

Acct ID: 512976 MTL: 051W090000100 Date: 7/9/25 Appr: JJS Prop Class: 961 RMV Prop Class: 501
 Situs: 2630 N PACIFIC HWY WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 89094 Year: 2024
 Last Date Appraised: 02/20/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: OREGON YOUTH AUTHORITY Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 1537450 RMV Imp: 205710810 RMV Total: 207248260 MAV: 0 MSAV: 0 SAV: 0
 Comment:

Notations 2 new MP @ 100%. close after tag
 No notation data available.

OSDs
 No OSD data available.

Land

Site: 1 Code Area: 03609 Size: 149.21 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BI Value Source: Rural at MKT Description: TWO BENCH IRR RMV: 1352530 Exception: Y N
 Adjustment(s): IRR, GSOIL, FSOIL Fire Patrol: Description:
 Comments: 1248800 06-07: RECALC SETUP;#19 09-13-05

Site: 2 Code Area: 03609 Size: 21.20 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BI Value Source: Rural at MKT Description: FOUR BENCH IRR RMV: 175460 Exception: Y N
 Adjustment(s): IRR, GSOIL, FSOIL Fire Patrol: Description:
 Comments: 1248800 06-07: RECALC SETUP;#19 09-13-05

Site: 3 Code Area: 03609 Size: 1.20 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 9460 Exception: Y N
 Adjustment(s): IRR, GSOIL, FSOIL Fire Patrol: Description:
 Comments: 1248800 06-07: RECALC SETUP;#19 09-13-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03609 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 2057108
 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
------	-------	---------------	------------	------	-------	--------	------------	-----------

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
MISCELLANEOUS	0	0	0	152378380	1

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

341 MP 10X14 Fair 2024 new
341 MP 10X25 Fair 2024 new



10x14 mp @ E A ranch



10x25 mp

ACCOUNT # S12976 DATE: 4/9/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSS 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 341
 STAT / CLASS mp
 SIZE 10x14
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 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 341
 STAT / CLASS mp
 SIZE 10x25
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

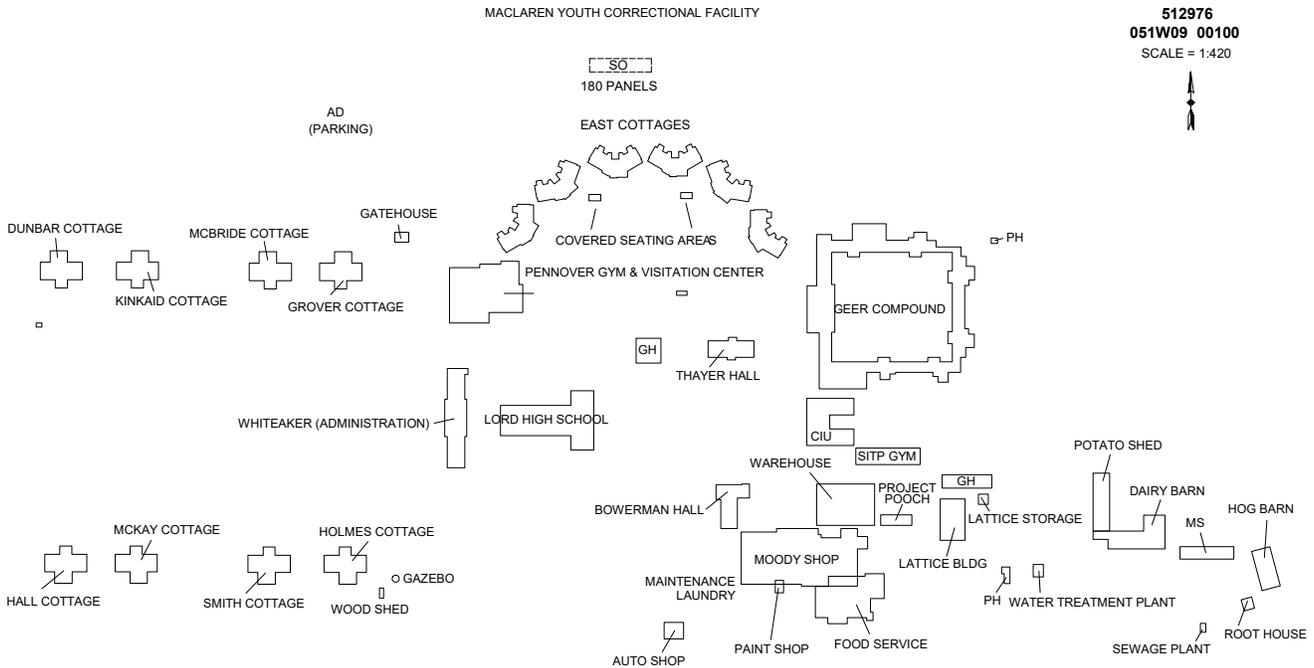
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512976 Parcel No.: 051W09 00100
 Property Address: 2630 N PACIFIC HIGHWAY
 City: WOODBURN County: MARION State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



512976
051W09 00100
SCALE = 1:420



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GBA1	GATEHOUSE	1.0	816.0	116.0		
	ROOT HOUSE	1.0	728.0	108.0		
	SEWAGE PLANT	1.0	286.0	70.0		
	HOG BARN	1.0	4508.0	288.0		
	MS	1.0	3900.0	320.0		
	POTATO SHED	1.0	5600.0	360.0		
	DAIRY BARN	1.0	8630.0	510.0		
	COVERED SEATIN	1.0	420.0	86.0		
	PH	1.0	656.0	120.0		
	PH	1.0	195.0	56.0		
	GH	1.0	3840.0	304.0		
	LATTICE STORAG	1.0	576.0	96.0		
	WATER TREATME	1.0	750.0	110.0		
	PROJECT	1.0	1875.0	200.0		
	LATTICE BLDG	1.0	6000.0	320.0		
	GH	1.0	3600.0	240.0		
	28 addl items					
	Net LIVABLE	cnt	0	(rounded)		270,751
	Net BUILDING	cnt	20	(rounded)		59,280

COMMENT TABLE 1

DRAWN BY JRONDEMA 3/23/17
 UPDATED BY JRONDEMA 5/4/17
 UPD BY PH 08.16.19
 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO
 & 23-009928 WOOD SHED
 UPDATED 7/23/34 BY WWilliams
 UPDATED BY CLOBERG 04/14/25

COMMENT TABLE 2

JIS 04/09/25

COMMENT TABLE 3

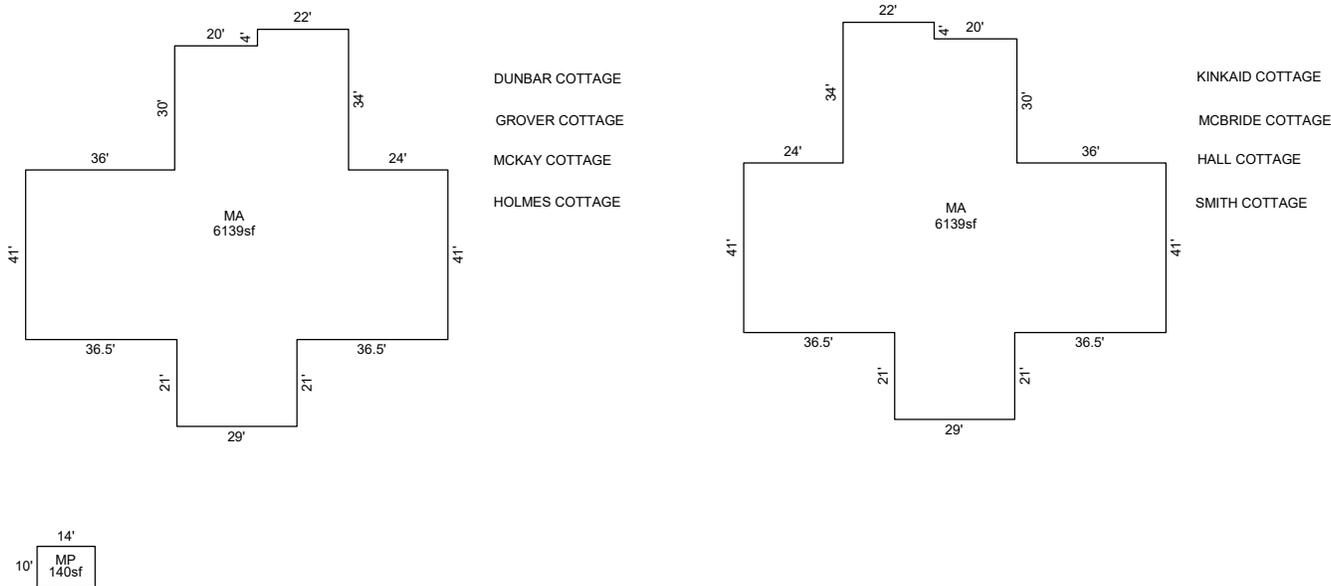
TAGS L1

SKETCH/AREA TABLE ADDENDUM

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 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	140.0	48.0	140.0	DRAWN BY JRONDEMA 3/23/17 UPDATED BY JRONDEMA 5/4/17 UPD BY PH 08.16.19 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO & 23-009928 WOOD SHED UPDATED 7/23/34 BY WWILLIAMS UPDATED BY CLOBERG 04/14/25	
GLA1	MA	1.0	6139.0	396.0			
	MA	1.0	6139.0	396.0	12278.0		
	Net LIVABLE	cnt	0 (rounded)		12,278		
	Net BUILDING	cnt	1 (rounded)		140		

COMMENT TABLE 2	COMMENT TABLE 3
JIS 04/09/25	TAGS L1

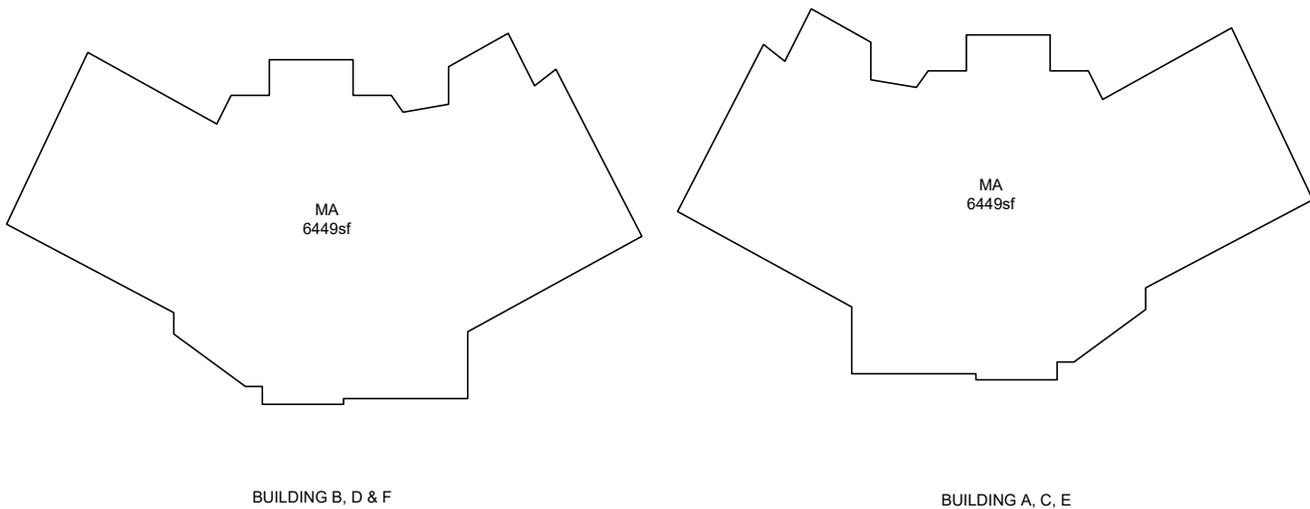
SKETCH/AREA TABLE ADDENDUM

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SKETCH

EAST COTTAGES



Sketch by ApexSketch

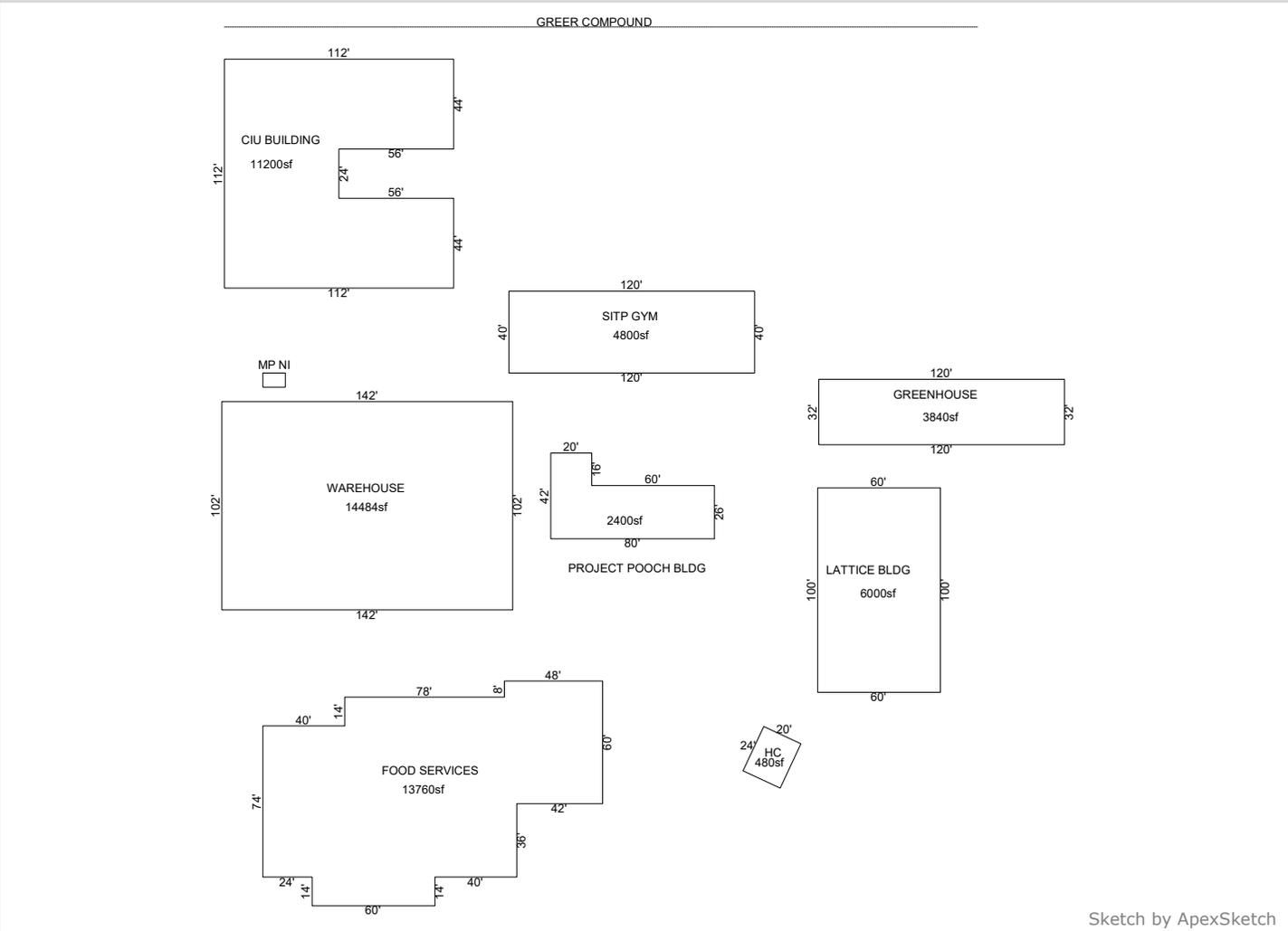
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	6449.0	389.2		DRAWN BY JRONDEMA 3/23/17 UPDATED BY JRONDEMA 5/4/17 UPD BY PH 08.16.19 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO & 23-009928 WOOD SHED UPDATED 7/23/34 BY WWILLIAMS UPDATED BY CLOBERG 04/14/25	
	MA	1.0	6449.0	389.2	12897.9		
	Net LIVABLE	cnt	0 (rounded)		12,898	COMMENT TABLE 2	COMMENT TABLE 3
						JJS 04/09/25	TAGS L1

SKETCH/AREA TABLE ADDENDUM

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SKETCH



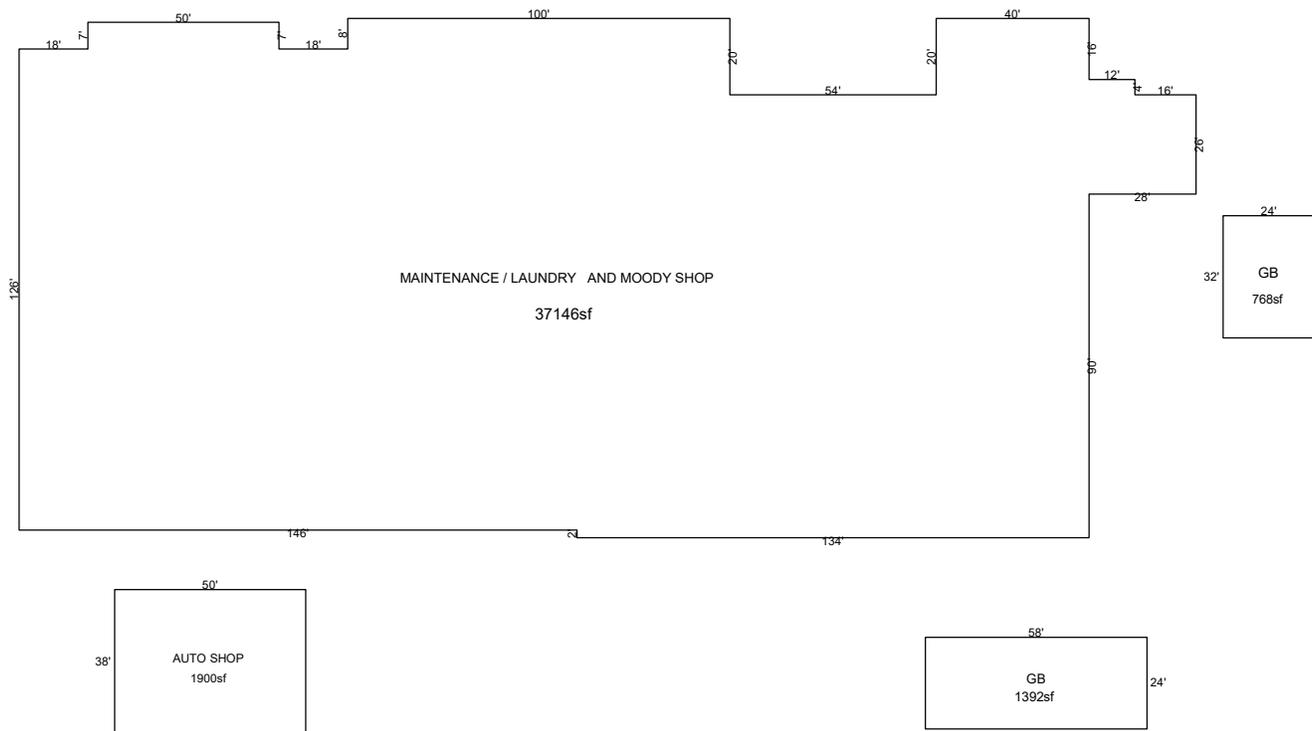
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA3	MP NI	1.0	77.0	36.0	77.0	DRAWN BY JRONDEMA 3/23/17 UPDATED BY JRONDEMA 5/4/17 UPD BY PH 08.16.19 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO & 23-009928 WOOD SHED UPDATED 7/23/34 BY WWILLIAMS UPDATED BY CLOBERG 04/14/25	
GBA6	GREENHOUSE	1.0	3840.0	304.0			
	LATTICE BLDG	1.0	6000.0	320.0			
	PROJECT POOCH	1.0	2400.0	244.0			
	WAREHOUSE	1.0	14484.0	488.0			
	FOOD SERVICES	1.0	13760.0	552.0			
	HC	1.0	480.0	88.0	40964.0		
GLA1	CIU BUILDING	1.0	11200.0	560.0		COMMENT TABLE 2 JIS 04/09/25	
	SITP GYM	1.0	4800.0	320.0	16000.0		
	Net LIVABLE	cnt	0 (rounded)		16,000		
	Net BUILDING	cnt	7 (rounded)		41,041		

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SKETCH



Sketch by ApexSketch

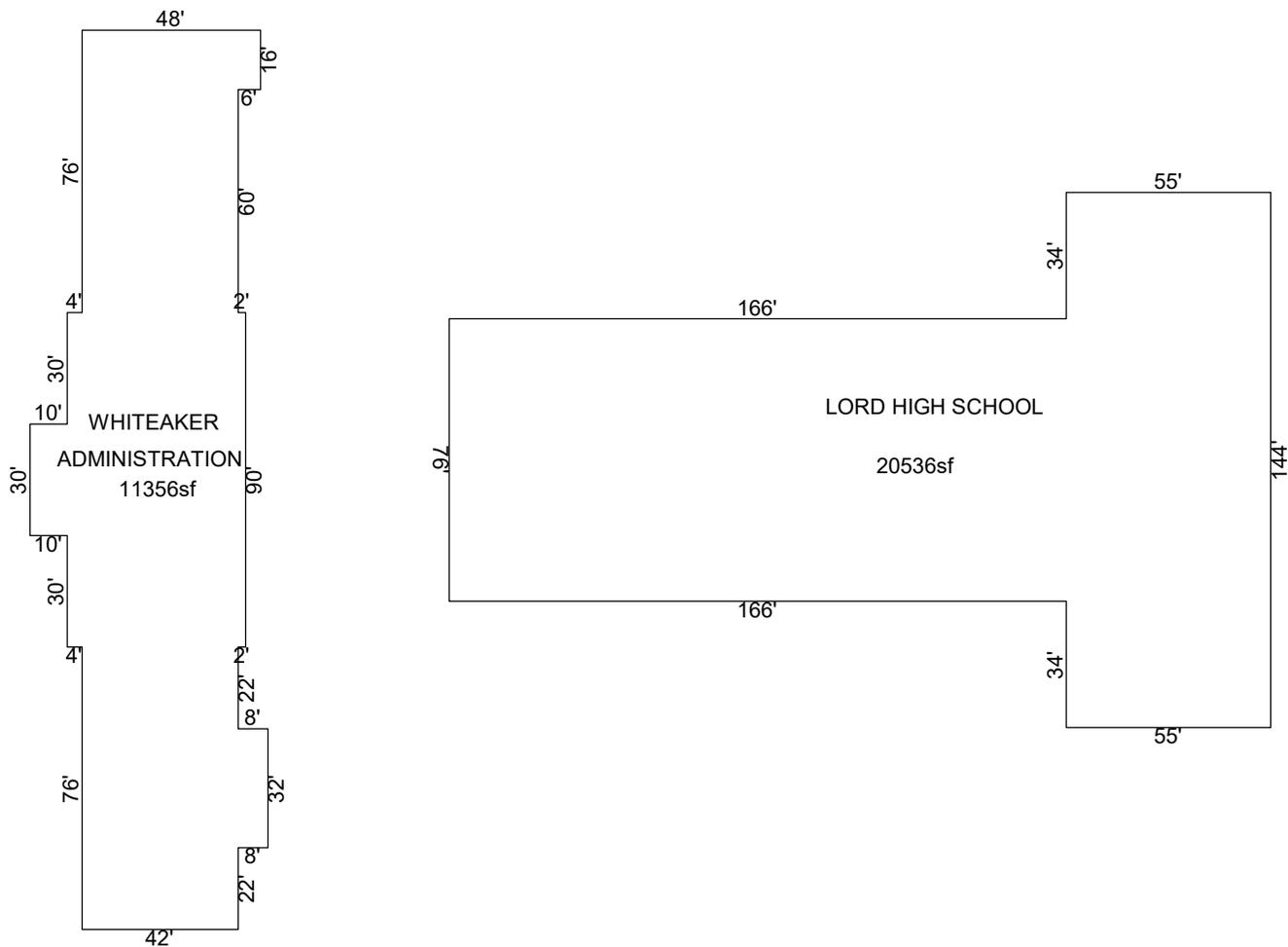
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	1392.0	164.0		DRAWN BY JRONDEMA 3/23/17 UPDATED BY JRONDEMA 5/4/17 UPD BY PH 08.16.19 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO & 23-009928 WOOD SHED UPDATED 7/23/34 BY WWilliams UPDATED BY CLOBERG 04/14/25	
	GB	1.0	768.0	112.0	2160.0		
GBA6	MAINTENANCE / L	1.0	37146.0	942.0			
	AUTO SHOP	1.0	1900.0	176.0	39046.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						JIS 04/09/25	TAGS L1
Net BUILDING		cnt	4 (rounded)	41,206			

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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	WHITEAKER	1.0	11356.0	628.0	
	LORD HIGH SCHO	1.0	20536.0	730.0	31892.0
	Net LIVABLE	cnt	0 (rounded)		31,892

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DRAWN BY JRONDEMA 3/23/17
 UPDATED BY JRONDEMA 5/4/17
 UPD BY PH 08.16.19
 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO & 23-009928 WOOD SHED
 UPDATED 7/23/34 BY WWILLIAMS
 UPDATED BY CLOBERG 04/14/25

COMMENT TABLE 2

JIS 04/09/25

COMMENT TABLE 3

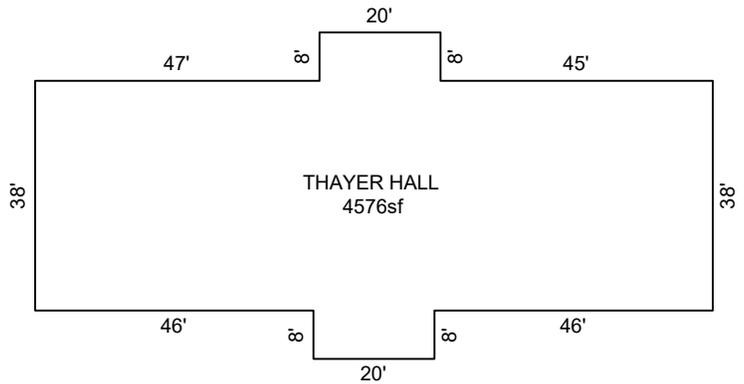
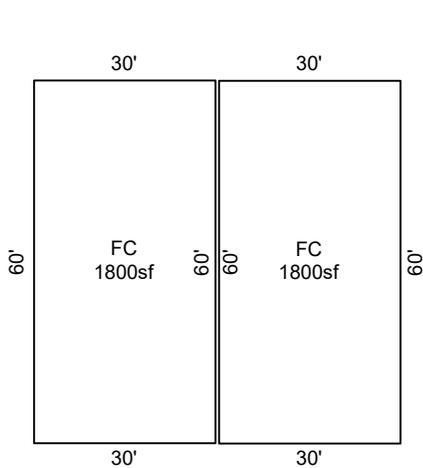
TAGS L1

SKETCH/AREA TABLE ADDENDUM

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 Owner:
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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA7	FC	1.0	1800.0	180.0	
	FC	1.0	1800.0	180.0	3600.0
GLA1	THAYER HALL	1.0	4576.0	332.0	4576.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 3/23/17
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 UPD BY PH 08.16.19
 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO
 & 23-009928 WOOD SHED
 UPDATED 7/23/34 BY WWILLIAMS
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COMMENT TABLE 2

JIS 04/09/25

COMMENT TABLE 3

TAGS L1

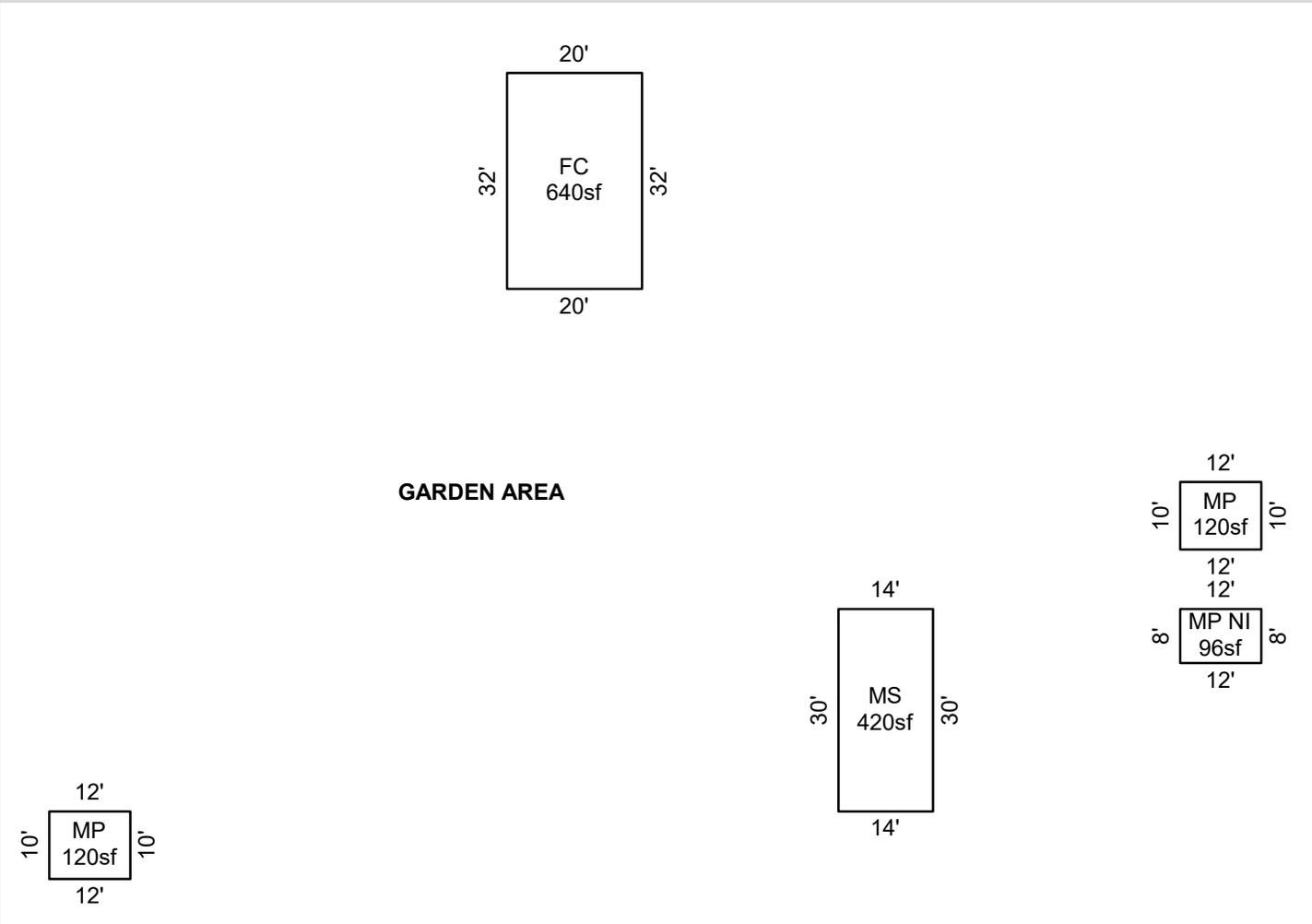
Net LIVABLE	cnt	0	(rounded)	4,576
Net BUILDING	cnt	2	(rounded)	3,600

SKETCH/AREA TABLE ADDENDUM

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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

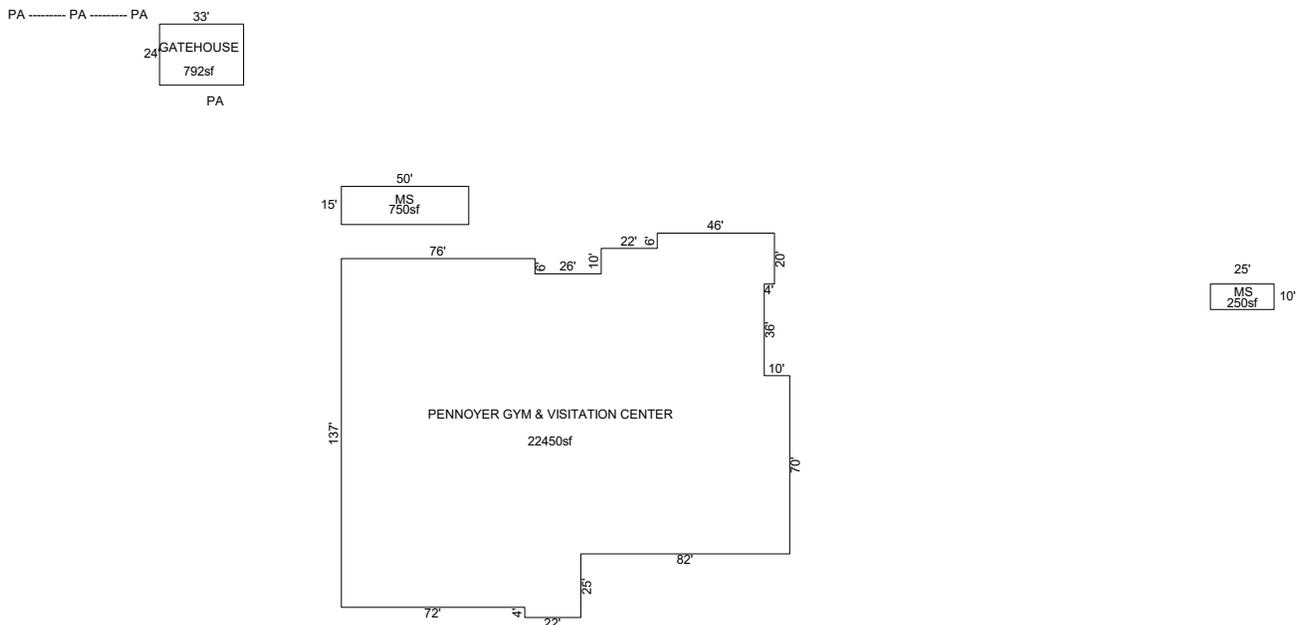
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA3	MP	1.0	120.0	44.0		DRAWN BY JRONDEMA 3/23/17 UPDATED BY JRONDEMA 5/4/17 UPD BY PH 08.16.19 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO & 23-009928 WOOD SHED UPDATED 7/23/34 BY WWILLIAMS UPDATED BY CLOBERG 04/14/25	
	MP	1.0	120.0	44.0			
	MP NI	1.0	96.0	40.0	336.0		
GBA6	MS	1.0	420.0	88.0	420.0		
GBA7	FC	1.0	640.0	104.0	640.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						JIS 04/09/25	TAGS L1
Net BUILDING		cnt	5 (rounded)		1,396		

SKETCH/AREA TABLE ADDENDUM

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 Client: Client Address:
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SKETCH



Sketch by ApexSketch

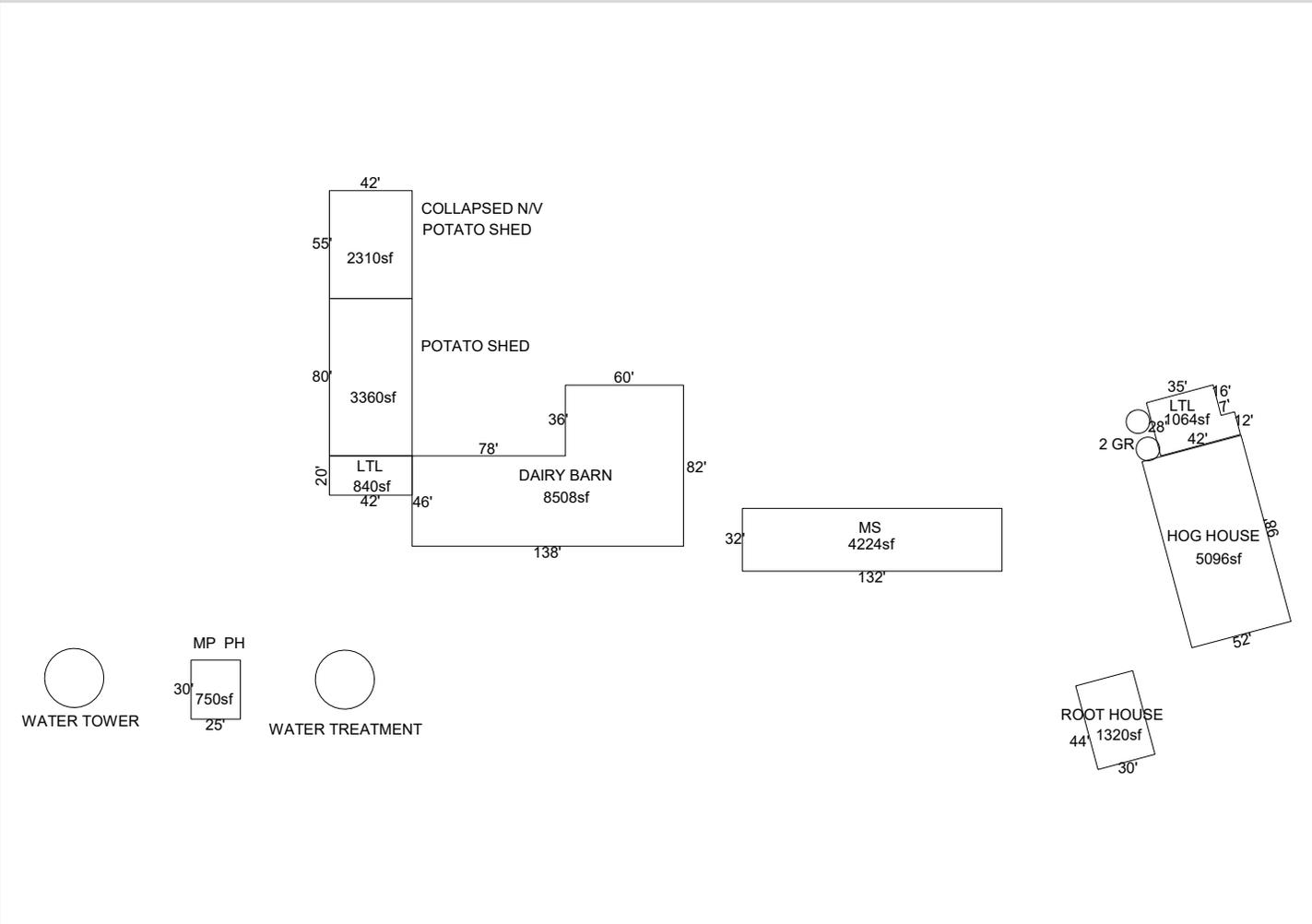
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	250.0	70.0	250.0	DRAWN BY JRONDEMA 3/23/17 UPDATED BY JRONDEMA 5/4/17 UPD BY PH 08.16.19 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO & 23-009928 WOOD SHED UPDATED 7/23/34 BY WWILLIAMS UPDATED BY CLOBERG 04/14/25	
GBA4	MS	1.0	750.0	130.0	750.0		
GBA6	PENNOYER GYM &	1.0	22450.0	674.0			
	GATEHOUSE	1.0	792.0	114.0	23242.0		
	Net BUILDING	cnt	4 (rounded)		24,242	COMMENT TABLE 2	COMMENT TABLE 3
						JIS 04/09/25	TAGS L1

SKETCH/AREA TABLE ADDENDUM

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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA3	MP PH	1.0	750.0	110.0	750.0	DRAWN BY JRONDEMA 3/23/17 UPDATED BY JRONDEMA 5/4/17 UPD BY PH 08.16.19 UPDATED BY CJURAN 02/13/2024 23-009929 GAZEBO & 23-009928 WOOD SHED UPDATED 7/23/34 BY WWILLIAMS UPDATED BY CLOBERG 04/14/25					
GBA4	MS	1.0	4224.0	328.0	4224.0						
GBA5	LTL	1.0	840.0	124.0	1904.0						
GBA6	DAIRY BARN	1.0	8508.0	440.0							
	POTATO SHED	1.0	3360.0	244.0							
	POTATO SHED	1.0	2310.0	194.0							
	ROOT HOUSE	1.0	1320.0	148.0		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">COMMENT TABLE 2</th> <th style="text-align: center;">COMMENT TABLE 3</th> </tr> <tr> <td style="text-align: center;">JIS 04/09/25</td> <td style="text-align: center;">TAGS L1</td> </tr> </table>		COMMENT TABLE 2	COMMENT TABLE 3	JIS 04/09/25	TAGS L1
COMMENT TABLE 2	COMMENT TABLE 3										
JIS 04/09/25	TAGS L1										
	HOG HOUSE	1.0	5096.0	300.0	20594.0						
Net BUILDING		cnt	9 (rounded)		27,472						

