

Summary Lead Appr: Input 12/11 WW Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/29/2025

Acct ID: 512744 MTL: 051W06AD01200 Date: 11-12-25 Appr: WW Prop Class: 451 RMV Prop Class: 451
 Situs: 10469 CROSBY RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 77599 Year: 2025

Last Date Appraised: 08/12/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
 Owner: ARBALLO, MICHELE Last Sales Date: 07/24/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 390280
 RMV Land: 208600 RMV Imp: 431560 RMV Total: 640160 MAV: 390280 MSAV: 0 SAV: 0
 Comment:

OSDs

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

Handwritten: RMV 24318247
 Con 277
 11/5/2743

Land

Site: 1 Code Area: 03600 Size: 1.02 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: 4bd RMV: 158600 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP;#19 09-09-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 143 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 2808 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 422720
 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	1404	3	FB-2	1965	1965	FP - 1, ROOF, KIT+, BATH - 2, HVAC	Y N
Basement	4	Finished	1404	1	FB-1	1965	1965	HVAC, BATH - 1 <u>FP</u>	Y N
Garage Attached	4	Finished	720	0	0	1965	1965	ROOF	Y N

Handwritten: 1981
 goman
 F/1P/EP/R

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1965	30388	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 960 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 8840
 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
General Purpose Bldg	5	Finished	960	0	0	1994	1994	FMR <u>good 1/5</u>	Y N <u>0</u>

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 051W06AD01200

File No R12744

SUBJECT

Property Address 10469 CROSBY RD NE

City WOODBURN

State OR

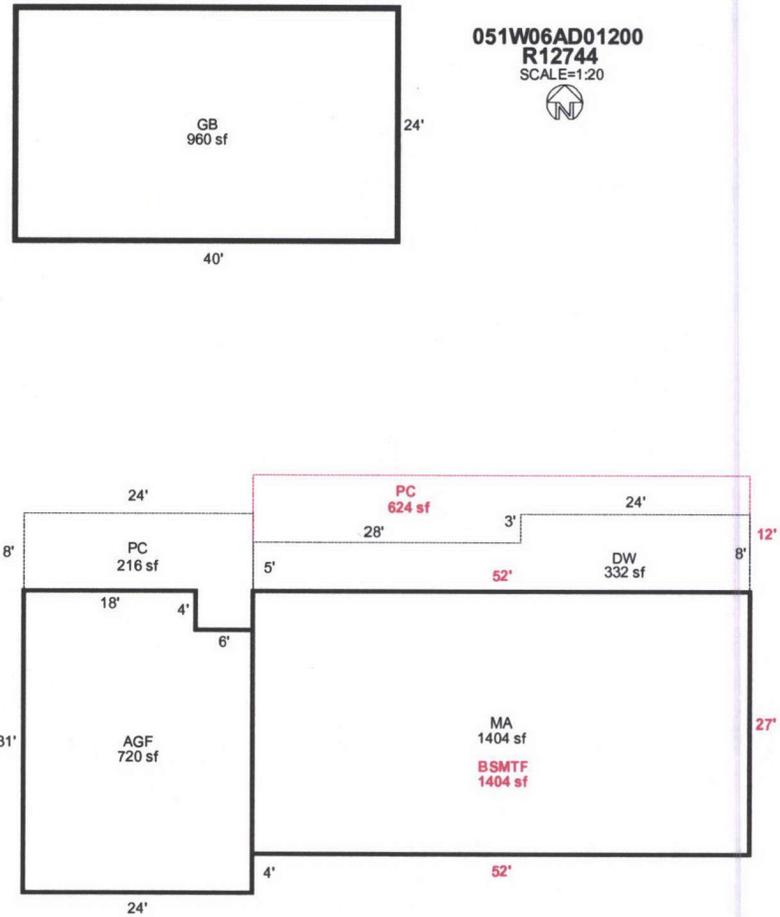
Zip 97071

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1404	158	1404
GLA0	BSMTF	1.00	1404	158	1404
GBA1	GB	1.00	960	128	960
P/P	PC	1.00	216	72	
	PC	1.00	624	128	
	DW	1.00	332	120	1172
GAR	AGF	1.00	720	110	720

Comment Table 1

APEXED BY NRC 12/15/2009

Comment Table 2

Comment Table 3

Net LIVABLE Area (Rounded w/ Factors) 2808
 Net BUILDING Area (Rounded w/ Factors) 960