

Summary Lead Appr: \_\_\_\_\_ Clerk: **Lak 12.29.25** Lead Clerk: **MBH 1/5/25** Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_

Acct ID: 130780 MTL: 052W12BB10100P1 Date: **12/10/25** Appr: **02** ts **1-5-26** Prop Class: 019 RMV Prop Class: 019

Situs: 11 HEMLOCK CIR WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 142398 Year: 2026

Last Date Appraised: 03/18/2024 Appraiser: THERESA SWEARINGEN Tag: Y **N** Tag info: **LK 12.29.25**  
 Owner: AVILA, JOSE JESUS Last Sales Date: Roll Type: MS  
 Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 57580  
 RMV Land: 0 RMV Imp: 107640 RMV Total: 107640 MAV: 57580 MSAV: 0 SAV: 0  
 Comment: 24-25: Cycle; L2 03.18.24 TS

*Add PR - new*

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 03030 Stat Class: 456 Year Blt: 1987 Eff Year Blt: 2001 Sq.Ft: 1200 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 107640  
 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: Y N
First Floor	5	Finished	1200	3	FB-2	1987	2001	HVAC, SKIRT, ROOF+, KIT-, BATH - 2	Exception: Y N
Carport Attached	3	Unfinished	567	0	0	1987	2001		Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	3	299	2001	13089	0	Exception: Y N
GARDEN SHED	5	180	2020	2592	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	351	2001	6515	0	Exception: Y N

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
UNKNOWN	82377	UNKNOWN	TAGS/PERMITS	MISC	0	0	R	Large PR added

**PR**

Segment	<b>PR</b>	Stat Class:	
Roof:	Roof Roof +	SqFt:	<b>940</b>
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 <b>2005</b>	Eff Yr <b>2001</b>	% Good	
% Comp	Func	Econ	
Except Code <b>new</b>		Lump Sum	
DC Comments			
Island	6'< 6'>		
Pantry	No Yes	Oversized	
Ceilings	Vaulted Trayed	Coffered	
Appraiser Comments			

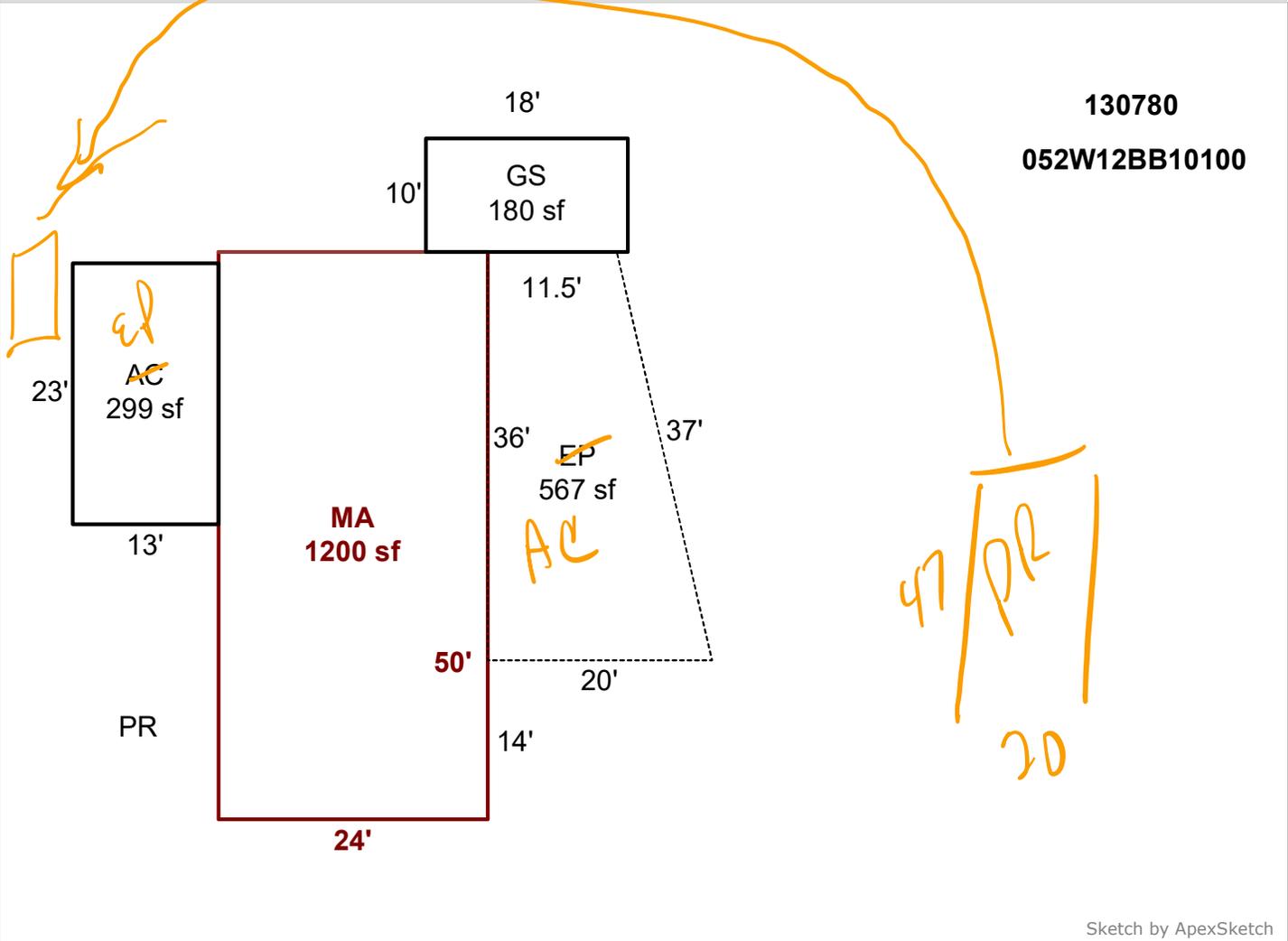


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 130780 Parcel No.: 052W12BB10100  
 Property Address: 11 HEMLOCK CIR  
 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
GBA	GS	1.0	180.0	56.0	180.0
GAR	AC	1.0	299.0	72.0	299.0
MFH	MA	1.0	1200.0	148.0	1200.0
PR	EP	1.0	567.0	104.5	567.0

### COMMENT TABLE 1

DRAWN BY LK 9.12.24

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,200
Net BUILDING	cnt	1	(rounded)	180

Acct ID: 130780 MTL: 052W12BB10100P1 Date: 3/18/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 11 HEMLOCK CIR WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 142398 Year: 2024

Last Date Appraised: 11/23/2020 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: AVILA, JOSE JESUS Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 54290

RMV Land: 0 RMV Imp: 72060 RMV Total: 72060 MAV: 54290 MSAV: 0 SAV: 0

Comment: WOODBURN WEST MOBILE ESTATES, MS SERIAL # WAFLN31ABO7837SW, X # X00196750, PERSONAL MS

**Notations**

No notation data available. *update and TTD*

**OSDs**

No OSD data available. *Add op - new*

**Land**

No land data available.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 03030 Stat Class: 456 Year Blt: 1987 Eff Year Blt: 1999 Sq.Ft: 1200 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 72060

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: Y N
First Floor	5	Finished	1200	3	FB-2	1987	1999	BATH - 2, HVAC, SKIRT, ROOF+, KIT-	Y N
Carport Attached	3	Unfinished	567	0	0	1987	1999		Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	3	299	1999	4126	0	Y N
GARDEN SHED	5	0	2000	0	0	Y N
ROOF EXTENSION OR PATIO COVER	5	351	1999	4682	0	Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.



*new op in back*  
*Wim! NO DOOR ON AC*