Summary Lead Appr: WW 2.27.25 Clerk: _____ Lead Clerk: JJS 3.27.25 Appr: _____ Print Date: 9/24/2024

Acct ID: 512655 MTL: 051W05D000500 Date: 12/11/25 Appr: JSS Prop Class: 559 RMV Prop Class: 459

Situs: 11198 CROSBY RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 75377 Year: 2024

Last Date Appraised: 04/04/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: SILVA GARCIA, FELIX Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 187011

RMV Land: 451200 RMV Imp: 303580 RMV Total: 754780 MAV: 147480 MSAV: 39531 SAV: 92723

Comment: 24-25: L4 4.4.24 JJS

Notations R/T Both, U B@50%, other not started

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

Chris 3/20/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	03600	0

Land

Site: 1 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: 77090 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 2009 / 06-07: RECALC SETUP;#19 09-07-05

Site: 3 Code Area: 03600 Size: 4.06 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 312990 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1982

Site: 4 Code Area: 03600 Size: 0.23 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 16120 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1982

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 477 Year Blt: 2019 Eff Year Blt: 2020 Sq.Ft: 2262 % Complete: 100
Desc: MANUF STRUCT, CLASS 7, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 280530
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	7	Finished	2262	3	FB-2	2019	2020	BATH - 2, KIT-, HVAC+, ROOF+, SKIRT	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: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1080 % Complete: 100
Desc: Machine Shed (MS) Dimensions: 54x20 RMV: 2490
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	1080	0	0	1984	1984	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 03600 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 100 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 80
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	6	Finished	100	0	0	1974	1974	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 120 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 690

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	120	0	0	1974	1974	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 03600 Stat Class: 311 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 2880 % Complete: 100

Desc: Feeder Barn (FB) Dimensions: 60x48 RMV: 18530

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	
Feeder Barn	6	Finished	2880	0	0	1994	1994	FAIR	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 03600 Stat Class: 354 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 100 % Complete: 100

Desc: Lean-to Light (LTL) Dimensions: RMV: 140

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	5	Finished	100	0	0	1990	1990		Exception: Y N

Accessories

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

Bldg: 7 Code Area: 03600 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 432 % Complete: 100

Desc: Machine Shed (MS) Dimensions: RMV: 1120

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	432	0	0	1979	1979	FAIR	Exception: Y N

Accessories

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

352 UB 5 110x50 Good 2024 new @50%

other day
not started,
neither will be

done by 1/1

Percent Complete Form

Account # 512655

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: UB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

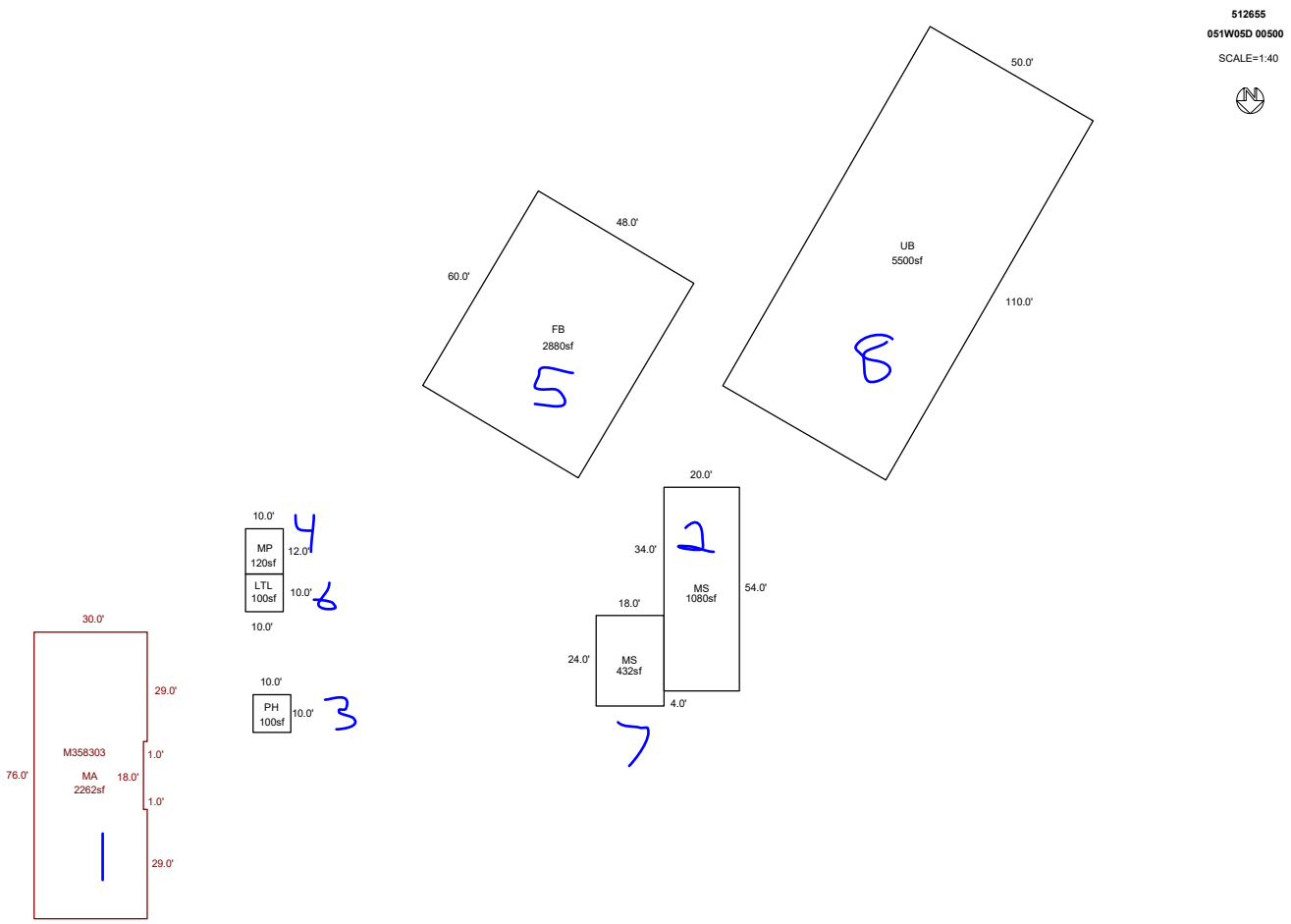
APPR JJS Date 12/11/25 YR For 25/26 % COMP SD
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512655 Parcel No.: 051W05D 00500
Property Address: 11198 CROSBY 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
GBA1	FB	1.0	2880.0	216.0	
	MS	1.0	1080.0	148.0	
	MS	1.0	432.0	84.0	
	MP	1.0	120.0	44.0	
	PH	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	UB	1.0	5500.0	320.0	10212.0
GLA1	MA	1.0	2262.0	214.0	2262.0
	Net LIVABLE	cnt	0	(rounded)	2,262
	Net BUILDING	cnt	7	(rounded)	10,212

COMMENT TABLE 1

APEXED BY NRC 12/14/2009
Updated by AC 8/13/10
UPD BY PH 01.08.20
UPDATED BY WW 4/11/24
UPDATED BY CLOBERG 02/20/25

COMMENT TABLE 2

Added LTL
12.30.19 JS #29
JJS 4.3.24
JJS 12/11/24

COMMENT TABLE 3

TAGS/ADDED M358303
SV L4
TAGS L2

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