

Summary

Lead Appr: _____ Clerk: **lak 12.29.25** Lead Clerk: **MBH 1/5/26** Appr: _____

Print Date: 12/9/2025

Acct ID: 126010

MTL: 052W12BB10100P1

Date: **12/12/25** Appr: **02** Prop Class: 019

ts 1-5-26 update Apex

RMV Prop Class: 019

Situs: 6 PINE CIR WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 140570

Year: 2026

Last Date Appraised: 03/18/2024

Appraiser: THERESA SWEARINGEN

Tag: **Q** N

Tag info: **completion**

Owner: ARELLANO HERNANDEZ, JOSE J

Last Sales Date: 05/30/2025

Roll Type: MS

Cycle **Tag** Sales Verification

Other: _____

Inspection level: 1 **2** 3 4 **LCB**

TTO INSP

AV: 6260

RMV Land: 0

RMV Imp: 38490

RMV Total: 38490

MAV: 6260

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 03.18.24 TS

update stat class
Add, MA/Agua + JS - new

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 03030

Stat Class: **446**

Year Blt: 1969

Eff Year Blt: 2000

Sq.Ft: 672

% Complete: 100.00

Desc: MANUF STRUCT, CLASS 4, 12' WIDE SINGLE

Dimensions: 56x12

RMV: 38490

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4	Finished	672	2	FB-1	1969	2000	HVAC, SKIRT, ROOF+, KIT-, BATH - 1	Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
UNKNOWN	82383	UNKNOWN	NEW CONSTRUCTION	GARAGE/CARPORT	0	0	R	Added carport/PR
UNKNOWN	85074	ASSESSOR	NEW CONSTRUCTION	ADDITION	0	0	MS	addition to home and carport

Segment **Agua**

Stat Class: **754**

Roof: **Roof** Roof +

SqFt: **754**

Heat: HVAC HVAC +

Plumbing: Jettub Grdntub

of Fireplace(s):

Interior comp: Cktp Crng Dsp DW

H&F Oven s/d Micro BIREF Trash Other

Kitchen Package Kitch - Kitch Kitch +

Bedrooms: Qlty **4**

Yr Blt **2025** Eff Yr **2000** % Good

% Comp **50** Func **new** Econ

Except Code Lump Sum

DC Comments

Island 6'< 6'>

Pantry No Yes Oversized

Ceilings Vaulted Trayed Coffered

Appraiser Comments

Segment **MA**

Stat Class: **446**

Roof: **Roof** **Roof +**

SqFt: **672**

Heat: **HVAC** HVAC +

Plumbing: Jettub Grdntub

of Fireplace(s):

Interior comp: Cktp Crng Dsp DW

H&F Oven s/d Micro BIREF Trash Other

Kitchen Package Kitch - Kitch Kitch +

Bedrooms: Qlty **4**

Yr Blt **2025** Eff Yr **2000** % Good

% Comp **50** Func **new** Econ

Except Code Lump Sum

DC Comments

Island 6'< 6'>

Pantry No Yes Oversized

Ceilings Vaulted Trayed Coffered

Appraiser Comments

Segment **JP**

Stat Class: **145**

Roof: **Roof** Roof +

SqFt: **145**

Heat: HVAC HVAC +

Plumbing: Jettub Grdntub

of Fireplace(s):

Interior comp: Cktp Crng Dsp DW

H&F Oven s/d Micro BIREF Trash Other

Kitchen Package Kitch - Kitch Kitch +

Bedrooms: Qlty **4**

Yr Blt **2025** Eff Yr **2025** % Good

% Comp **50** Func **new** Econ

Except Code Lump Sum

DC Comments

Island 6'< 6'>

Pantry No Yes Oversized

Ceilings Vaulted Trayed Coffered

Appraiser Comments

new siding Roof winds.

Addition - stud Inkrin



Percent Complete Form

	No Basement		Basement	
	% Item	% Sum	% Item	% Sum
Plans/Survey ✓	3%	0%	3%	0%
Excavation ✓	2%		4%	
Foundation ✓	3%		10%	
Framing ✓	14%	20%	16%	35%
Trusses ✓	7%	30%	7%	40%
Roofing ✓	7%	35%	7%	45%
Windows/Ext Doors ✓	7%	45%	6%	55%
Siding ✓	5%	50%	5%	60%
Plumbing Rough-In ✓	4%	55%	3%	65%
Electrical Rough-In	3%		2%	
Heating Rough-In	2%	60%	1%	
Heating Unit	1%		1%	
Insulation	3%	65%	2%	70%
Drywall (Finished)	5%	65%	4%	
Paint Interior	2%	70%	2%	
Paint Exterior	2%		2%	75%
Cabinets	6%	75%	5%	80%
Electrical Fixtures	3%	80%	2%	
Plumbing Fixtures	4%	85%	3%	85%
Floor Coverings & Countertops	7%	90%	6%	90%
Interior Trim Carpen	7%	95%	6%	95%
Porch/Entry/Stoop	2%	100%	2%	100%
Finish Grade	1%		1%	



Date 12/14/25 YR For 26-25 % COMP 50

Date _____ YR For _____ % COMP _____

Date _____ YR For _____ % COMP _____

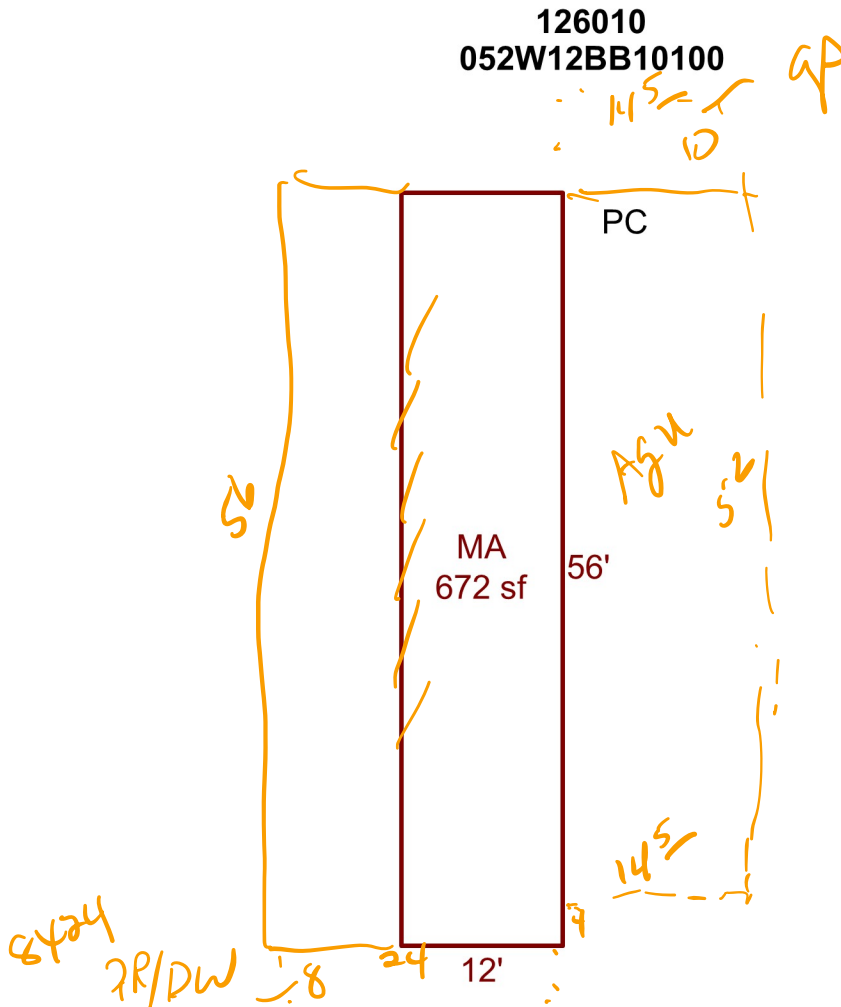
Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 126010 Parcel No.: 052W12BB10100
 Property Address: 6 PINE CIRCLE
 City: WOODBURN County: State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	672.0	136.0	672.0

COMMENT TABLE 1

DRAWN BY JT 3/21/24

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 672

Summary

Lead Appr: Clerk: Lead Clerk: Appr: Print Date:

ts2/20/2024

Acct ID: 126010

MTL: 052W12BB10100P1

Date: 3/18/24

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 6 PINE CIR WOODBURN, OR 97071

MaSaNh: 12 05 000

Unit: 140570

Year: 2024

Last Date Appraised: 11/23/2020

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: LOPEZ, ASHLEY N

Roll Type: MS

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 5910

RMV Land: 0

RMV Imp: 33740

RMV Total: 33740

MAV: 5910

MSAV: 0

SAV: 0

Comment: WOODBURN WEST MOBILE ESTATES, MS SERIAL # S4363, X # X00109613, PERSONAL MS

Notations

update head. 5/0

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 03030

Stat Class: 443

Year Blt: 1969

Eff Year Blt: 2000

Sq.Ft: 672

% Complete: 100

Desc: MANUF STRUCT, CLASS 4, 12' WIDE SINGLE

Dimensions: 56x12

RMV: 33740

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
First Floor	4	Finished	672	2	FB-1	1969	2000	KIT-, SKIRT, ROOF+, HVAC+, BATH - 1
								Exception: Y N

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



win