

Acct ID: 515043 MTL: 052W240000300 Date: 10.23.25 Appr: JJS Prop Class: 451 RMV Prop Class: 451  
 Situs: 1675 BOONES FERRY RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 33924 Year: 2025

Last Date Appraised: 05/16/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - Tags/Permit (Alt Energy System)  
 Owner: AGUILAR AGUILAR, PEDRO A Last Sales Date: 02/29/2024 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 346280  
 RMV Land: 553770 RMV Imp: 659660 RMV Total: 1013430 MAV: 346280 MSAV: 0 SAV: 0  
 Comment: 24-25: L3 5.16.24 JJS

*OSDs*  
Solar @ 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	03600	0

**Land**

Site: 1 Code Area: 03600 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 303770 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP;#36 11-14-05

**Improvements - Residence / Manufactured Structures**

Bldg: 3 Code Area: 03600 Stat Class: 151 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2160 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 589120  
 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	2160	3	FB-3	2003	2003	BATH - 3, KIT-, ROOF, HVAC+, FP - 1	Y N
Garage Attached	5	Finished	874	0	0	2003	2003	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	0	2003	50175	1	Y N

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 03600 Stat Class: 356 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 120 % Complete: 100.00  
 Desc: Lean-to Excellent (LTE) Dimensions: 12x10 RMV: 500  
 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
Pump House	4	Finished	120	0	0	1995	1995		Y N

**Accessories**

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

Bldg: 2 Code Area: 03600 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 180 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 15x12 RMV: 2060  
 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
Multi-Purpose Bldg	5	Finished	180	0	0	1995	1995	FAIR	Y N

**Accessories**

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

Bldg: 6 Code Area: 03600 Stat Class: 352 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 3600 % Complete: 100.00  
 Desc: Utility Building (UB) Dimensions: 60x60 RMV: 58420  
 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
Utility Building	5	Finished	3600	0	0	2018	2018	FAIR	Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 7 Code Area: 03600 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 120 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 350  
 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
Lean-to Light Duty	4	Finished	120	0	0	2010	2010	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 03600 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 72 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 210  
 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
Lean-to Light Duty	5	Finished	72	0	0	2010	2010	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 03600 Stat Class: 905 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 0 % Complete: 100.00  
 Desc: Rural Solar Panel/Array Dimensions: RMV: 9000  
 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**

No accessory data available

905 Solar 2016 \$20k

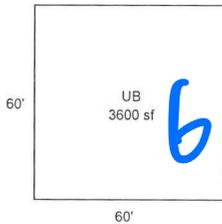


# SKETCH/AREA TABLE ADDENDUM

Parcel No 052W24 00300

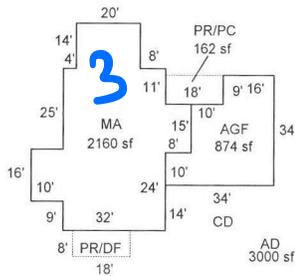
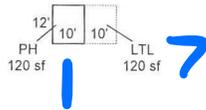
File No R15043

SUBJECT	Property Address 1675 BOONES FERRY RD NE		
	City WOODBURN	State OR	Zip 97071
	Owner		
	Client		
	Appraiser Name		

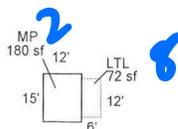


R15043  
052W24 00300  
SCALE=1:60  
N  
→

APPROX 190' BETWEEN PH AND UB



9=Solar



Scale: 1" = 60'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	MA	1.00	2160	228	2160	
GBA1	MP	1.00	180	54		
	LTL	1.00	72	36		
	PH	1.00	120	44		
	LTL	1.00	120	44		
	UB	1.00	3600	240		4092
GAR	AGF	1.00	874	136		874
P/P	PR/DF	1.00	144	52		
	PR/PC	1.00	162	54		306
Net LIVABLE Area		(rounded w/ factors)				2160
Net BUILDING Area		(rounded w/ factors)			4092	

#### Comment Table 1

APEX BY CE 5/17/10  
UPDATED BY JRONDEMA 6/9/16  
UPDATED BY JRONDEMA 12/14/17  
UPDATED BY JRONDEMA 12/3/18

#### Comment Table 2

JJS 5.16.24 L3 SV  
JJS 10.23.25 T45 L2

#### Comment Table 3