

Summary

Lead Appr: _____ Clerk: **lak 12.29.25** Lead Clerk: **MBH 1/5/26** Appr: _____ Print Date: 12/9/2025

Acct ID: 128127 MTL: 052W12BB10100P1 Date: **12/14/25** Appr: **02** Prop Class: 019 RMV Prop Class: 019
 ts 1-5-26

Situs: 1 HEMLOCK CIR WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 128127 Year: 2026

Last Date Appraised: 12/24/2024 Appraiser: THERESA SWEARINGEN Tag: Y **N** Tag info: 2025 - Tags/Permit (Miscellaneous)

Owner: AVILA REYES, ISIDRO & CAMACHO, MARLEN Last Sales Date: Roll Type: MS

Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 64740

RMV Land: **0** RMV Imp: 127760 RMV Total: 127760 MAV: 64740 MSAV: 0 SAV: 0

Comment: 25-26: Tag; L4 12.24.24 TS

24-25: Cycle; L2 03.18.24 TS

23-24 Uncoded Accessory Project

update 24B - I/D

Add PR - new

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03030 Stat Class: 456 Year Blt: 1977 Eff Year Blt: 1999 Sq.Ft: 960 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 40x24 RMV: 127760

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	5	Finished	960	3	FB-2	1977	1999	SKIRT, HVAC+, KIT-, ROOF+, BATH - 1	Y N
Garage Attached	3	Finished	336	0	0	2019	2019	ROOF	Y N
Carport Attached	3	Unfinished	520	0	0	2019	2019	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
DECK	5	32	1999	373	0	Y N
ENCLOSED PORCH	3	275	1999	9969	0	Y N
GARDEN SHED HIGH END	5	204	2022	7579	0	Y N
ROOF EXTENSION OR PATIO COVER	5	142	1999	2183	0	Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
UNKNOWN	82385	UNKNOWN	TAGS/PERMITS	MISC	0	0	R	Large PR added



Segment	Stat Class:
Roof: Roof Roof +	SqFt: 468
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
Yr Blt 2025 Eff Yr 2002	% Good
% Comp	Func Econ
Except Code	new Lump Sum
DC Comments	
Island 6'< 6'>	
Pantry No Yes	Oversized
Ceilings Vaulted Trayed	Coffered
Appraiser Comments	

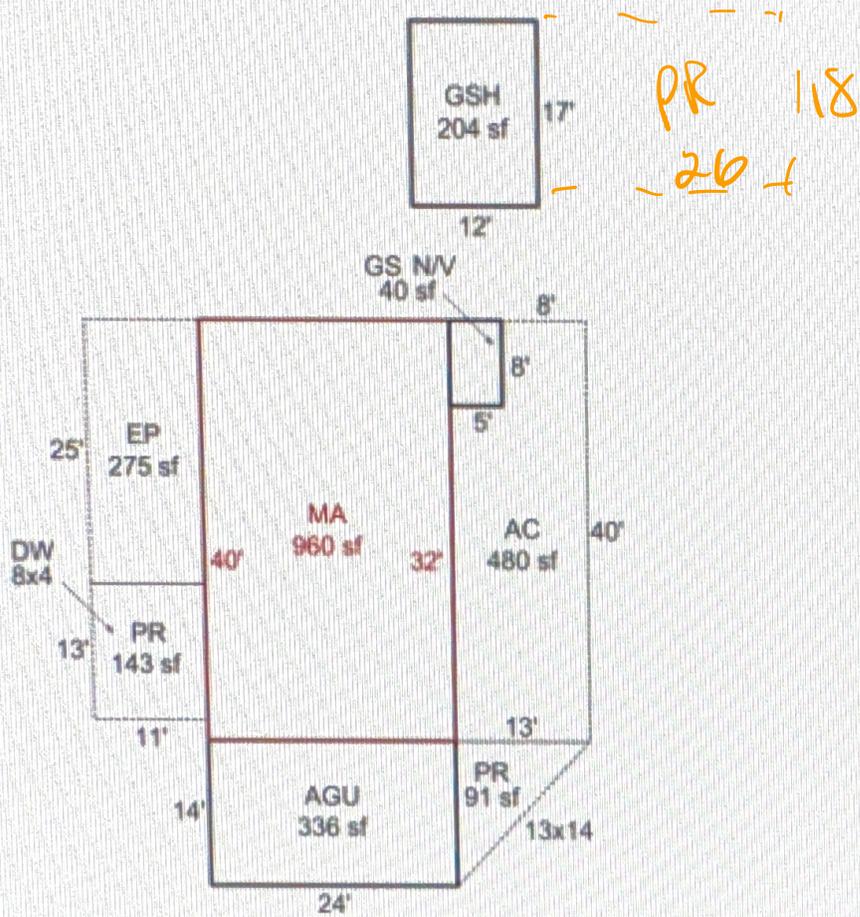
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 128127 Parcel No.: 052W12BB10100
 Property Address: 1 HEMLOCK CIR
 City: WOODBURN County: State: OR Zip Code:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

128127
052W12BB10100



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA	GS	1.0	40.0	26.0	
	GSH	1.0	204.0	58.0	244.0
GAR	AC	1.0	480.0	106.0	
	AGU	1.0	336.0	76.0	816.0
MFH P/P	MA	1.0	960.0	128.0	960.0
	EP	1.0	275.0	72.0	
	PR	1.0	143.0	48.0	
	PR	1.0	91.0	46.1	509.0

COMMENT TABLE 1

DRAWN BY JT 4/15/24

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 960
 Net BUILDING cnt 4 (rounded) 1,060