

Acct ID: 514106 MTL: 051W260001600 Date: 1/29/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451  
 Situs: 14254 WOODBURN-MONITOR RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 66950 Year: 2025  
 Last Date Appraised: 11/16/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)  
 Owner: HAGENAUER JRLT & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 154641  
 RMV Land: 599460 RMV Imp: 304320 RMV Total: 903780 MAV: 225810 MSAV: 47291 SAV: 298724  
 Comment:

*New MS @ 100%. - NO back access, visible in 1/25 photos*

**Notations**

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

**FARM USE OK: SEED (GRASS)**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	40470	0

**Land** Chris 3/26/25

Site: 1 Code Area: 40470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 48730 Exception: Y N  
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2024 (0.10 acre rolled from 2B farmland liability year was 1974)

6-07: RECALC SETUP;#29, 07-14-05

Site: 2 Code Area: 40470 Size: 9.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 483980 Exception: Y N  
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1974

Site: 3 Code Area: 40470 Size: 0.36 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 16750 Exception: Y N  
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1974

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 40470 Stat Class: 141 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1711 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 270200  
 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	4	Finished	1711	3	FB-2	1998	1998	FP - 1, HVAC, ROOF, BATH+, KIT, BATH - 2

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1998	27927	1

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 40470 Stat Class: 352 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 2304 % Complete: 100  
 Desc: Utility Building (UB) Dimensions: 48x48 RMV: 34120  
 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
Utility Building	5	Finished	2304	0	0	2008	2008	AVG

**Accessories**

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

*353 MS S 80x40 Fair 2024 New*

ACCOUNT # \_\_\_\_\_ DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: \_\_\_\_\_

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: \_\_\_\_\_

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 MS  
 STAT / CLASS 353  
 SIZE 80x40  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2024  
 EFF YR 2024  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: New MS

COMMENT: New MS

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

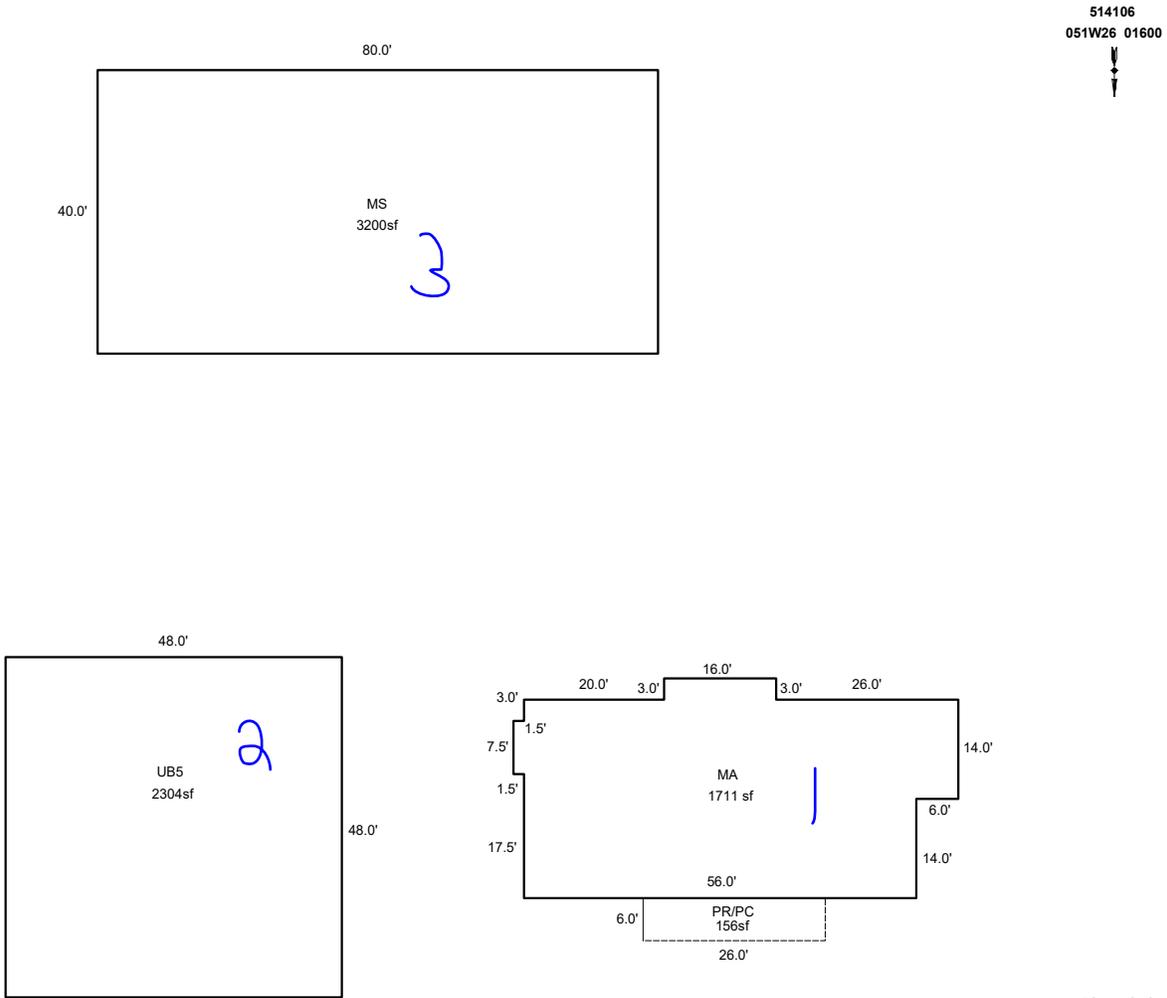
COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514106 Parcel No.: 051W26 01600  
 Property Address: 14254 WOODBURN-MONITOR 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	UB5	1.0	2304.0	192.0	
	MS	1.0	3200.0	240.0	5504.0
GLA1	MA	1.0	1711.3	189.0	1711.3
P/P	PR/PC	1.0	156.0	64.0	156.0

### COMMENT TABLE 1

APEX BY CE 12/24/08  
 UPDATED BY CLOBERG 03/11/25

### COMMENT TABLE 2

JIS 01/29/25

### COMMENT TABLE 3

TAGS L3

Net LIVABLE	cnt	0	(rounded)	1,711
Net BUILDING	cnt	2	(rounded)	5,504

