

Acct ID: 513285 MTL: 051W17AB00500 Date: 5/15/25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 1725 E LINCOLN RD WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 29297 Year: 2025

Last Date Appraised: 06/06/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: _____
 Owner: EDWARD E & SHIRLEY J KAHUT LT FF Roll Type: R
 Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 547130
 RMV Land: 489290 RMV Imp: 286920 RMV Total: 776210 MAV: 547130 MSAV: 0 SAV: 0
 Comment: 24-25: L3 6.6.24 JJS

Farm Forest OK: Hazelnuts

Notations
 No notation data available.

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1 | MKTA | OSD - AVERAGE | 50000 | 03609 | 0 |

Land

| | | | | | | |
|--|----------------------------|----------------------------|---------------|----------------|----------|--------------|
| Site: 1 | Code Area: 03609 | Size: 1.00 Acres | Use Code: 004 | Zone: NREST | SAV Use: | Exception: 0 |
| Class: 2BD | Value Source: Rural at MKT | Description: TWO BENCH DRY | RMV: 62760 | Exception: Y N | | |
| Adjustment(s): GSOIL | Fire Patrol: | Description: | | | | |
| Comments: 21-22: DISQ FARM USE /06-07: DISQUALIFYING OSD'S FROM SPEC ASSESS IN UZ FARMLAND THAT DO NOT MEET THE NEW REQUIREMENTS. POSTING EXCEPTION W/NO RECAPTURE OF TAXES. 07-08: RECALC SETUP; #19 10/03/06 | | | | | | |
| Site: 2 | Code Area: 03609 | Size: 6.00 Acres | Use Code: 004 | Zone: NREST | SAV Use: | Exception: 0 |
| Class: 2BD | Value Source: Abatement | Description: TWO BENCH DRY | RMV: 376530 | Exception: Y N | | |
| Adjustment(s): GSOIL | Fire Patrol: | Description: | | | | |
| Comments: | | | | | | |

Improvements - Residence / Manufactured Structures

| | | | | | | |
|----------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1 | Code Area: 03609 | Stat Class: 141 | Year Blt: 1958 | Eff Year Blt: 1958 | Sq.Ft: 1890 | % Complete: 100 |
| Desc: One Story Only | Dimensions: | RMV: 279630 | | | | |
| 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 | 4 | Finished | 1890 | 3 | FB-2/ HB-1 | 1958 | 1958 | BATH - 2, BTH - 1, KIT-, BATH+, HVAC, FP - 1, ROOF | Y N |
| Garage Attached | 4 | Unfinished | 988 | 0 | 0 | 1958 | 1958 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS FAIR | 4 | 0 | 1958 | 13289 | 1 | Y N |

| | | | | | | |
|--------------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 2 | Code Area: 03609 | Stat Class: 108 | Year Blt: 1995 | Eff Year Blt: 1995 | Sq.Ft: 0 | % Complete: 100 |
| Desc: Residential Other Improvements | Dimensions: | RMV: 3990 | | | | |
| 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 | Exception |
|-------------|-------|-----------|------------|------|----------|-----------|
| GARDEN SHED | 4 | 320 | 1995 | 3990 | 0 | Y N |

| | | | | | | |
|--------------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 3 | Code Area: 03609 | Stat Class: 108 | Year Blt: 1957 | Eff Year Blt: 1957 | Sq.Ft: 0 | % Complete: 100 |
| Desc: Residential Other Improvements | Dimensions: | RMV: 3300 | | | | |
| Func Obsc: 100 | Econ %: 100 | Other %: 100 | Exception: 0 | Adjust: | Adjust RMV: 0 | |

Floors

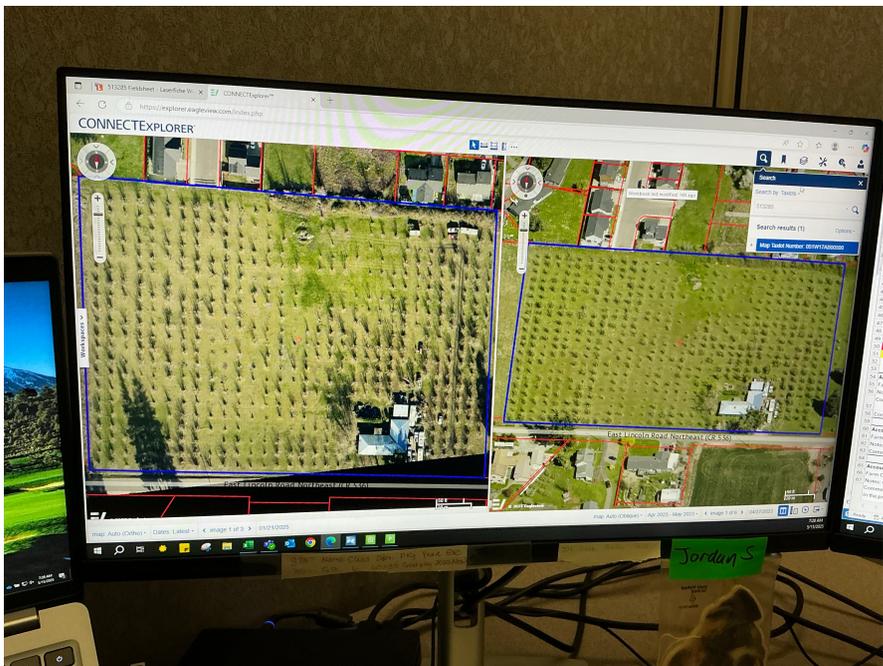
| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| No floor data available | | | | | | | | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------|-------|-----------|------------|------|----------|-----------|
| GARDEN SHED | 5 | 330 | 1957 | 3302 | 0 | Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

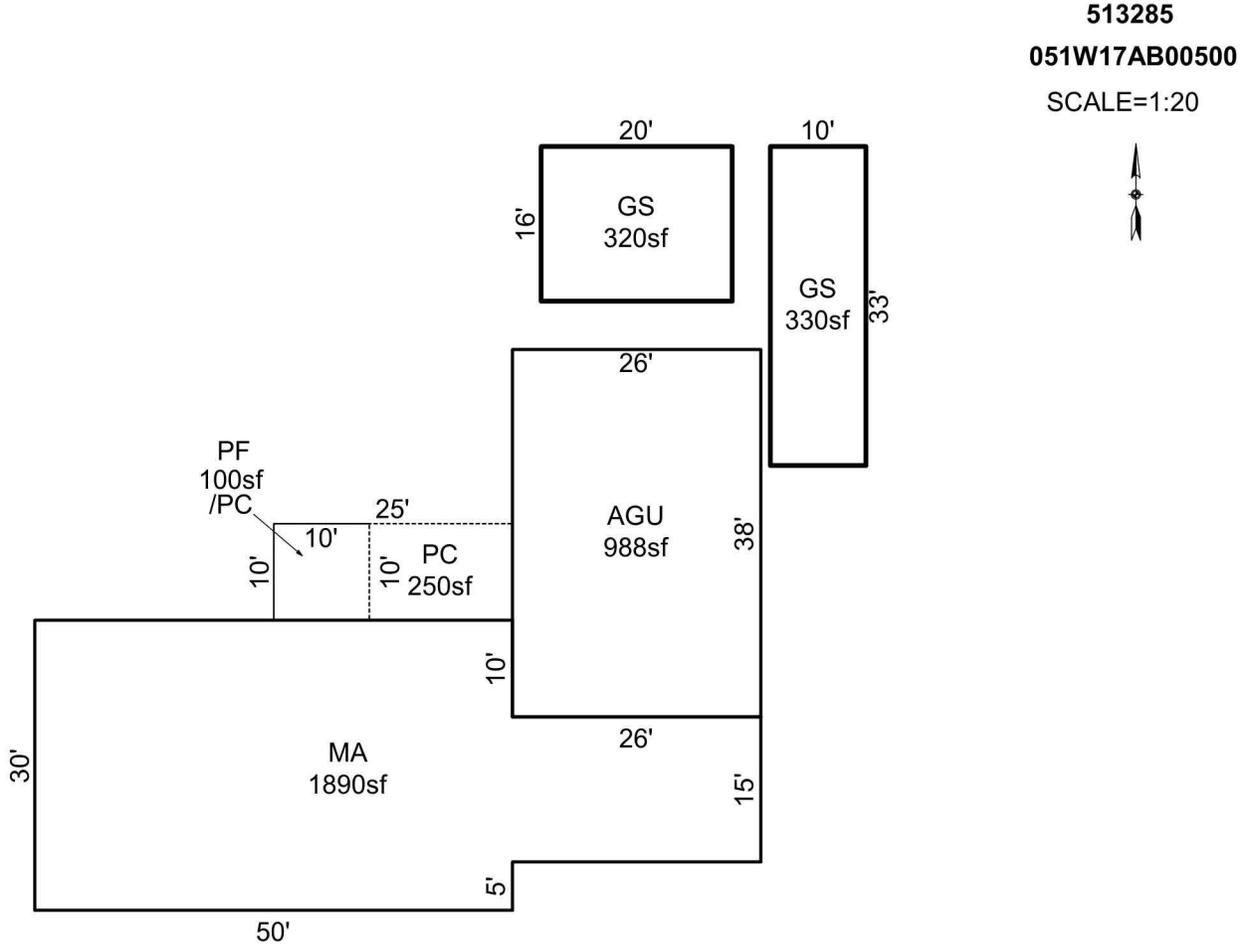


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 513285 Parcel No.: 051W17AB00500
 Property Address: 1725 LINCOLN RD E
 City: WOODBURN County: 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 | GS | 1.0 | 330.0 | 86.0 | 330.0 |
| GBA6 | GS | 1.0 | 320.0 | 72.0 | 320.0 |
| GLA1 | MA | 1.0 | 1890.0 | 212.0 | 1890.0 |
| GAR | AGU | 1.0 | 988.0 | 128.0 | 988.0 |
| P/P | PC | 1.0 | 250.0 | 70.0 | |
| | PF | 1.0 | 100.0 | 40.0 | 350.0 |

COMMENT TABLE 1

DRAWN BY PST 06/01/2010
 UPD BY PHU 08.10.20

COMMENT TABLE 2

06.12.17 #96: CYCLE; N.V.
 04.27.20 NM #35: CYCLE/

COMMENT TABLE 3

JJS 5.15.25 FF L3

| | | | | | |
|--------------|-----|---|-----------|--|-------|
| Net LIVABLE | cnt | 1 | (rounded) | | 1,890 |
| Net BUILDING | cnt | 2 | (rounded) | | 650 |