

Acct ID: 512534 MTL: 051W030001000 Date: **12/1/24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 12565 CARL RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 146968 Year: 2024

Last Date Appraised: 06/09/2010 Appraiser: JORDAN SCHULTZ Retag: **Y** N Tag info: 2025 - Tags/Permit (Addition)

Owner: HEER, STEPHEN P 50% & HEER, STEPHEN P & Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 243155

RMV Land: 875480 RMV Imp: 212480 RMV Total: 1087960 MAV: 189990 MSAV: 53165 SAV: 167893

Comment:
Addition to MA @ 85%, Drop MA to 6SI for remodel

Notations
 RP/MS Code Description
 RP ZONED FARM EFU ZONED **FARM USE OK: FILBERTS + SEED**

OSDs
 Chris 3/26/25 send letter asking if occupant is involved in farm operation, for sa homesite

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1 | MKTA | OSD - AVERAGE | 45000 | 15609 | 0 |

2BI 27.36
 2BD 4.53 (INC HS)
 4BI 0.61

Land

| Site | Code Area | Size | Use Code | Zone | SAV Use | Exception |
|----------------|---|-----------------------------|---------------|--------------|--------------|----------------|
| Site: 2 | Code Area: 15609 | Size: 1.00 Acres | Use Code: 005 | Zone: REST | SAV Use: | Exception: 0 |
| Class: | Value Source: Market Homesite | Description: | | | RMV: 22410 | Exception: Y N |
| Adjustment(s): | GSOIL, IRR | Fire Patrol: | | Description: | | |
| Comments: | 1500035 | | | | | |
| Site: 3 | Code Area: 15609 | Size: 29.80 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BI | Value Source: Farm Use - EFU | Description: TWO BENCH IRR | | | RMV: 768060 | Exception: Y N |
| Adjustment(s): | GSOIL, IRR | Fire Patrol: | | Description: | | |
| Comments: | Liability year - 1977 / 1500035 Tax Rate = 9755 Rent Rate = 110 | | | | | |
| Site: 4 | Code Area: 15609 | Size: 1.70 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 4BI | Value Source: Farm Use - EFU | Description: FOUR BENCH IRR | | | RMV: 40010 | Exception: Y N |
| Adjustment(s): | GSOIL, IRR | Fire Patrol: | | Description: | | |
| Comments: | Liability year - 1977 / 1500035 Tax Rate = 9755 Rent Rate = 102 | | | | | |

Improvements - Residence / Manufactured Structures

| | | | | | | |
|----------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1 | Code Area: 15609 | Stat Class: 131 | Year Blt: 1951 | Eff Year Blt: 1951 | Sq.Ft: 1028 | % Complete: 100 |
| Desc: One Story Only | | | | | Dimensions: | RMV: 117220 |
| 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 | 3 | Finished | 1028 | 3 | FB-1 | 1951 | 1951 | BATH - 1, KIT-, ROOF+, HVAC, FP - 1 |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|------------------------|-------|-----------|------------|------|----------|
| YARD IMPROVEMENTS FAIR | 3 | 1 | 1951 | 6231 | 1 |

| | | | | | | |
|------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 2 | Code Area: 15609 | Stat Class: 138 | Year Blt: 1951 | Eff Year Blt: 1951 | Sq.Ft: 0 | % Complete: 100 |
| Desc: Res other improvements | | | | | Dimensions: | RMV: 31470 |
| 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 Detached | 3 | Unfinished | 528 | 0 | 0 | 1951 | 1951 | ROOF+ |

Accessories

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

Improvements - Accessory Buildings

| | | | | | | |
|-------------------------------------|------------------|-----------------|----------------|--------------------|-------------------|-----------------|
| Bldg: 3 | Code Area: 15609 | Stat Class: 351 | Year Blt: 1987 | Eff Year Blt: 1987 | Sq.Ft: 720 | % Complete: 100 |
| Desc: General Purpose Building (GB) | | | | | Dimensions: 30x24 | RMV: 4640 |
| 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 | 720 | 0 | 0 | 1987 | 1987 | FAIR |

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 15609 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 2592 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 54x48 RMV: 14490
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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 2592 | 0 | 0 | 1987 | 1987 | FAIR | |

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 15609 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 4664 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: RMV: 24860
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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 4664 | 0 | 0 | 1987 | 1987 | FAIR | |

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 15609 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 672 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 42x16 RMV: 4330
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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 672 | 0 | 0 | 1987 | 1987 | FAIR | |

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 7 Code Area: 15609 Stat Class: 353 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 6156 % Complete: 100
Desc: Machine Shed (MS) Dimensions: RMV: 15470
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 |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Machine Shed | 4 | Finished | 6156 | 0 | 0 | 1987 | 1987 | FAIR | |

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 15609 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 0
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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5 | Finished | 96 | 0 | 0 | 0 | 0 | | |

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available



Percent Complete Form

Account # 512534

Additions

New Homes

| | | <u>New Homes</u> | | | | |
|---------------|--------------|-------------------------------|--------------|-----------------|--------------|------|
| | | <u>No Basement</u> | | <u>Basement</u> | | |
| <u>% Item</u> | <u>% Sum</u> | <u>% Item</u> | <u>% Sum</u> | <u>% Item</u> | <u>% Sum</u> | |
| 3% | 0% | Plans/Survey | 3% | 0% | 3% | |
| 2% | | Excavation | 2% | | 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% | | 3% | |
| 3% | | Electrical Rough-In | 3% | 55% | 2% | 65% |
| 2% | 80% | Heating Rough-In | 2% | | 1% | |
| | | Heating Unit | 1% | 60% | 1% | |
| 3% | 85% | Insulation | 3% | | 2% | |
| 5% | | Drywall (Finished) | 5% | 65% | 4% | 70% |
| 2% | 90% | Paint Interior | 2% | 70% | 2% | 75% |
| 2% | | Paint Exterior | 2% | | 2% | |
| | 95% | Cabinets | 6% | 75% | 5% | 80% |
| 2% | | Electrical Fixtures | 3% | 80% | 2% | |
| 2% | | 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% | |

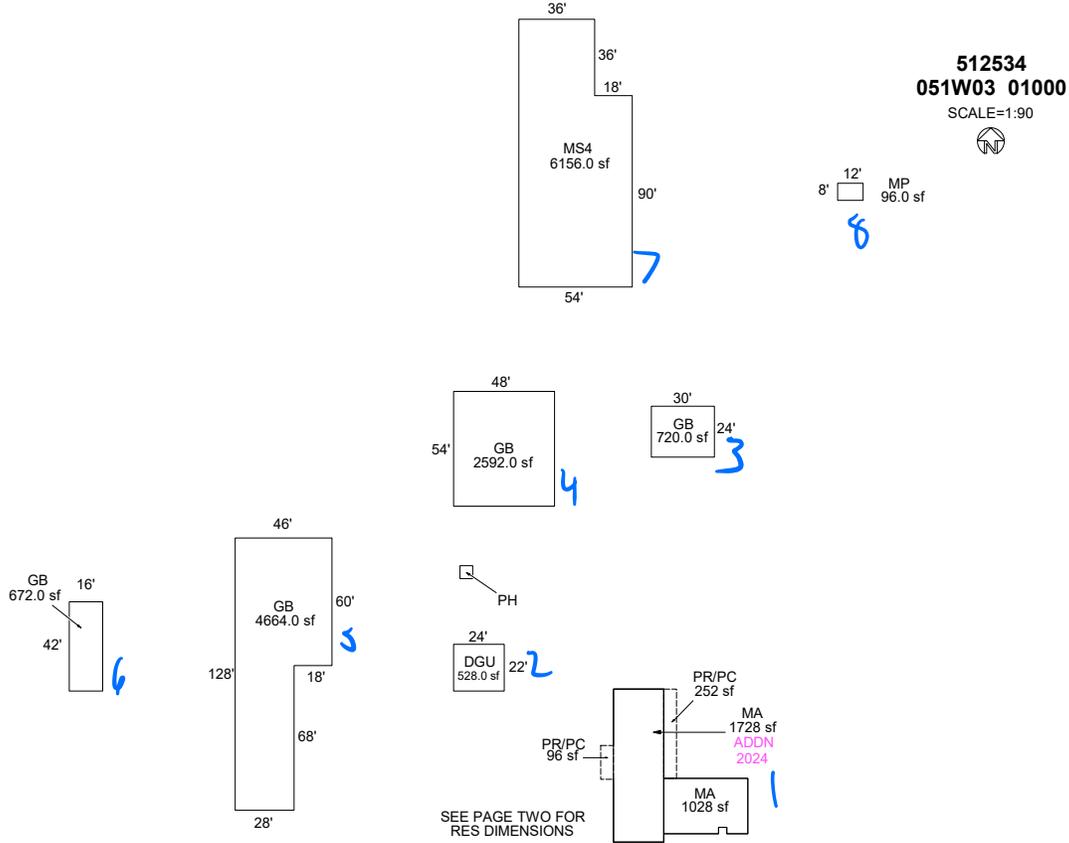
APPR JJS Date 12/11/24 YR For 25-26 % COMP 85
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512534 Parcel No.: 051W03 01000
 Property Address: 12565 CARL RD NE
 City: Aumsville County: Marion State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



CARL RD NE

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | GB | 1.0 | 720.0 | 108.0 | |
| | MS4 | 1.0 | 6156.0 | 360.0 | |
| | GB | 1.0 | 2592.0 | 204.0 | |
| | GB | 1.0 | 4664.0 | 348.0 | |
| | GB | 1.0 | 672.0 | 116.0 | 14804.0 |
| GLA1 | MA | 1.0 | 0.0 | 262.0 | |
| | MA | 1.0 | 1028.0 | 138.0 | |
| | MA | 1.0 | 0.0 | 176.0 | |
| | MA | 1.0 | 1728.0 | 192.0 | 2756.0 |
| GAR | DGU | 1.0 | 528.0 | 92.0 | 528.0 |
| OTH | MP | 1.0 | 96.0 | 40.0 | 96.0 |
| P/P | PR/PC | 1.0 | 96.0 | 44.0 | |
| | PR/PC | 1.0 | 252.0 | 96.0 | 348.0 |
| | Net LIVABLE | cnt | 4 (rounded) | | 2,756 |
| | Net BUILDING | cnt | 5 (rounded) | | 14,804 |

APEXED BY NRC 04/13/2009
 Apex updated to add mp 6/16/10 Jane
 UPDATED BY CLOBERG 06/20/2024 24-002712 AD

COMMENT TABLE 2

COMMENT TABLE 3

JJS 12.11.24

Tags L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

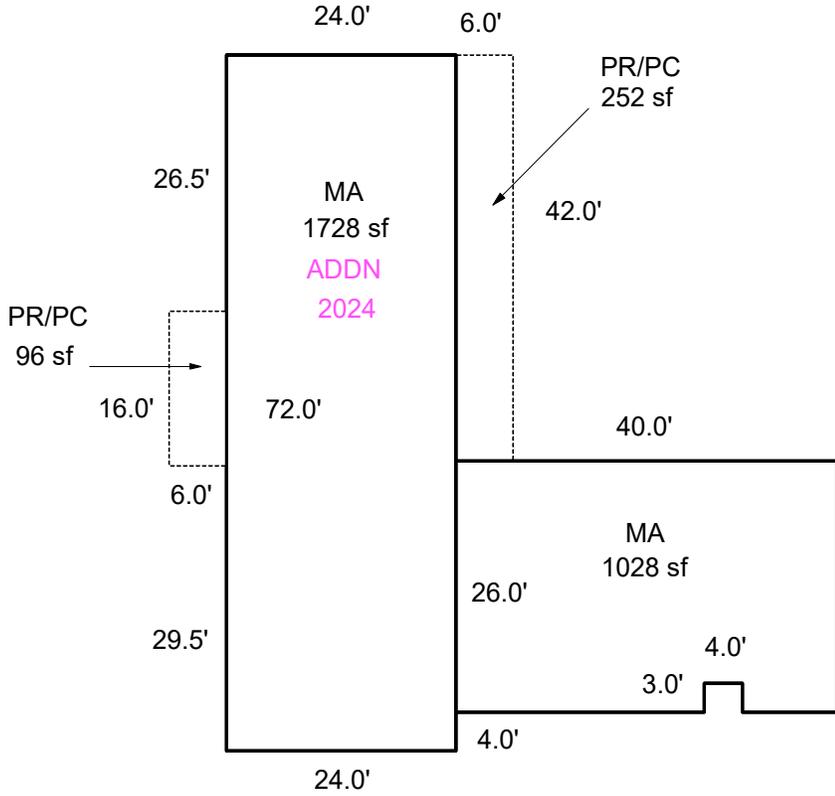
File No.: 512534 Parcel No.: 051W03 01000
 Property Address: 12565 CARL RD NE
 City: Aumsville County: Marion State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

512534
051W03 01000
 SCALE=1:90



SEE PAGE ONE FOR
ALL BUILDINGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.0 | 0.0 | 262.0 | |
| | MA | 1.0 | 1728.0 | 192.0 | |
| | MA | 1.0 | 1028.0 | 138.0 | |
| | MA | 1.0 | 0.0 | 176.0 | 2756.0 |
| P/P | PR/PC | 1.0 | 252.0 | 96.0 | |
| | PR/PC | 1.0 | 96.0 | 44.0 | 348.0 |

APEXED BY NRC 04/13/2009
 Apex updated to add mp 6/16/10 Jane
 UPDATED BY CLOBERG 06/20/2024 24-002712 AD

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 4 (rounded) 2,756