 03600	Size: 3.79 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 309380	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments: Liability year - 1980 / 10300030						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03600	Stat Class: 132	Year Blt: 1901	Eff Year Blt: 1925	Sq.Ft: 2816	% Complete: 100
Desc: Multi Story above grade				Dimensions:	RMV: 220460	
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	3	Finished	1414	1	FB-1	1901	1925	ROOF, FP - 1, HVAC+, KIT-, BATH - 1	Exception: Y N
Second Floor	3	Finished	1064	3	FB-1	1901	1925	HVAC+, BATH - 1	Exception: Y N
Attic	3	Finished	338	0	0	1901	1925	HVAC+	Exception: Y N
Garage Detached	3	Unfinished	440	0	0	1979	1979	ROOF	Exception: Y N

Accessories

473A

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	1260	1979	3194	1	Exception: Y N
PATIO	3	66	1925	200	1	Exception: Y N
PATIO	3	156	1925	472	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	156	1925	2488	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ISI MA S 3444 SF 2024 New @ 30%



NO access/Paved driveway yet

ACCOUNT # 512382 DATE: 2/4/25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR JSS TAG Y N \_\_\_\_\_  
 COMMENTS: 30% complete 4 Bed / 5 Bath

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 151 QLTY + - FLOOR 1  
 AREA 3444 EFF AREA 3444 BED 4  
 ROOF + HVAC +  
 BATH PKG: BATH 4 BATH + 1 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 24/25 EFF YR 24/25 ECON \_\_\_\_\_  
 % COMP 30% % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE AGF  
 STAT / CLASS \_\_\_\_\_  
 SIZE 2164  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

YR BLT 2024  
 EFF YR \_\_\_\_\_  
 % COMP 30%  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: 3 car garage

YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

Percent Complete Form

Account # 512382

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	4%	0%
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%	55%	3%	65%
3%		Electrical Rough-In	3%		2%	
2%	80%	Heating Rough-In	2%	60%	1%	
		Heating Unit	1%		1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%	95%	Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

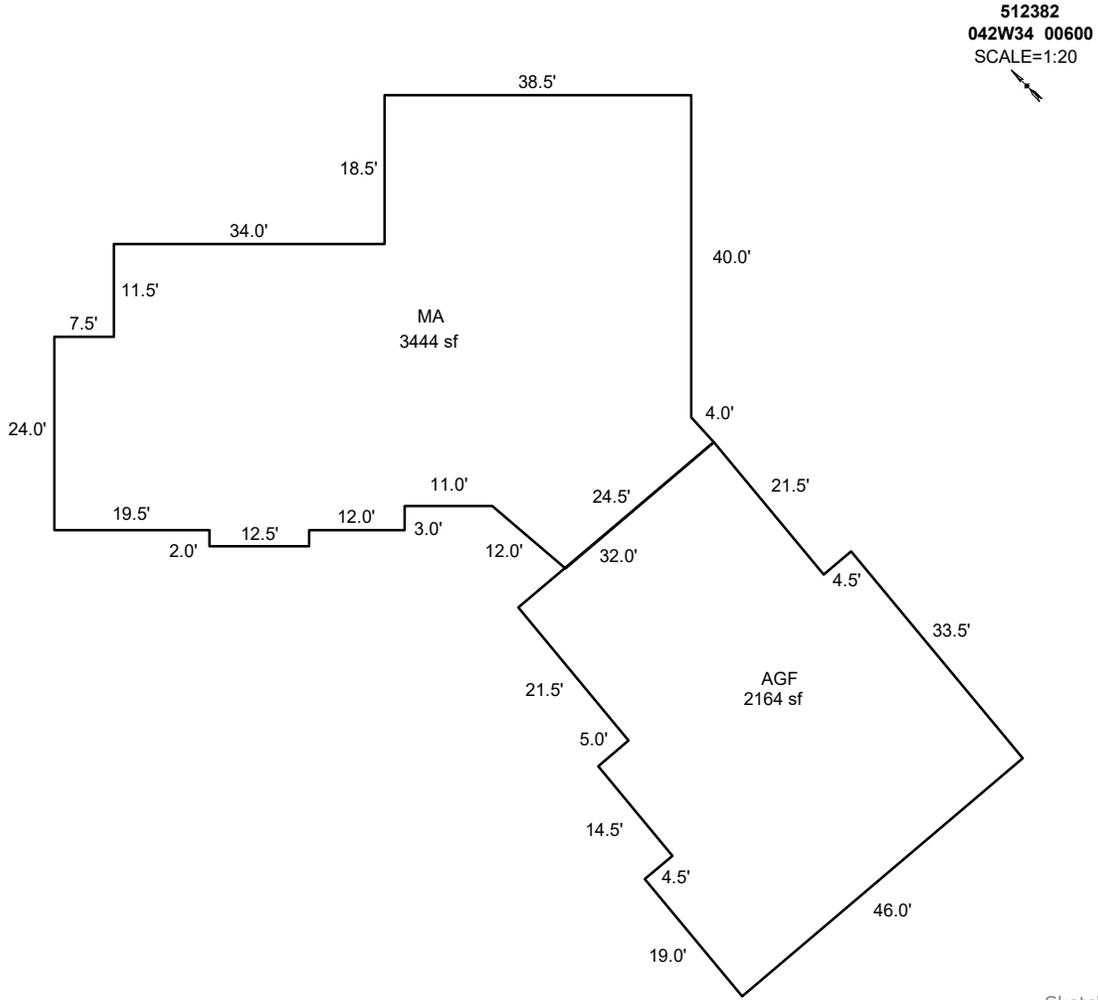
APPR 555 Date 1/19/24 YR For 25/26 % COMP 30  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 512382 Parcel No.: 042W34 00600  
 Property Address: 6733 KINNS RD NE  
 City: WOODBURN County: State: OR ZipCode: 97071  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	2164.4	202.0	2164.4
MA	MA	1.0	3444.1	276.6	3444.1

### COMMENT TABLE 1

APEXED BY NRC 02/12/2009  
 UPDATED BY CJURAN 18/08/2020  
 UPDATED BY CLOBERG 11/20/24 24-006672 MA

### COMMENT TABLE 2

04/02/2020 #06 WV

355 L2

### COMMENT TABLE 3

Tags 11/12/24

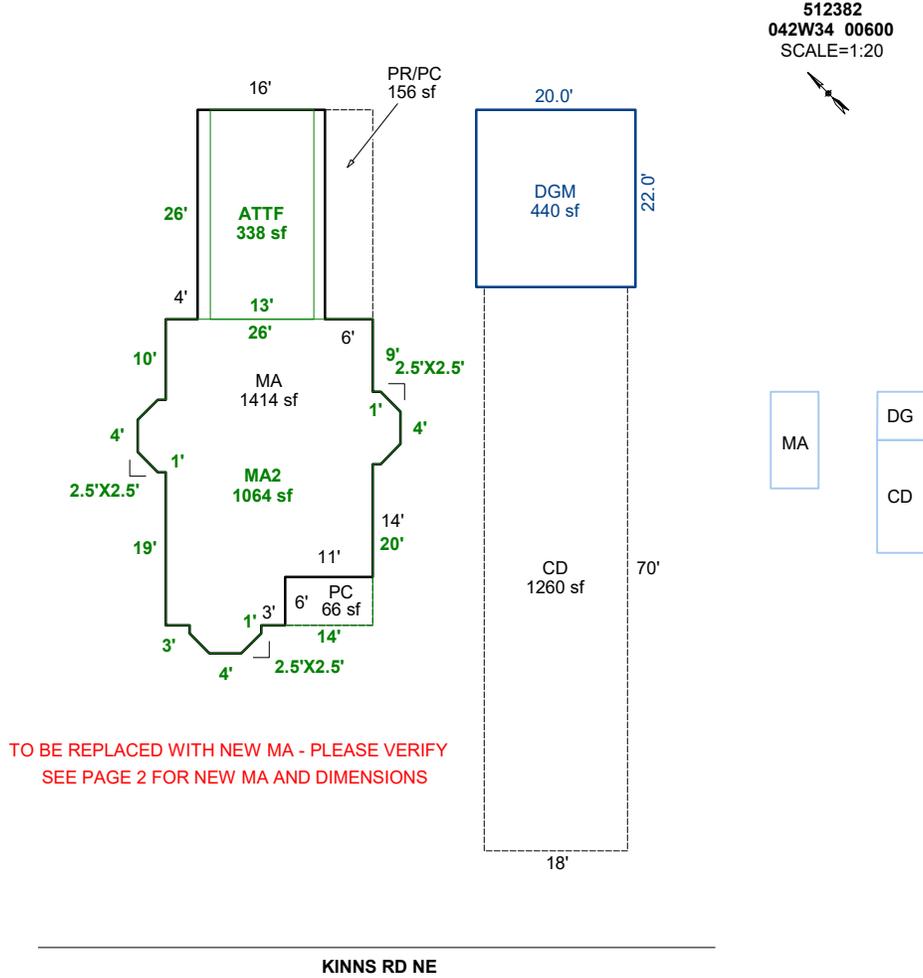
Net LIVABLE                      cnt                      1                      (rounded)                      3,444

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 City: WOODBURN County: State: OR ZipCode: 97071  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



TO BE REPLACED WITH NEW MA - PLEASE VERIFY  
SEE PAGE 2 FOR NEW MA AND DIMENSIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DGM	1.0	440.0	84.0	440.0
GLA1	MA	1.0	1413.8	192.2	
	MA2	1.0	1063.8	140.2	2477.5
GLA2	ATTF	1.0	338.0	78.0	338.0
P/P	PC	1.0	66.0	34.0	
	PR/PC	1.0	156.0	64.0	
	CD	1.0	1260.0	176.0	1482.0
	Net LIVABLE	cnt	0 (rounded)		2,816
	Net BUILDING	cnt	1 (rounded)		440

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 UPDATED BY CJURAN 18/08/2020  
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### COMMENT TABLE 2

04/02/2020 #06 WV

### COMMENT TABLE 3