

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/26/2025

Acct ID: 512382 MTL: 042W34000600 Date: 12/16/25 Appr: GRT Prop Class: 551 RMV Prop Class: 451
 Situs: 6733 KINNS RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 60454 Year: 2025
 Last Date Appraised: 06/05/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - FARM/FOREST MAINTENANCE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)
 Owner: GRIDINAR, SERGEY Last Sales Date: 09/19/2024 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 287263
 RMV Land: 464580 RMV Imp: 512820 RMV Total: 977400 MAV: 104970 MSAV: 51263 SAV: 109034
 Comment: 25-26: L3 6.5.25 JJS (FF CHECK)
 25-26: L3 1.9.25 JJS
 LEVEL 3 4.2.20 WV06//

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 83540 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009
 25-26: Land classes ok

Site: 2 Code Area: 03600 Size: 3.79 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 331040 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 10300030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 132 Year Blt: 1901 Eff Year Blt: 1925 Sq.Ft: 2816 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 238190
 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	3	Finished	1414	1	FB-1	1901	1925	BATH - 1, KIT-, HVAC+, FP - 1, ROOF	Y N
Second Floor	3	Finished	1064	3	FB-1	1901	1925	BATH - 1, HVAC+	Y N
Attic	3	Finished	338	0	0	1901	1925	HVAC+	Y N
Garage Detached	3	Unfinished	440	0	0	1979	1979	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	1925	10593	1	Y N

Bldg: 2 Code Area: 03600 Stat Class: 151 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3444 % Complete: 30.00
 Desc: One Story Only Dimensions: RMV: 274630
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 131030 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	3444	4	FB-4/ HB-1	2024	2024	FP - 1, BATH - 4, BTH - 1, KIT, ROOF, HVAC <u>bath+</u>	Y N
Garage Attached	5	Low Cost	2164	0	0	2024	2024	ROOF	Y N

Accessories

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

Farm Notes

2024FARM
 25-26: Per Sergey, acreage was planted in grass Sept 2024. Has 0.5 acre for personal use. Has sheep and chickens currently on a rental property, but will be moving the livestock to this one in spring 2025 when pasture is ready. Tag for farm check 5-1-25.

MA @ 65%

Farm OK - seed

FP inspection 6/2025

gone? still on site

65%



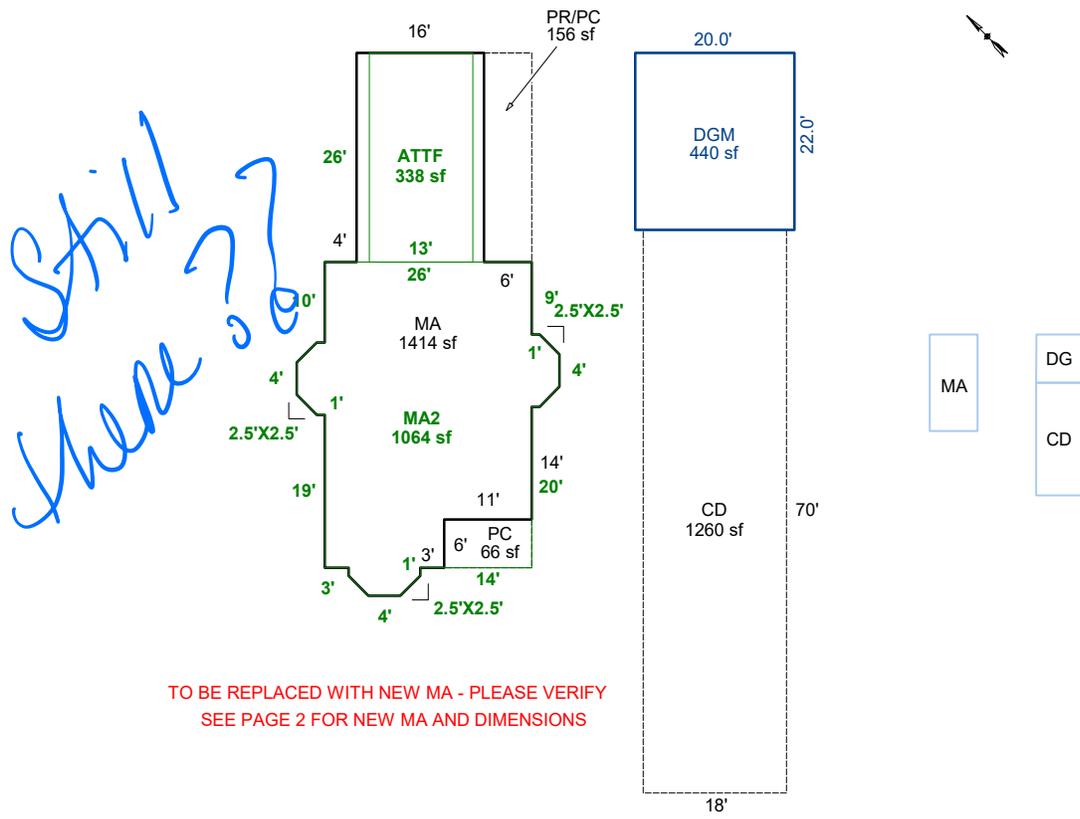
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512382 Parcel No.: 042W34 00600
 Property Address: 6733 KINNS RD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

512382
042W34 00600
SCALE=1:20



KINNS RD NE

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	DGM	1.0	440.0	84.0	440.0
GLA1	MA	1.0	1413.8	192.2	
	MA2	1.0	1063.8	140.2	2477.5
GLA2	ATTF	1.0	338.0	78.0	338.0
P/P	PC	1.0	66.0	34.0	
	PR/PC	1.0	156.0	64.0	
	CD	1.0	1260.0	176.0	1482.0
	Net LIVABLE	cnt	0 (rounded)		2,816
	Net BUILDING	cnt	1 (rounded)		440

COMMENT TABLE 1

APEXED BY NRC 02/12/2009
 UPDATED BY CJURAN 18/08/2020
 UPDATED BY CLOBERG 11/20/24 24-006672 MA

COMMENT TABLE 2

04/02/2020 #06 WV

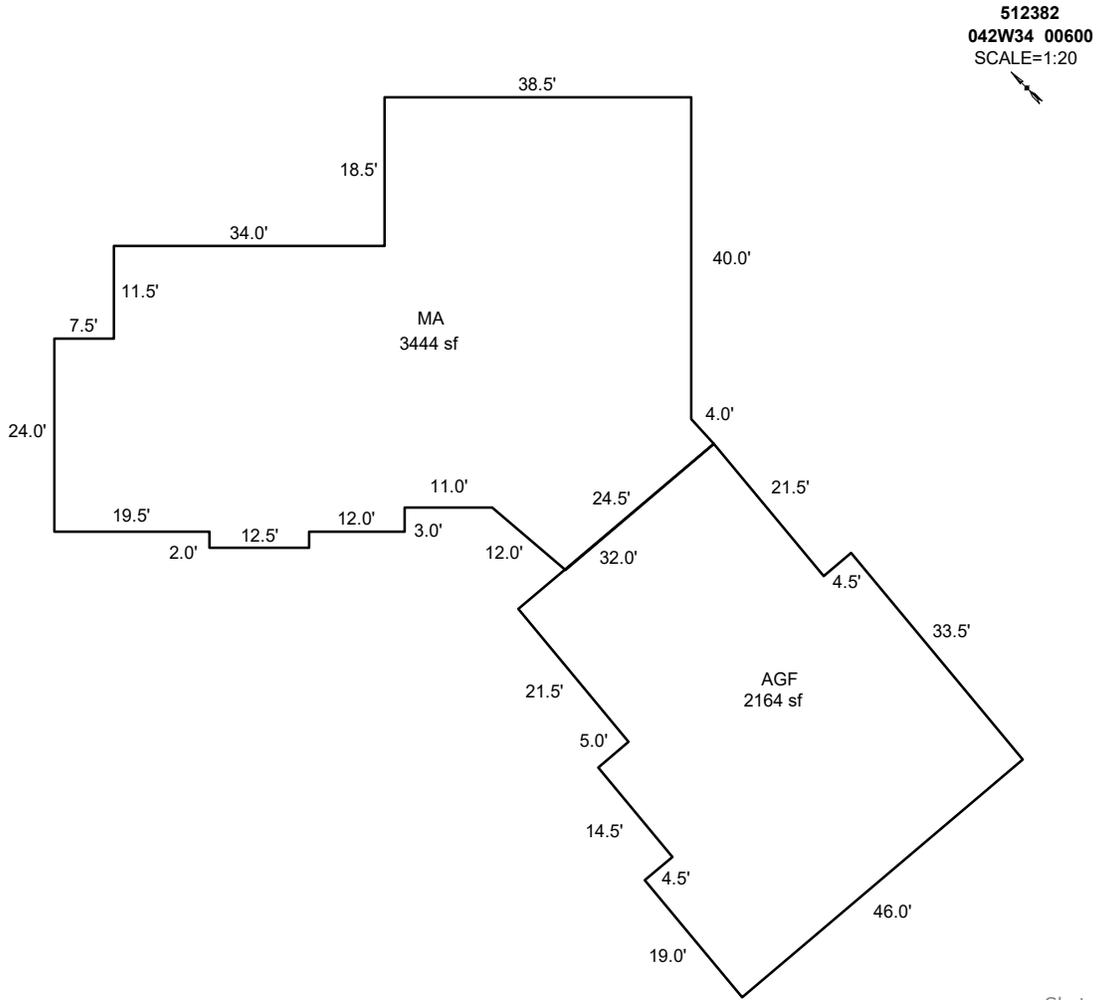
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 Property Address: 6733 KINNS RD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	2164.4	202.0	2164.4
MA	MA	1.0	3444.1	276.6	3444.1

COMMENT TABLE 1

APEXED BY NRC 02/12/2009
 UPDATED BY CJURAN 18/08/2020
 UPDATED BY CLOBERG 11/20/24 24-006672 MA

COMMENT TABLE 2

04/02/2020 #06 WV
 GPH 12/16/25

COMMENT TABLE 3

TABSL3

Net LIVABLE cnt 1 (rounded) 3,444

Percent Complete Form

Account # 512382

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	65%
3%		Electrical Rough-In	3%	2%	
2%	80%	Heating Rough-In	2%	1%	65%
		Heating Unit	1%	1%	
3%	85%	Insulation	3%	2%	70%
5%		Drywall (Finished)	5%	4%	
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%	95%	Electrical Fixtures	3%	2%	85%
2%		Plumbing Fixtures	4%	3%	
3%	100%	Floor Coverings & Countertops	7%	6%	90%
2%		Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	100%

APPR 555
 APPR 667
 APPR _____
 APPR _____

Date 1/19/24 YR For 25/26
 Date 12/16/25 YR For 26/27
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 30
 % COMP 65
 % COMP _____
 % COMP _____