

Acct ID: 512382 MTL: 042W340000600 Date: **6/5/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 6733 KINNS RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 60454 Year: 2025

Last Date Appraised: 01/09/2025 Appraiser: JORDAN SCHULTZ Retag: **0** N Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: GRIDINAR, SERGEY Roll Type: R

Cycle Tag Sales Verification Other: **FF** Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 415323

RMV Land: 437460 RMV Imp: 483790 RMV Total: 921250 MAV: 104970 MSAV: 51263 SAV: 103374

Comment: 25-26: L3 1.9.25 JJS
LEVEL 3 4.2.20 WV06//

*Still in need 6/5/25, check on % comp tag.
 Farm use ok, R/T 1/1/26 for MA comp idm*

Notations

| RP/MS | Code | Description |
|-------|-------|----------------|
| RP | ZONED | FARM EFU ZONED |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | SAA | SA OSD - AVERAGE | 50000 | 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: 78080 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009

25-26: Land classes ok

Site: 2 Code Area: 03600 Size: 3.79 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 309380 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 10300030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 132 Year Blt: 1901 Eff Year Blt: 1925 Sq.Ft: 2816 % Complete: 100 ✓
 Desc: Multi Story above grade Dimensions: RMV: 224700
 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 |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-------------------------------------|-----------|
| First Floor | 3 | Finished | 1414 | 1 | FB-1 | 1901 | 1925 | ROOF, FP - 1, HVAC+, KIT-, BATH - 1 | Y N |
| Second Floor | 3 | Finished | 1064 | 3 | FB-1 | 1901 | 1925 | HVAC+, BATH - 1 | Y N |
| Attic | 3 | Finished | 338 | 0 | 0 | 1901 | 1925 | HVAC+ | Y N |
| Garage Detached | 3 | Unfinished | 440 | 0 | 0 | 1979 | 1979 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|---------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS AVERAGE | 3 | 0 | 1925 | 10593 | 1 | Y N |

Bldg: 2 Code Area: 03600 Stat Class: 151 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3444 % Complete: 30 ✓
 Desc: One Story Only Dimensions: RMV: 259090
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 259090 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|-----------------|-------|---------------|------------|------|---------------|--------|------------|--|-----------|
| First Floor | 5 | Finished | 3444 | 4 | FB-4/ HB-1 | 2024 | 2024 | HVAC, ROOF, KIT, BTH - 1, BATH - 4, FP - 1 | Y N |
| Garage Attached | 5 | Low Cost | 2164 | 0 | 0 | 2024 | 2024 | ROOF | Y N |

Accessories

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

Improvements - Accessory Buildings

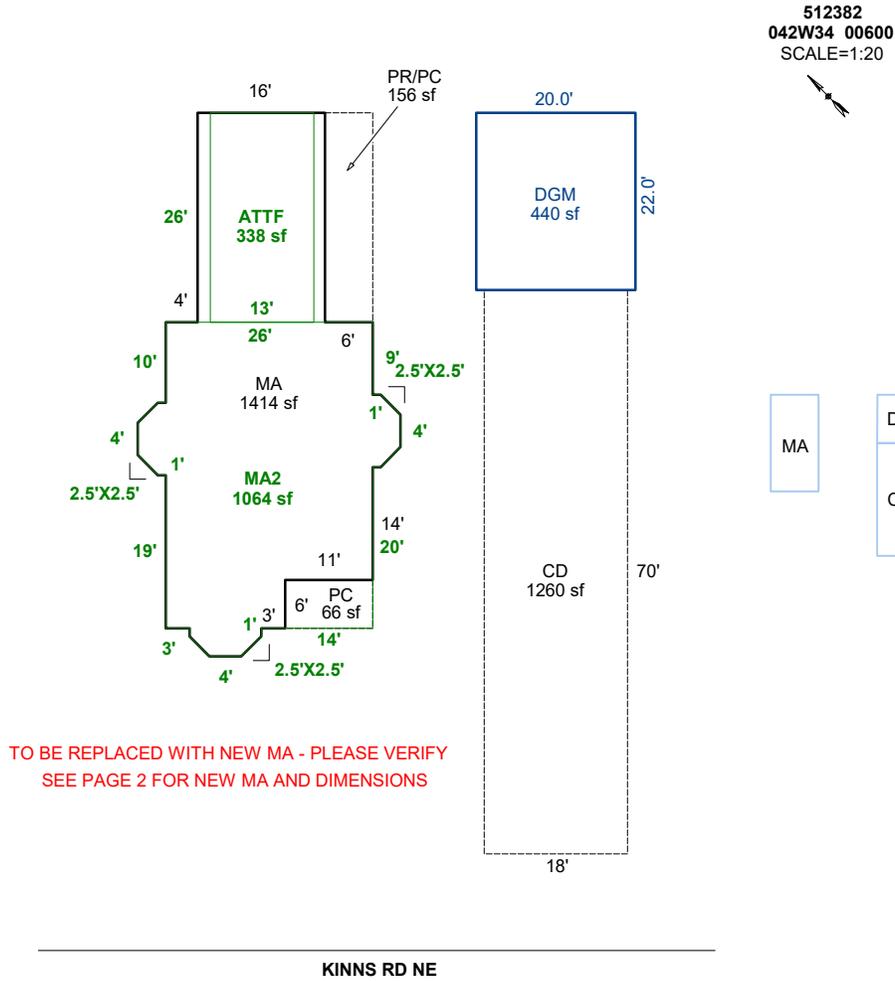
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512382 Parcel No.: 042W34 00600
 Property Address: 6733 KINNS RD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | DGM | 1.0 | 440.0 | 84.0 | 440.0 |
| GLA1 | MA | 1.0 | 1413.8 | 192.2 | |
| | MA2 | 1.0 | 1063.8 | 140.2 | 2477.5 |
| GLA2 | ATTF | 1.0 | 338.0 | 78.0 | 338.0 |
| P/P | PC | 1.0 | 66.0 | 34.0 | |
| | PR/PC | 1.0 | 156.0 | 64.0 | |
| | CD | 1.0 | 1260.0 | 176.0 | 1482.0 |

COMMENT TABLE 1

APEXED BY NRC 02/12/2009
 UPDATED BY CJURAN 18/08/2020
 UPDATED BY CLOBERG 11/20/24 24-006672 MA

COMMENT TABLE 2

04/02/2020 #06 WV

JJS 6/1/23 FF 13

COMMENT TABLE 3

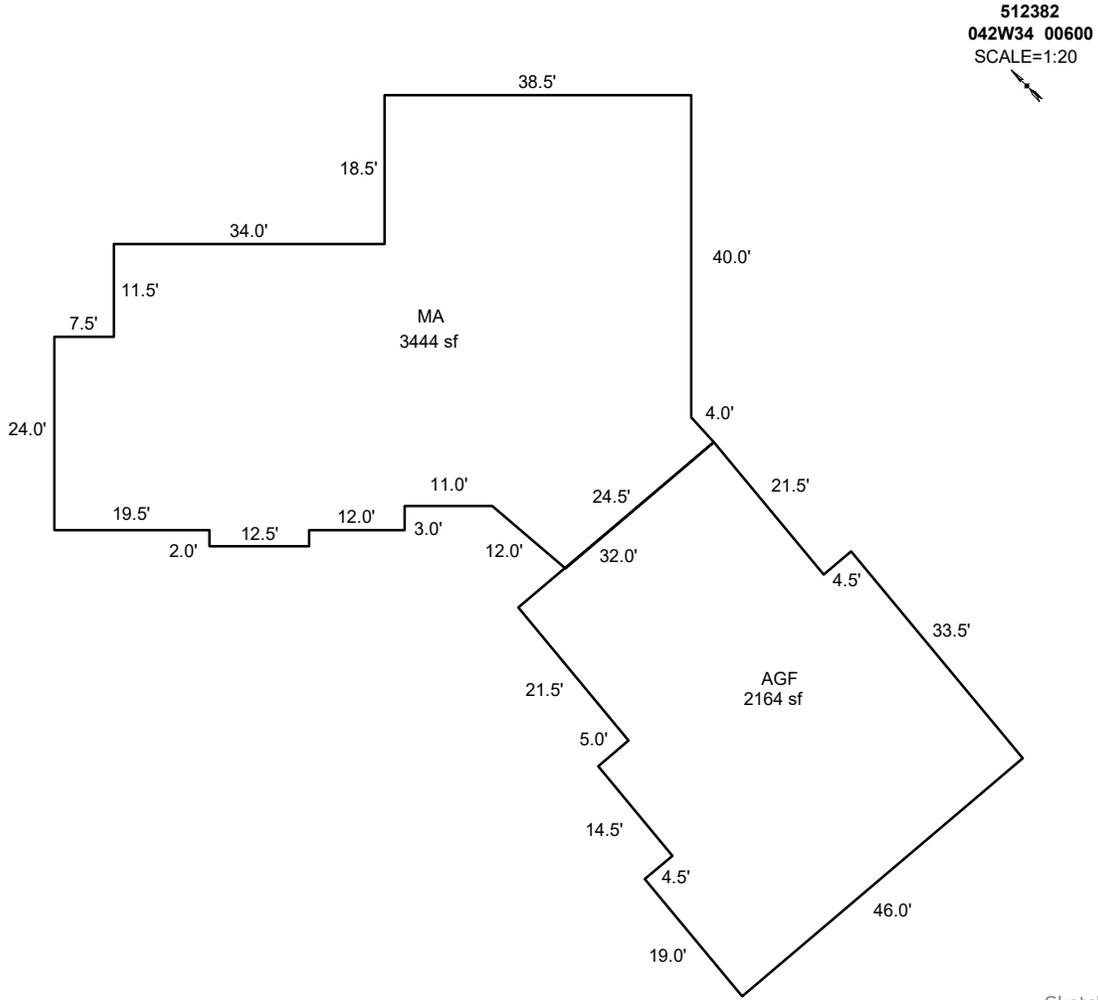
| | | | | |
|--------------|-----|---|-----------|-------|
| Net LIVABLE | cnt | 0 | (rounded) | 2,816 |
| Net BUILDING | cnt | 1 | (rounded) | 440 |

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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GAR | AGF | 1.0 | 2164.4 | 202.0 | 2164.4 |
| MA | MA | 1.0 | 3444.1 | 276.6 | 3444.1 |

COMMENT TABLE 1

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 UPDATED BY CLOBERG 11/20/24 24-006672 MA

COMMENT TABLE 2

04/02/2020 #06 WV

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 3,444