

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

12.18  
 Acct ID: 512618 MTL: 051W04BA00300 Date: 12/16/25 Appr: GPH Prop Class: 551 RMV Prop Class: 451  
 Situs: 11827 JONES RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 72113 Year: 2025

Last Date Appraised: 05/20/2020 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)  
 Owner: FREDERIKS, ZACHERY SCOT & Last Sales Date: 02/17/2017 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 270257  
 RMV Land: 488630 RMV Imp: 413720 RMV Total: 902350 MAV: 229570 MSAV: 40687 SAV: 104290  
 Comment: CWO 1/22/26

Notations

Add GB 50%-, update inv

Farm Horse boarding  
 ok - pasture

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

24-007057  
 75 X 28 ABEX

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	15609	0

Land

Site: 2	Code Area: 15609	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:	RMV: 67040	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 01500035					
Site: 3	Code Area: 15609	Size: 4.95 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 381590	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1977 / 01500035					

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 15609	Stat Class: 141	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 1915	% Complete: 100.00
Desc: One Story Only	Dimensions:	RMV: 397160				
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	4	Finished	1915	3	FB-3	2005	2005	BATH - 3, KIT, ROOF, HVAC	Y N
Garage Attached	4	Finished	984	0	0	2005	2005	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY <u>Keep</u>	4	3000	2007	8280	1	Y N
CONCRETE DRIVEWAY	4	640	2005	1893	1	Y N
DECK	4	180	2005	3604	1	Y N
PATIO	4	57	2005	285	1	Y N
ROOF EXTENSION OR PATIO COVER <u>VI4 Arg</u>	4	57	2005	1504	1	Y N
ROOF EXTENSION OR PATIO COVER	4	180	2005	4750	1	Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 15609	Stat Class: 353	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 1224	% Complete: 100.00
Desc: Machine Shed (MS)	Dimensions: 36x34	RMV: 16560				
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
Machine Shed	5	Finished	1224	0	0	2018	2018	FAIR	Y N

Accessories

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

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	1%		
3%		Insulation	3%	60%	2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: GB

	% Item	% Sum
Excavation/Foundation	<u>10%</u>	40%
Floor - Concrete/Wood	30%	
Walls - Framing	<u>10%</u>	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	<u>15%</u>	
Roof - Sheathing	<u>5%</u>	95%
Roof - Cover	<u>10%</u>	
Doors & Windows	5%	100%

AGEX permit

APPR GRH Date 12/16/25 YR For 26-27 % COMP 50%  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_



12.16.25



12.16.25



12.16.25



12.16.25

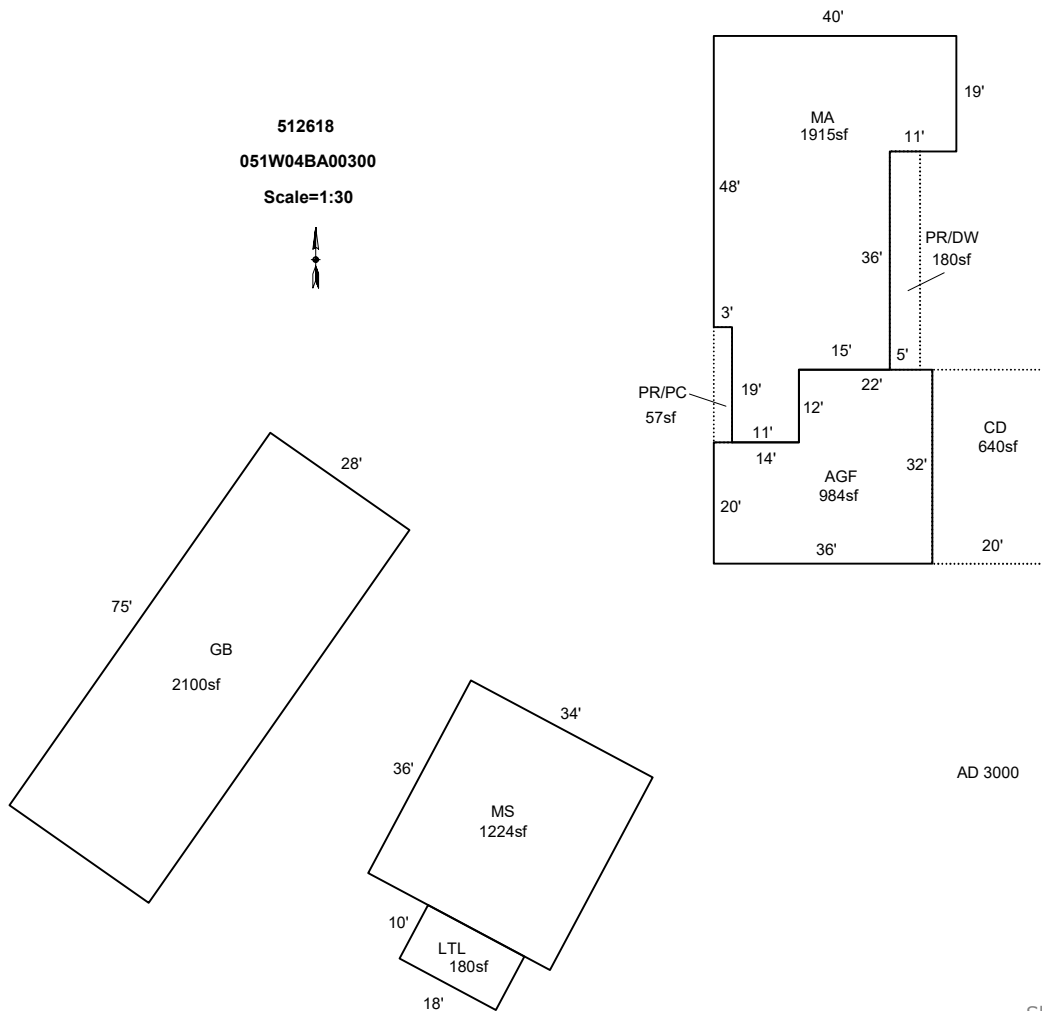
ACCESSORY IMPROVEMENTS / OUTBUILDINGS			
TYPE	<u>GB</u>	TYPE	<u>LTL</u>
STAT / CLASS	<u>S</u>	STAT / CLASS	
SIZE	<u>75x28</u>	SIZE	<u>10x18</u>
FAIR		FAIR	
<u>AVERAGE</u>		AVERAGE	
GOOD		GOOD	
EXCELLENT		EXCELLENT	
BATH	_____	BATH	_____
YR BLT	<u>2025</u>	YR BLT	<u>2021</u>
EFF YR	<u>2025</u>	EFF YR	<u>2021</u>
% COMP	<u>50</u>	% COMP	<u>100</u>
EXCEPT	<u>Y</u> N	EXCEPT	<u>Y</u> N
MISC:	_____	MISC:	_____
COMMENT:	_____	COMMENT:	_____
_____	_____	_____	_____
TYPE	_____	TYPE	_____
STAT / CLASS	_____	STAT / CLASS	_____
SIZE	_____	SIZE	_____

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 512618 Parcel No.: 051W04BA00300  
 Property Address: 11827 JONES RD NE  
 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
GBA1	MS	1.0	1224.0	140.0	
	LTL	1.0	180.0	56.0	1404.0
GLA1	MA	1.0	1915.0	214.0	1915.0
CD	CD	1.0	640.0	104.0	640.0
GAR	AGF	1.0	984.0	136.0	984.0
GENERA	GB	1.0	2100.0	206.0	2100.0
YI	PR/DW	1.0	180.0	82.0	
	PR/PC	1.0	57.0	44.0	237.0
	Net LIVABLE	cnt	0 (rounded)		1,915
	Net BUILDING	cnt	2 (rounded)		4,488

### COMMENT TABLE 1

DRAWN BY CHRIS 10/28/19  
 UPDATED BY WWILLIAMS 12.18.25

### COMMENT TABLE 2

12.16.25 GRH

### COMMENT TABLE 3

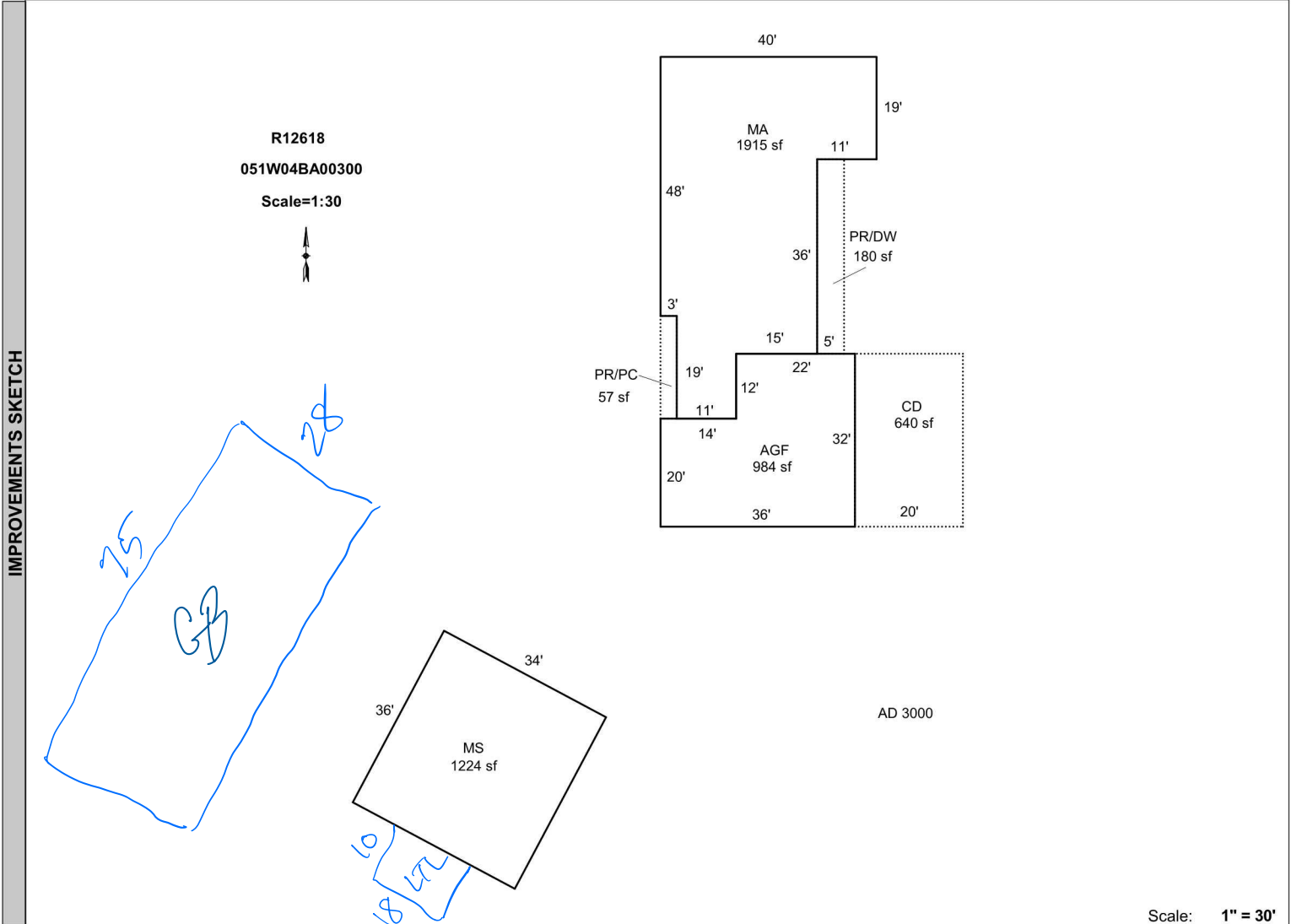
TAG L3

# SKETCH/AREA TABLE ADDENDUM

Parcel No **051W04BA00300**

File No **R12618**

SUBJECT	Property Address <b>11827 JONES RD NE</b>
	City <b>WOODBURN</b> State <b>OR</b> Zip <b>97071</b>
	Owner
	Client
	Appraiser Name



Scale: **1" = 30'**

AREA CALCULATIONS SUMMARY						Comment Table 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GLA1	MA	1.00	1915	214	1915	DRAWN BY CHRIS 10/28/19			
GBA1	MS	1.00	1224	140	1224				
GAR	AGF	1.00	984	136	984				
CD	CD	1.00	640	104	640				
YI	PR/DW	1.00	180	82	82				
	PR/PC	1.00	57	44	237				
<p>Net LIVABLE Area (rounded w/ factors) <span style="float: right;">1915</span></p> <p>Net BUILDING Area (rounded w/ factors) <span style="float: right;">1224</span></p>						Comment Table 2		Comment Table 3	
						<i>GAH 12/16/19 TABS L3</i>			