

Summary

Lead Appr: _____ Clerk: **lak 12.24.25** Lead Clerk: _____ Appr: _____

Print Date: 9/22/2025

Acct ID: 345386 MTL: 052W12BB10100P1 Date: **12/16/25** Appr: **02** Prop Class: 019 RMV Prop Class: 019

Situs: 4 PINE CIR WOODBURN, OR 97071 MaSaNh: 12 05 000 Unit: 345386 Year: 2025

Last Date Appraised: 10/10/2024 Appraiser: THERESA SWEARINGEN Tag **Y** N Tag info: 2026 - Tags/Permit (MS REMODEL) Last Sales Date: 01/04/2021 Roll Type: MS

Owner: LOPEZ, ANTHONY Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 4 LCB **TO** INSP AV: 10270

RMV Land: 0 RMV Imp: 35450 RMV Total: 35450 MAV: 10270 MSAV: 0 SAV: 0

Comment: 25-26: Tag; L2 10.11.24 TS
24-25: Cycle; L4 03.12.24 TS
24-25: Tag; L2 01.23.24 TS
23-24: L2, 12.12.22 TS//

update EYB % complete + Remove Deck

E/O

50%

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03030 Stat Class: 444 Year Blt: 1991 Eff Year Blt: 1985 Sq.Ft: 840 % Complete: 100

Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 60x14 RMV: 35450

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
First Floor	4	Finished	840	2	FB-1	1991	1985	SKIRT, BATH - 1, ROOF, KIT-, HVAC+ Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	100	1985	770	0



TH-H siding, roof, windows,

Interior- gutted in process of ReBuilding

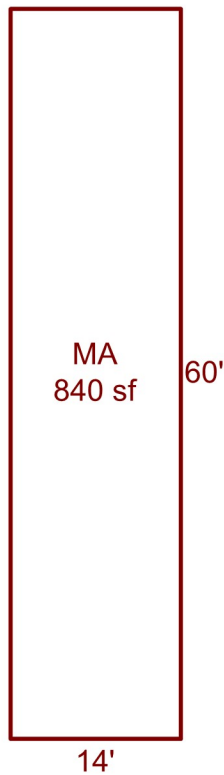
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 345386	Parcel No.: 052W12BB10100		
Property Address: 4 PINE CIR			
City: WOODBURN	County:	State: OR	ZipCode:
Owner:			
Client:	Client Address:		
Appraiser Name:		Inspection Date:	

SKETCH

345386
052W12BB10100

GS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JT 3/14/24		
MFH	MA	1.0	840.0	148.0	840.0			
						COMMENT TABLE 2	COMMENT TABLE 3	
Net LIVABLE						cnt	1 (rounded)	840