

Acct ID: 513264 MTL: 051W170000200 Date: **7/2/25** Appr: **MLH** Prop Class: 551 RMV Prop Class: **551 507**  
 Situs: 1840 E LINCOLN RD WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 25935 Year: 2025

Last Date Appraised: 09/30/2010 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:  
 Owner: WOODBURN ORGANIC FARMS LLC Roll Type: R  
 Cycle Tag Sales Verification Other: **Clean up** Inspection level: 1 2 3 **4** LCB TTO INSP AV: 719737  
 RMV Land: 540450 RMV Imp: 891570 RMV Total: 1432020 MAV: 611670 MSAV: 108067 SAV: 284263  
 Comment:

*update Inventory*

**Input MLH 7/2/25**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**FARM Blueberries**

**OSDs**

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

**Land**

Site: 2	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: 8250	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR		Fire Patrol:	Description:			
Comments: Liability year - 2009 / 10300035						
Site: 3	Code Area: 03609	Size: 52.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 449360	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR		Fire Patrol:	Description:			
Comments: Liability year - 1977 / 10300035						
Site: 4	Code Area: 03609	Size: 3.90 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 30710	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR		Fire Patrol:	Description:			
Comments: Liability year - 1977 / 10300035						
Site: 5	Code Area: 03609	Size: 9.45 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND	RMV: 2130	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR		Fire Patrol:	Description:			
Comments: Liability year - 1980 / 10300035						

*EUB Roof/Paint 1971*

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 03609	Stat Class: 153	Year Blt: 1951	Eff Year Blt: <b>1951</b>	Sq.Ft: 3380	% Complete: 100
Desc: One Story with basement			Dimensions:	RMV: 720070		
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	Exception
First Floor	5	Finished	3380	4	FB-2	1951	1951	ROOF, FP - 2, HVAC, KIT-, BATH - 2	Y N
Basement	5	Unfinished	3380	0	0	1951	1951		Y N
Garage Attached	5	Low Cost	864	0	0	1951	1951	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>ASPHALT DRIVEWAY</del> <i>part of YI</i>	5	6960	<del>1995</del>	14964	1	Y N
YARD IMPROVEMENTS GOOD	5	1	<del>1951</del>	37353	1	Y N

Bldg: 11 Code Area: 03609 Stat Class: 108 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 24480  
 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
SWIMMING POOL	1	390	1970	24484	1	Y N

Bldg: 2 Code Area: 03609 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 272 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 17x16 RMV: 1360  
 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	
Multi-Purpose Bldg	5	Finished	272	0	0	1970	1970	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 03609 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970<sup>1999</sup> Sq.Ft: 1100 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 44x25 RMV: 4740  
 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	
General Purpose Bldg	5	Finished	1100	0	0	1970	1970	FAIR	Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 03609 Stat Class: 312 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 1760 % Complete: 100  
 Desc: Loft Barn (LB) Dimensions: 55x32 RMV: 9200  
 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	
Loft Barn	4	Finished	1760	0	0	1977	1977	FAIR	Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 03609 Stat Class: 355 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 880 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 55x16 RMV: 1190  
 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	
Lean-to Heavy Duty	4	Finished	880	0	0	1977	1977		Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 03609 Stat Class: 353 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 1360 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 40x34 RMV: 2490  
 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	
Machine Shed	4	Finished	1360	0	0	1960	1960		Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 03609 Stat Class: 342 Year Blt: 1970 Eff Year Blt: 1970<sup>1999</sup> Sq.Ft: 2600 % Complete: 100  
 Desc: Metal Component Building (MC) Dimensions: 26x100 RMV: 4000  
 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	
Metal Componet Bldg	4	Finished	2600	0	0	1970	1970	FAIR	Exception: Y N

Ave

**Accessories**

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

Bldg: 8 Code Area: 03609 Stat Class: 352 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 3600 % Complete: 100  
 Desc: Utility Building (UB) Dimensions: 72x50 RMV: 17330

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
Utility Building	6	Finished	3600	0	0	1970	1970	FAIR

Accessories

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

Bldg: 9 Code Area: 03609 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 2000 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x40 RMV: 8340  
 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
General Purpose Bldg	5	Finished	2000	0	0	1970	1970	FAIR

Accessories

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

Bldg: 10 Code Area: 03609 Stat Class: 342 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 16000 % Complete: 100  
 Desc: Metal Component Building (MC) Dimensions: 160x100 RMV: 94310  
 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
Metal Componet Bldg	6	Finished	16000	0	0	1970	1970	FAIR

Ade

Accessories

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

Bldg: 12 Code Area: 03609 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 2700  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Storage Tanks Added w/o MAU

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Building Structure	0	Finished	0	0	0	0	0	FAIR

Delete

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
MISCELLANEOUS	0	0	0	1000	1

1979

Bldg: 13 Code Area: 03609 Stat Class: 354 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 480 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 40x12 RMV: 1360  
 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
Lean-to Light Duty	4	Finished	480	0	0	2009	2009	FAIR

Accessories

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

Bldg: 14 Code Area: 03609 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 160 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Delete

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	160	0	0	0	0	FAIR

Accessories

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

# SKETCH/AREA TABLE ADDENDUM

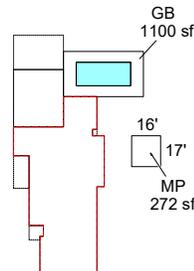
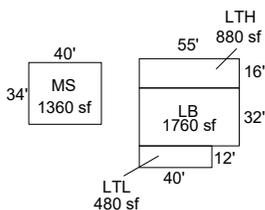
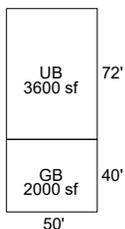
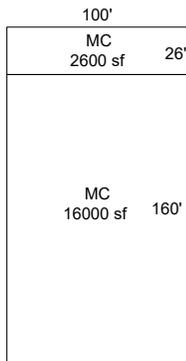
## SUBJECT INFO

File No.: 513264 Parcel No.: 051W17 00200  
 Property Address: 1840 E LINCOLN RD  
 City: WOODBURN County: State: OR ZipCode: 97071  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**513264**  
**051W17 00200**

"SEE PAGE TWO FOR HOME DIMENSIONS"



Sketch by ApexSketch

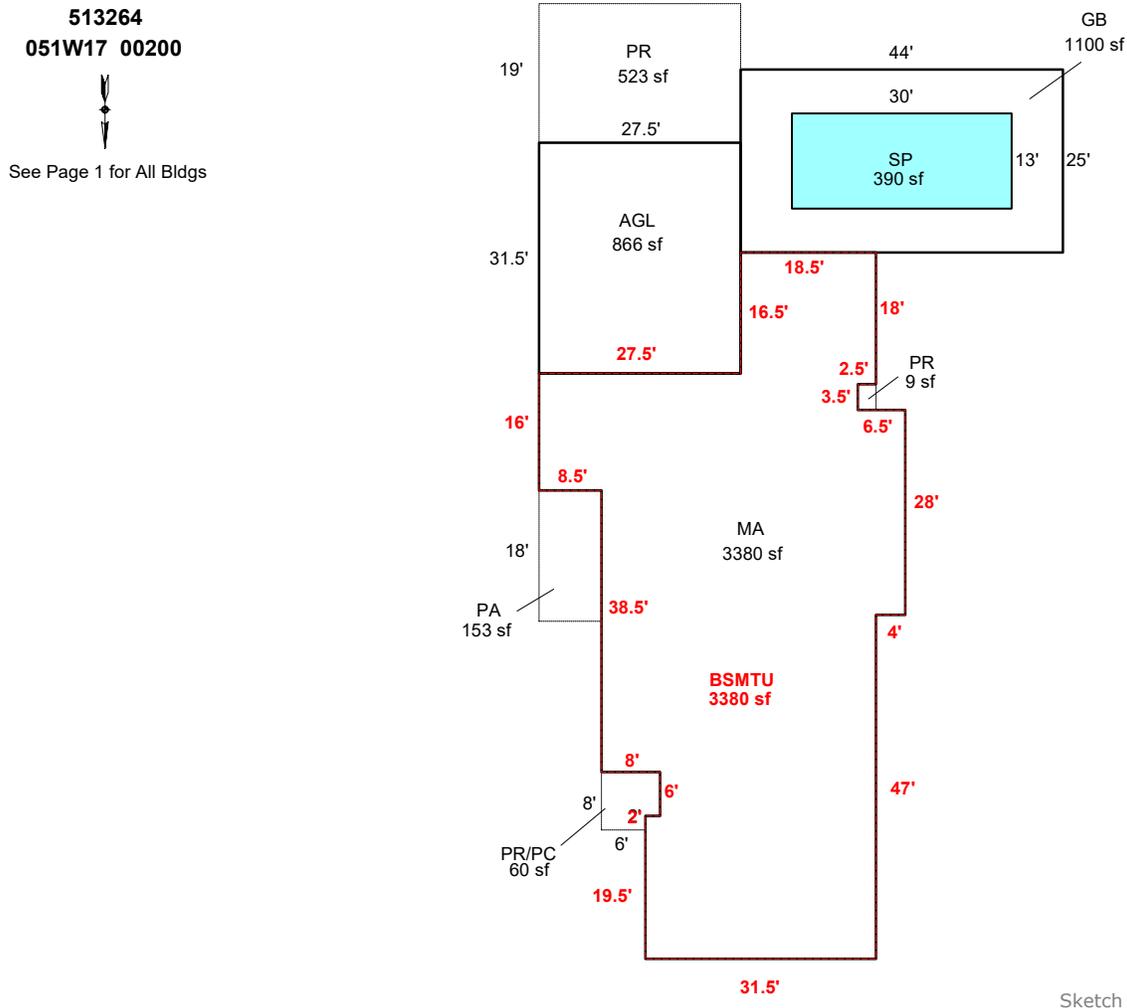
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MC	1.0	2600.0	252.0		APEXED BY NRC 09/22/2009 Edited Res Dimensions, Add BSMTU - CE 3/1/11 UPDATED BY CLOBERG 08/29/25	
	GB	1.0	1100.0	138.0			
	MP	1.0	272.0	66.0			
	LTH	1.0	880.0	142.0			
	LB	1.0	1760.0	174.0			
	LTL	1.0	480.0	104.0			
	UB	1.0	3600.0	244.0			
	MS	1.0	1360.0	148.0			
	MC	1.0	16000.0	520.0			
	GB	1.0	2000.0	180.0	30052.0		
GLA1	MA	1.0	3379.5	302.0	3379.5	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
AGF	AGL	1.0	866.3	118.0	866.3		
BSMT	BSMTU	1.0	3379.5	302.0	3379.5		
OTH	SP	1.0	390.0	86.0	390.0		
P/P	PA	1.0	153.0	53.0			
	PR	1.0	522.5	93.0			
	2 addl items						
	Net LIVABLE	cnt	0	(rounded)	3,380		
	Net BUILDING	cnt	10	(rounded)	30,052		

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 513264 Parcel No.: 051W17 00200  
 Property Address: 1840 E LINCOLN RD  
 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	GB	1.0	1100.0	138.0	1100.0
GLA1	MA	1.0	3379.5	302.0	3379.5
AGF	AGL	1.0	866.3	118.0	866.3
BSMT	BSMTU	1.0	3379.5	302.0	3379.5
OTH	SP	1.0	390.0	86.0	390.0
P/P	PR	1.0	522.5	93.0	744.3
	PR	1.0	8.8	12.0	
	PR/PC	1.0	60.0	32.0	
	PA	1.0	153.0	53.0	
	Net LIVABLE	cnt	0 (rounded)		3,380
	Net BUILDING	cnt	1 (rounded)		1,100

### COMMENT TABLE 1

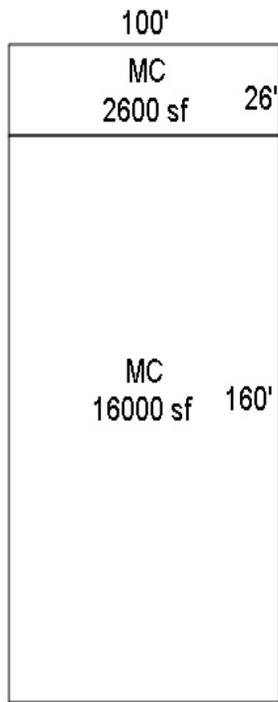
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 UPDATED BY CLOBERG 08/29/25

### COMMENT TABLE 2

MLH 07/02/25

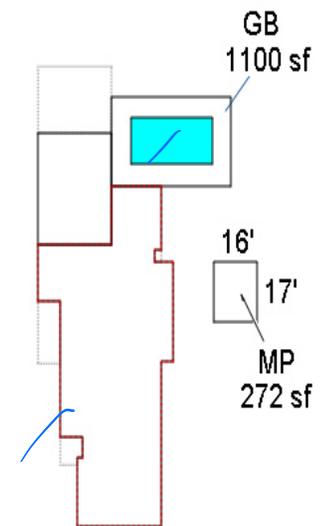
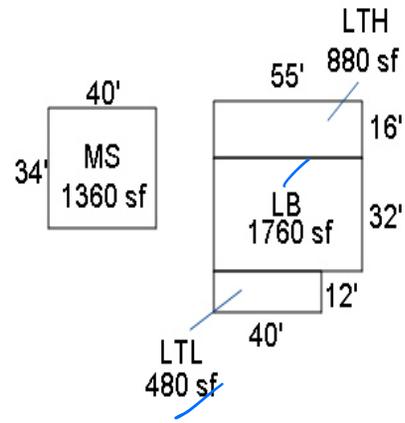
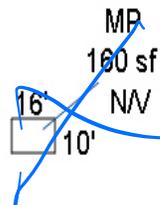
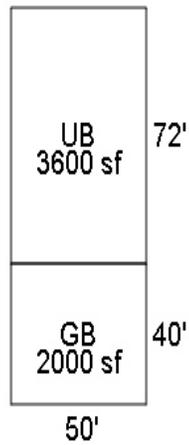
### COMMENT TABLE 3

CLEAN UP L4



R13264  
051W17 00200

"SEE PAGE TWO FOR HOME DIMENSIONS"



~~(2) TANKS~~

7/2/25 MLH Clean up 44

