

Acct ID: 512534 MTL: 051W030001000 Date: **10.22.25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 501
 Situs: 12565 CARL RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 146968 Year: 2025
 Last Date Appraised: 12/11/2024 Appraiser: JORDAN SCHULTZ Tag: **N** Tag info: 2026 - Tags/Permit (Addition)
 Owner: HEER, STEPHEN P Last Sales Date: _____ Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: **2** 3 4 LCB TTO INSP AV: 296479
 RMV Land: 364990 RMV Imp: 281810 RMV Total: 1266800 MAV: 195680 MSAV: 53739 SAV: 150103
 Comment: 25-26: L2 12.11.24 JJS

Notations **MA addition to 100%** **UPD EYB**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

CWO 1/22/26 L4 farm use ok - grass seed, orchard

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	15609	0

Land

Site: 2 Code Area: 15609 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Market Homesite Description: TWO BENCH DRY RMV: 27730 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 25-26: Updated land classes

Site: 3 Code Area: 15609 Size: 27.36 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 793220 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 /25-26 CORR SOILS 1500035 Tax Rate = 9755 Rent Rate = 110

Site: 4 Code Area: 15609 Size: 0.61 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 16150 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 1500035 Tax Rate = 9755 Rent Rate = 102

Site: 5 Code Area: 15609 Size: 3.53 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 97890 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 /25-26 CORR SOILS 1500035 Tax Rate = 9755 Rent Rate = 110

Improvements - Residence / Manufactured Structures

2008 R/W/P + Addition

Bldg: 1 Code Area: 15609 Stat Class: 131 Year Blt: 1951 Eff Year Blt: 1951 Sq.Ft: 2756 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 188950
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 47060 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1028	3	FB-2	1951	1951	BATH - 2, KIT-, FP - 1, ROOF+, HVAC	Y N
First Floor	3	Finished	1728	0	0	1951	1951		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	1951	7169	1

Bldg: 2 Code Area: 15609 Stat Class: 138 Year Blt: 1951 Eff Year Blt: 1951 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 33620
 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
Garage Detached	3	Unfinished	528	0	0	1951	1951	ROOF+	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 15609 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 720 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 4310
 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	
General Purpose Bldg	5	Finished	720	0	0	1987	1987	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 15609 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 2592 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 54x48 RMV: 13460
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	
General Purpose Bldg	5	Finished	2592	0	0	1987	1987	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 15609 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 4664 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: RMV: 23080
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	
General Purpose Bldg	5	Finished	4664	0	0	1987	1987	FAIR	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 15609 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 672 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 42x16 RMV: 4020
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	
General Purpose Bldg	5	Finished	672	0	0	1987	1987	FAIR	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 15609 Stat Class: 353 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 6156 % Complete: 100.00
Desc: Machine Shed (MS) Dimensions: RMV: 14370
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	
Machine Shed	4	Finished	6156	0	0	1987	1987	FAIR	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 15609 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 0
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	
Multi-Purpose Bldg	5	Finished	96	0	0	0	0		Exception: Y N

Accessories

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

Farm Notes

2025FARM

3/17/25: Inspected by JJS L2 during tags, farm use ok - filberts, seed

	A	B	C	D	E	F	G
1	Type	Single Family		Appraiser:			
2	Year Built	1951		Date:			
3	Roof	Updated					
4	Windows	Updated					
5	Siding						
6	Exterior Paint	Updated					
7	Door						
8							
9	Suggested EYB		1980				
10							
11	Addition						
12	Original SF		1028				
13	Add-on SF		1728				
14	Suggested Blended EYB		2008				
15							
16							
17							
18							
19							
20							
21							
22							

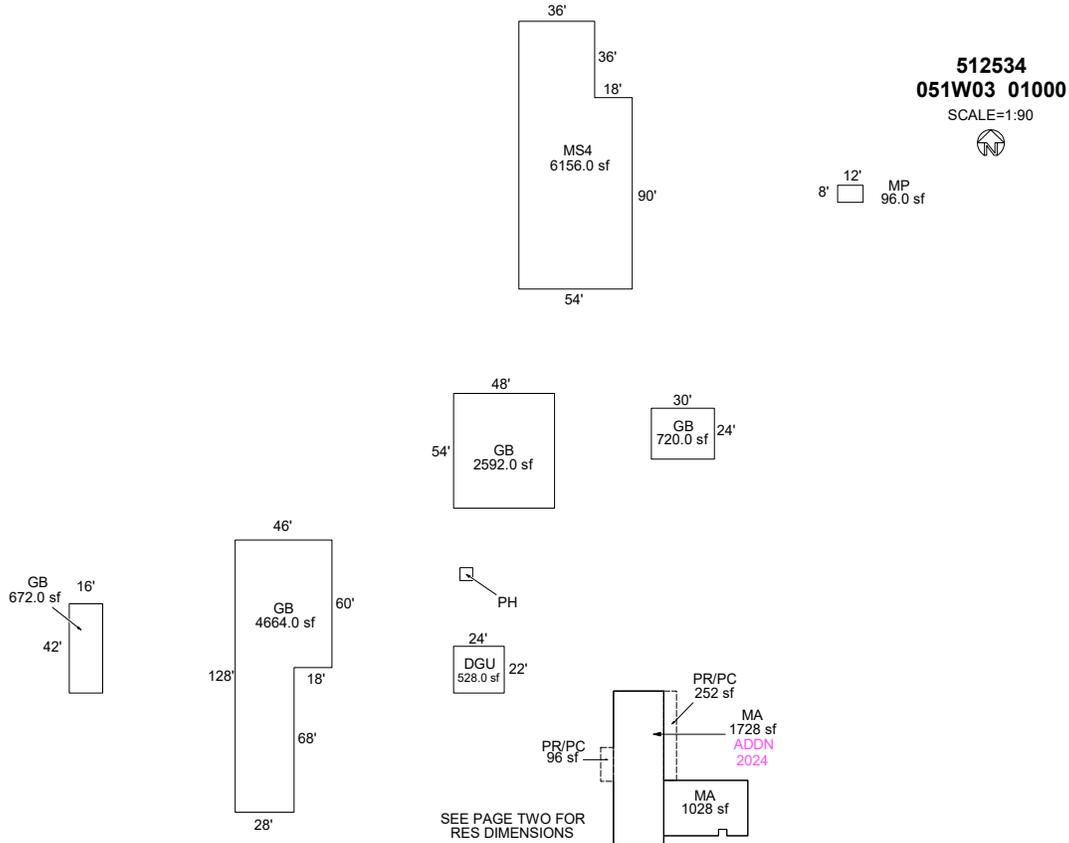


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512534 Parcel No.: 051W03 01000
 Property Address: 12565 CARL RD NE
 City: Aumsville County: Marion State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



CARL RD NE

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	720.0	108.0	
	MS4	1.0	6156.0	360.0	
	GB	1.0	2592.0	204.0	
	GB	1.0	4664.0	348.0	
	GB	1.0	672.0	116.0	14804.0
GLA1	MA	1.0	0.0	262.0	
	MA	1.0	1028.0	138.0	
	MA	1.0	0.0	176.0	
	MA	1.0	1728.0	192.0	2756.0
GAR	DGU	1.0	528.0	92.0	528.0
OTH	MP	1.0	96.0	40.0	96.0
P/P	PR/PC	1.0	96.0	44.0	
	PR/PC	1.0	252.0	96.0	348.0
	Net LIVABLE	cnt	4 (rounded)		2,756
	Net BUILDING	cnt	5 (rounded)		14,804

APEXED BY NRC 04/13/2009
 Apex updated to add mp 6/16/10 Jane
 UPDATED BY CLOBERG 06/20/2024 24-002712 AD

COMMENT TABLE 2

COMMENT TABLE 3

JSS 10.23.25 Tags L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

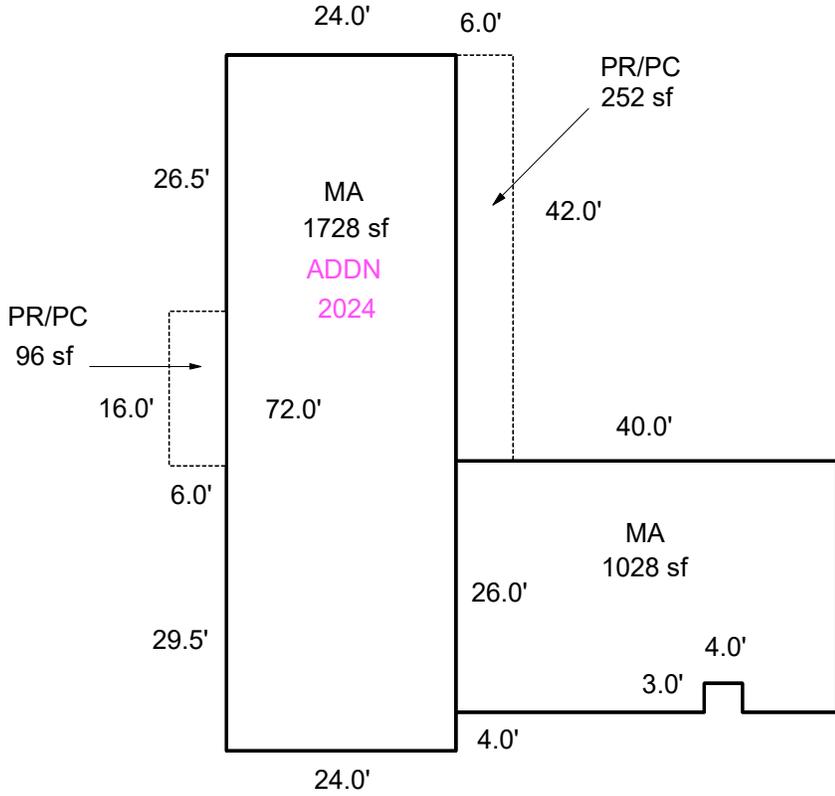
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 Appraiser Name: Inspection Date:

SKETCH

512534
051W03 01000
 SCALE=1:90



SEE PAGE ONE FOR ALL BUILDINGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	0.0	262.0	
	MA	1.0	1728.0	192.0	
	MA	1.0	1028.0	138.0	
	MA	1.0	0.0	176.0	2756.0
P/P	PR/PC	1.0	252.0	96.0	
	PR/PC	1.0	96.0	44.0	348.0

APEXED BY NRC 04/13/2009
 Apex updated to add mp 6/16/10 Jane
 UPDATED BY CLOBERG 06/20/2024 24-002712 AD

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 4 (rounded) 2,756

Percent Complete Form

Account # 512534

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%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%		
3%		Electrical Rough-In	3%	55%	
2%		Heating Rough-In	2%		
	80%	Heating Unit	1%	60%	65%
3%		Insulation	3%		
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%		
		Cabinets	6%	75%	80%
2%		Electrical Fixtures	3%	80%	
2%	95%	Plumbing Fixtures	4%	85%	85%
3%		Floor Coverings & Countertops	7%	90%	90%
2%	100%	Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%		
		Finish Grade	1%	100%	100%

APPR JJS
 APPR JJS
 APPR _____
 APPR _____

Date 12/11/24 YR For 25-26
 Date 10.23.25 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 85
 % COMP 100
 % COMP _____
 % COMP _____

Assessor Monthly Issued Permit Report

For 5/1/2024 to 5/31/2024

PERMIT#: 555-24-002712-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 4/8/2024
 SUB-TYPE: Structural ISSUED: 5/14/2024
 CATEGORY: Comprehensive EXPIRES: 11/10/2024

OFFICE: MC

PARCEL#: 051W030001000 R12534

ACRES: 32.50

SUBDIV:

LOT/BLOCK: /

ADDRESS: 12565 CARL RD NE WOODBURN, OR 97071

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	HEER, STEPHEN P 50% & HEER, STEPHEN P	12565 NE CARL RD WOODBURN, OR 97071	503-887-3439
CCB	THE HOLLMAN COMPANY	3161 SW RIVERFRONT TER WILSONVILLE, OR 97070- 9716	5037804058
OWNER	HEER, STEPHEN P 50% & HEER, STEPHEN P	PO BOX 83 AURORA, OR 97002	
SITE CONTACT		3161 SW RIVERFRONT TER WILSONVILLE, OR 97070	503-701-3265

CONST CAT: Single Family Dwelling

WORK TYPE: Addition

WORK DESC: SFD ADDITION OF 1746 SQFT LIV AND 356 COVERED PATIO TO REMAIN 3 BDRM SFD
W/1 KITCHEN

VALUATION: \$300,619.68

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE: 1746

EXISTING: 0

NEW: 0

TOTAL SQ. FT.: 0

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1746 Sq Ft
U Utility, misc. - half rate	VB	354 Sq Ft