

Summary

Lead Appr: Clerk: Lead Clerk: Appr:

Print Date: 5/27/2025

Acct ID: 107728 MTL: 051W08CB04900 Date: 5/28/25 Appr: CWO Prop Class: 491 RMV Prop Class: 491

Situs: 1420 COMMERCE WAY WOODBURN OR 97071 MaSaNh: 12 00 000 Unit: 149715 Year: 2025

Last Date Appraised: 10/13/2023 Appraiser: ALICIA GECK Retag: Y N Tag info: Input CWO 6/5/25

Owner: SIMEONOV FAM TR Roll Type: R

Cycle Tag Sales Verification Other: FF Check Inspection level: 1 2 3 4 LCB TTO INSP AV: 263350

RMV Land: 241110 RMV Imp: 287310 RMV Total: 528420 MAV: 263350 MSAV: 0 SAV: 0

Comment: 24-25: Cycle; L3 10.13.23 GM

25-26: CWO received app for non-EFU farm for 608941 and 107728. Do onsite 5/1/25 to confirm use. Also check account 107727 and 107726 for possible construction of storage facility.

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBF	URBAN - FAIR	12500	03039	0

1.0 Mkt HS 2BD
0.50 Farm 6H
0.27 Rur @ Mkt 4HD
0.44 Rur @ Mkt 6H

Land

Site: 1 Code Area: 03039 Size: 2.21 Acres Use Code: 001 Zone: SAV Use: Exception: 0

Class: Value Source: Residential Description: RMV: 228610 Exception: Y N

Adjustment(s): FUNC Fire Patrol: Description:

Comments: RAM TRANSACTION #599388 - 107728 AC CORRECTION (+0.40 AC); PARTITION PLAT 608941 (+4.63 AC) SEGREGATED OUT OF 107728 (-4.63 AC). RES MOVED MACHINE SHED TO 608941 & RESET MAV (BOTH ACCTS) & REASSIGN TO COM TO COMPLETE WKFLOW.

608941 TRANSFER FROM RES TO COM TO FOLLOW WORK ORDER.

//2015-16 CYCLE; CHANGE OSDG TO OSDF #42/KD. //07-08: RECALC SETUP; APPR. LB 52; 09/21/06.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03039 Stat Class: 144 + Year Blt: 1890 Eff Year Blt: 1967 Sq.Ft: 2059 % Complete: 100

Desc: Multi Story above grade with basement Dimensions: RMV: 287310

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: Y N
First Floor	4 +	Finished	1241	1	FB-1	1890	1967	HVAC+, KIT-, BATH - 1, ROOF	Y N
Attic	4 +	Finished	818	0	0	1890	1967		Y N
Basement	4 +	Unfinished	160	0	0	1890	1967		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	4	1	1967	13867	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.