

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: JJS 6.12.25

Print Date: 5/9/2025

Acct ID: 602296 MTL: 051W09B000401 Date: 6/5/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451

Situs: 1727 BIG AL LN WOODBURN 97071 MaSaNh: 02 06 000 Unit: 146928 Year: 2025

Last Date Appraised: 12/19/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: SNEGIREV, JOHN Roll Type: R

Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 279608

RMV Land: 308260 RMV Imp: 377500 RMV Total: 685760 MAV: 199700 MSAV: 79908 SAV: 135859

Comment: 24-25: L2 12.19.23 JJS

No visible farming, send DA letter

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	03609	0

Land

Site: 1	Code Area: 03609	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: 129130	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2024 (liability year was 1977)						
Site: 2	Code Area: 03609	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 129130	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1977 / 10300035 / 02-03: F02-397 RWT						

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 03609	Stat Class: 142 +	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 1008	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 377500				
Func Obsc: 100	Econ %: 100	Other %: 76	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4 +	Finished	1008	1	FB-1/ HB-1	2023	2023	ROOF, BATH - 1, KIT, HVAC, BTH - 1	
Garage Basement	4 +	Low Cost	3264	0	0	2023	2023	ROOF	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2023	24396	1	

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

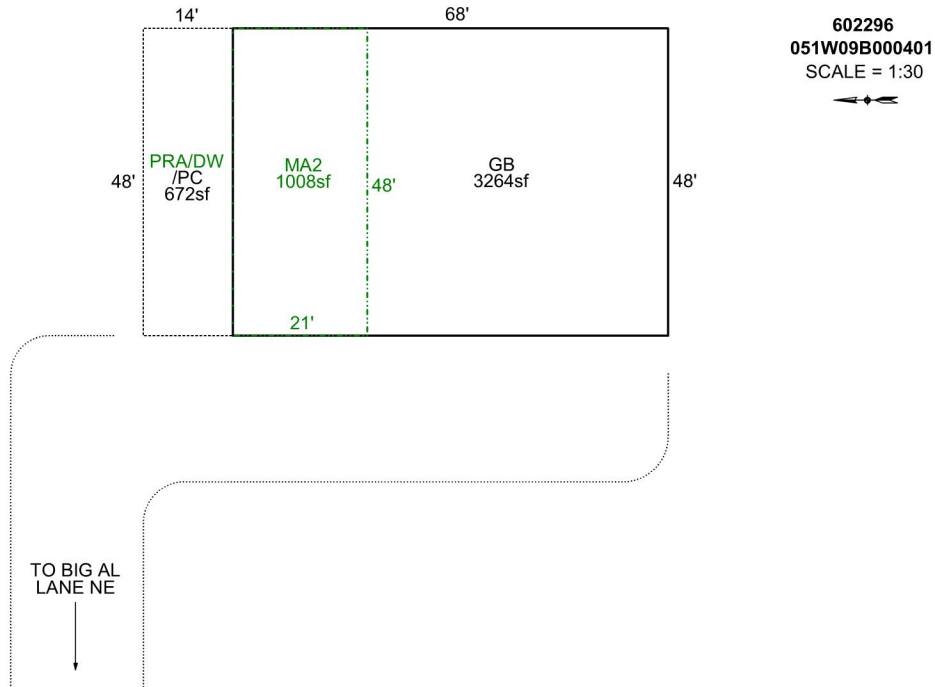


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 602296 Parcel No.: 051W09B000401
 Property Address: 1727 BIG AL LANE NE
 City: WOODBURN County: MARION State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3264.0	232.0	3264.0
GLA2	MA2	1.0	1008.0	138.0	1008.0
P/P	PRA/DW	1.0	672.0	124.0	672.0

COMMENT TABLE 1

APEX BY CJURAN 02/13/2023 555-22-010805

COMMENT TABLE 2

COMMENT TABLE 3

JS 6.5.25 FF L3

Net LIVABLE	cnt	1	(rounded)	1,008
Net BUILDING	cnt	1	(rounded)	3,264