

Acct ID: 512377 MTL: 042W350000400 Date: 6/4/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451
 Situs: 18125 ARBOR GROVE RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 60444 Year: 2025

Last Date Appraised: 10/12/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - Tags/Permit (Demolished)

Owner: WIERSTRA ENTERPRISES LLC Roll Type: R

Cycle Tag Sales Verification Other: Clean UP Inspection level: 1 2 3 4 LCB TTO INSP AV: 571274

RMV Land: 646450 RMV Imp: 1152744 RMV Total: 1799194 MAV: 518800 MSAV: 52474 SAV: 129398

Comment: 24-25: L3 10.12.23 JJS
 23-24: I2 11.1.22 GRH No chg
 22-23: L2 12.30.21 GRH
 22-23: MS 100%, MH#29,
 Input mwiltse 4-28-22

Notations *update Inventory* **Input MLH 7/11/25**

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

Farm Nursery

OSDs

Count	Code	Description	RMV	Code Area	Exception
<u>2</u>	SAA	SA OSD - AVERAGE	40000	03600	0

Land

Add Another Homesite and attach to new OSD

Site: 2 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: 27840 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 10300030

Site: 3 Code Area: 03600 Size: 18.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 538480 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 10300030

Site: 4 Code Area: 03600 Size: 1.51 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 40130 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 131 Year Blt: 1945 Eff Year Blt: 1980 Sq.Ft: 1636 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 206300
 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	1636	3	FB-2	1945	1980	FP - 1, ROOF, KIT-, BATH - 2, HVAC	Y N
Garage Attached	3	Finished	444	0	0	1981	1980	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1980	15023	1

Bldg: 9 Code Area: 03600 Stat Class: 458 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2460 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 202670
 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	5	Finished	2460	4	FB-3	2021	2021	HVAC+, SKIRT, ROOF, KIT, BATH - 3	Y N

Accessories

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

Bldg: 12 Code Area: 03600 Stat Class: 108 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 91050
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

±/0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Garage Attached	4	Finished	960	0	0	2021	2021	ROOF	Exception: Y N

Accessories

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

Yes for Manuf
YE LF

Improvements - Accessory Buildings

Bldg: 2	Code Area: 03600	Stat Class: 301	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 80	% Complete: 100
Desc: Accessory Improvements & Misc.					Dimensions: 10x8	RMV: 0
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	
Pump House	0	Finished	80	0	0	2000	2000		Exception: Y N

Accessories

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

Bldg: 3	Code Area: 03600	Stat Class: 342	Year Blt: 2000	Eff Year Blt: 2005	Sq.Ft: 20000	% Complete: 100
Desc: Metal Component Building (MC)					Dimensions: 200x100	RMV: 593710
Func Obsc: 80	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Metal Componet Bldg	6	Finished	20000	0	0	2000	2005	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
MISCELLANEOUS	6	0	2005	304000	1

Bldg: 6	Code Area: 03600	Stat Class: 351	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 672	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 56x12	RMV: 12530
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	672	0	FB-1	2010	2010	FAIR, BATH - 1	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 03600	Stat Class: 341	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 144	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 12x12	RMV: 3340
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>N/C</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	144	0	0	2014	2014	FAIR	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 03600	Stat Class: 353	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 2880	% Complete: 100
Desc: Machine Shed (MS)					Dimensions: 80x36	RMV: 23610
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>N/C</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	4	Finished	2880	0	0	2017	2017	FAIR	Exception: Y N

Accessories

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

Bldg: 10	Code Area: 03600	Stat Class: 354	Year Blt: 2000	Eff Year Blt: 2005	Sq.Ft: 1000	% Complete: 100
Desc: Lean-to Light (LTL)					Dimensions: 100x10	RMV: 2510
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

<i>part of Marshall building move MAU</i>									
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Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	1000	0	0	2000	2005	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 03600 Stat Class: 357 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 900 % Complete: 100
 Desc: Frost Control Dimensions: 50x18 RMV: 2024
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *n/c*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	900	0	0	2009	2009	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 03600 Stat Class: 380 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Farm M&E Dimensions: RMV: 15000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/o*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Building Structure	4	Finished	0	0	0	0	0	Exception: Y N

delete floor

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
MISCELLANEOUS	4	0	2022	15000	1

Exception: Y N

Commercial Property Appraisal

Marion County

Nursery Warehouse
 Account ID 512377 Stat Class 561 - STORAGE WAREHOUSE
 Total Sq Ft 20,000 MA-SA-NH 02-06-000

Component - Nursery Warehouse

Stat Class 561 - STORAGE WAREHOUSE
 Notes

Cost Approach

ZIP Code 97071 Data Collected 6/5/2025 Local Multiplier (Default)
 Reporting Date 1/2025 Cost Data Set 1/2025 Architect's Fees (Default)
 Eff. Age Adjustment n/a

Section - Nursery Warehouse

Type Building
 Size 20,000 sq ft Perimeter 600 ft # of Stories 1

Occupancy
 Code Description % Quality Class Height (ft)
 471 Lt Commercial Utility Bldg 100 2.0 S Metal Frame and Walls 20.0

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	20,000	\$21.51	\$430,200	\$124,738	\$305,462
10013	Canopy, Steel Frame	1,000	\$11.01	\$11,010	\$3,193	\$7,817
14002	Loading Wall	975	\$22.90	\$22,328	\$6,475	\$15,853
916	Single -Metal on Steel Frame	20,000	\$9.06	\$181,200	\$52,548	\$128,652
6509071	Walk-In Box, Cooler	1,900	\$111.15	\$211,185	\$0	\$211,185
6509071	Walk-In Box, Cooler	1,900	\$111.15	\$211,185	\$0	\$211,185
6509071	Walk-In Box, Cooler	1,900	\$111.15	\$211,185	\$0	\$211,185
6509071	Walk-In Box, Cooler	1,900	\$111.15	\$211,185	\$0	\$211,185
				\$1,489,478	\$186,974	\$1,302,504

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 15%		\$223,421.00				

Depreciation

Marshall & Swift Tables Eff. Age 10 yrs
 Additional Functional 0.0 %
 External 0.0 %

Reconciliation Base Value \$1,461,133 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$1,461,133	+		
				=	\$1,461,133

Page 1 of 2

Commercial Property Appraisal

Marion County

Modular Office
 Account ID 512377 Stat Class 559 - MISC BUILDING
 Total Sq Ft 672 MA-SA-NH 02-06-000

Component - Modular Office

Stat Class 559 - MISC BUILDING
 Notes

Cost Approach

ZIP Code 97071 Data Collected 6/5/2025 Local Multiplier (Default)
 Reporting Date 1/2025 Cost Data Set 1/2025 Architect's Fees (Default)
 Eff. Age Adjustment n/a

Section - Modular Office

Type Building
 Size 672 sq ft Perimeter 136 ft # of Stories 1

Occupancy
 Code Description % Quality Class Height (ft)
 599 Relocatable Office 100 1.0 D Wood or Steel Framed Exterior Walls 8.0

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	672	\$130.83	\$87,918	\$58,026	\$29,892
617	Complete HVAC	672	\$56.35	\$37,867	\$24,992	\$12,875
				\$125,785	\$83,018	\$42,767

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 15% RCN		\$13,867.00				

Depreciation

Marshall & Swift Tables Eff. Age 15 yrs
 Additional Functional 0.0 %
 External 0.0 %

Reconciliation Base Value \$49,182 Calculation Type Marshall & Swift

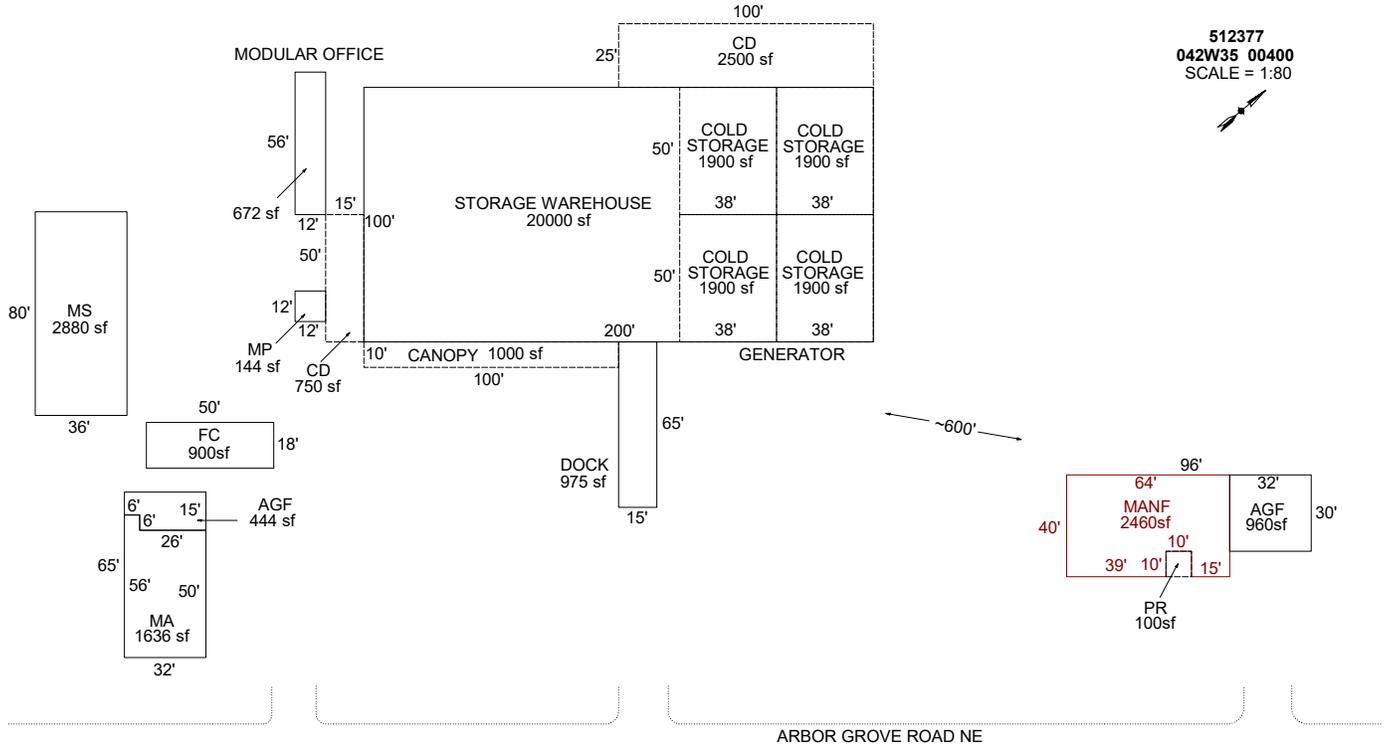
Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$49,182	+		
				=	\$49,182

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512377 Parcel No.: 042W35 00400
 Property Address: 18125 ARBOR GROVE RD NE
 City: WOODBURN County: MARION State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

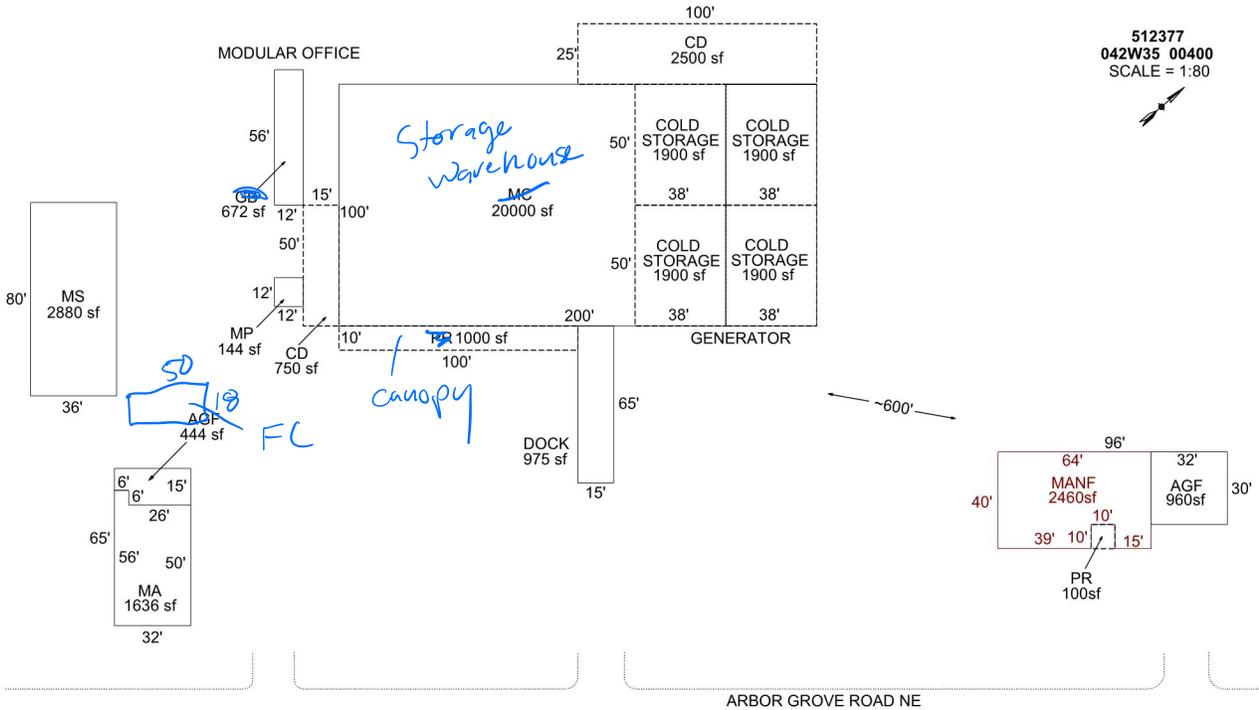
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1									
Code	Description	Factor	Net Size	Perimeter	Net Totals										
GBA1	FC	1.0	900.0	136.0		UPDATED BY JRONDEMA 1/9/17 UPDATED BY JRONDEMA 7/25/18 UPDATED BY CJURAN 04/07/2021 555-21-000682 UPDATED BY CJURAN 06/07/2021 555-21-004867 UPDATED BY CJURAN 11/15/2022 UPDATED BY WWILLIAMS 11.08.23 UPDATED BY CLOBERG 07/11/25									
	MS	1.0	2880.0	232.0											
	MP	1.0	144.0	48.0											
	STORAGE WAREH	1.0	20000.0	600.0	23924.0										
	GBA2	GB	1.0	672.0	136.0			672.0							
GLA	MANF	1.0	2460.0	228.0	2460.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th style="text-align: left;">COMMENT TABLE 2</th> <th style="text-align: left;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>11/01/2022 GRH #47</td> <td>TAGS L3</td> </tr> <tr> <td>JSS 10.12.23</td> <td>TAGS L3</td> </tr> <tr> <td>MLH 06/05/25</td> <td>CLEAN UP L4</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	11/01/2022 GRH #47	TAGS L3	JSS 10.12.23	TAGS L3	MLH 06/05/25	CLEAN UP L4
COMMENT TABLE 2	COMMENT TABLE 3														
11/01/2022 GRH #47	TAGS L3														
JSS 10.12.23	TAGS L3														
MLH 06/05/25	CLEAN UP L4														
GLA1	MA	1.0	1636.0	176.0	1636.0										
GAR	AGF	1.0	960.0	124.0											
	AGF	1.0	444.0	94.0	1404.0										
OTH	DOCK	1.0	975.0	160.0	975.0										
P/P	CANOPY	1.0	1000.0	220.0											
	CD	1.0	750.0	130.0											
	CD	1.0	2500.0	250.0											
	PR	1.0	100.0	40.0	4350.0										
	Net LIVABLE	cnt	1 (rounded)		4,096										
	Net BUILDING	cnt	5 (rounded)		24,596										

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512377 Parcel No.: 042W35 00400
 Property Address: 18125 ARBOR GROVE RD 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	MS	1.0	2880.0	232.0	
	MC	1.0	20000.0	600.0	
	MP	1.0	144.0	48.0	23024.0
GBA2	GB	1.0	672.0	136.0	672.0
GLA	MANF	1.0	2460.0	228.0	2460.0
GLA1	MA	1.0	1636.0	176.0	1636.0
GAR	AGF	1.0	444.0	94.0	
	AGF	1.0	960.0	124.0	1404.0
OTH	DOCK	1.0	975.0	160.0	975.0
P/P	CD	1.0	750.0	130.0	
	PR	1.0	100.0	40.0	
	CD	1.0	2500.0	250.0	
	PR	1.0	1000.0	220.0	4350.0
	Net LIVABLE	cnt	2 (rounded)		4,096
	Net BUILDING	cnt	4 (rounded)		23,696

COMMENT TABLE 1

UPDATED BY JRONDEMA 1/9/17
 UPDATED BY JRONDEMA 7/25/18
 UPDATED BY CJURAN 04/07/2021 555-21-000682
 UPDATED BY CJURAN 06/07/2021 555-21-004867
 UPDATED BY CJURAN 11/15/2022

COMMENT TABLE 2

11/01/2022 GRH #47

COMMENT TABLE 3

TAGS L2

4/5/25 MCH

Clean up L4