Summary Lead Appr: WW Clerk: Lead Clerk: Appr: JJS 1.29.26 Print Date: 9/26/2025

Acct ID: 512655 MTL: 051W05D000500 Date: 12.23.25 Appr: JJS Prop Class: 559 RMV Prop Class: 459

Situs: 11198 CROSBY RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 75377 Year: 2025

Last Date Appraised: 12/11/2025 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: SILVA GARCIA, FELIX Last Sales Date: 10/31/2023 Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 222758

RMV Land: 465770 RMV Imp: 329130 RMV Total: 794900 MAV: 151900 MSAV: 40588 SAV: 94206

Comment: 25-26: L2 12.11.25 JJS
24-25: L4 4.4.24 JJS

UB to 100%. R/T 30 x 40 Age x storage per Assessor for 1/1/27

Notations

RP/MS	Code	Description
MS	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: 78910 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 2009

25-26: Land classes ok

06-07: RECALC SETUP;#19 09-07-05

Site: 3 Code Area: 03600 Size: 4.06 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 320360 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1982

Site: 4 Code Area: 03600 Size: 0.23 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 16500 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1982

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 477 Year Blt: 2019 Eff Year Blt: 2020 Sq.Ft: 2262 % Complete: 100.00
Desc: MANUF STRUCT, CLASS 7, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 243740
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	7	Finished	2262	3	FB-2	2019	2020	BATH - 2, KIT-, HVAC+, ROOF+, SKIRT	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1080 % Complete: 100.00
Desc: Machine Shed (MS) Dimensions: 54x20 RMV: 2270
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	1080	0	0	1984	1984	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 03600 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 100 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 80
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	6	Finished	100	0	0	1974	1974	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 120 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 690

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	120	0	0	1974	1974	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 03600 Stat Class: 311 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 2880 % Complete: 100.00

Desc: Feeder Barn (FB) Dimensions: 60x48 RMV: 17650

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	
Feeder Barn	6	Finished	2880	0	0	1994	1994	FAIR	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 03600 Stat Class: 354 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 100 % Complete: 100.00

Desc: Lean-to Light (LTL) Dimensions: RMV: 130

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	
Lean-to Light Duty	5	Finished	100	0	0	1990	1990		Exception: Y N

Accessories

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

Bldg: 7 Code Area: 03600 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 432 % Complete: 100.00

Desc: Machine Shed (MS) Dimensions: RMV: 1120

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	432	0	0	1979	1979	FAIR	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 03600 Stat Class: 352 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 5500 % Complete: 50.00

Desc: Utility Building (UB) Dimensions: 50x110 RMV: 63450

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 30270 Adjust: Adjust RMV: 0

100%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Uitlity Building	5	Finished	5500	0	0	2024	2024	GOOD	Exception: Y N

Accessories

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

Farm Notes

2025FARM

3/20/25: Inspected by CWO L4 during tags, farm use ok - seed

12/23 – N/C

No Access

VB @ 100%

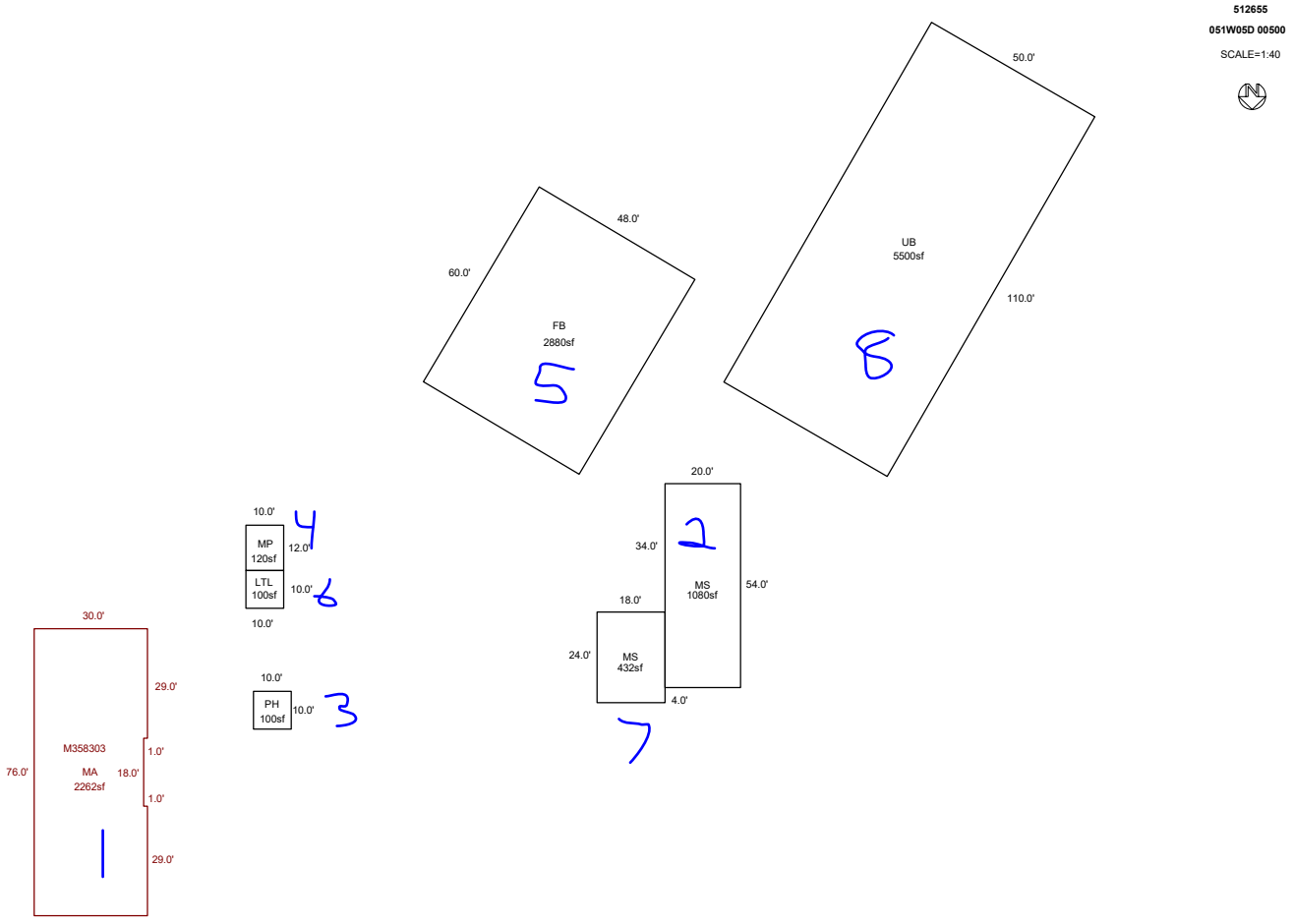
30x40 Apex not started yet

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512655 Parcel No.: 051W05D 00500
Property Address: 11198 CROSBY 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
GBA1	FB	1.0	2880.0	216.0	
	MS	1.0	1080.0	148.0	
	MS	1.0	432.0	84.0	
	MP	1.0	120.0	44.0	
	PH	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	UB	1.0	5500.0	320.0	10212.0
GLA1	MA	1.0	2262.0	214.0	2262.0

Net LIVABLE	cnt	0	(rounded)	2,262
Net BUILDING	cnt	7	(rounded)	10,212

COMMENT TABLE 1

APEXED BY NRC 12/14/2009
Updated by AC 8/13/10
UPD BY PH 01.08.20
UPDATED BY WW 4/11/24
UPDATED BY CLOBERG 02/20/25

COMMENT TABLE 2

Added LTL
12.30.19 JS #29
JJS 4.3.24
JJS 12/11/24
JJS 10.29.25
JJS 12.23.25

COMMENT TABLE 3

TAGS/ADDED M358303
SV L4
TAGS L2
TAGS L3
TAGS L3

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Percent Complete Form

Account # 512655

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: UB

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

APPR JJS	Date 12/11/25	YR For 25/26	% COMP 50
APPR JJS	Date 10.29.25	YR For 26/27	% COMP 100
APPR	Date	YR For	% COMP
APPR	Date	YR For	% COMP

Assessor Monthly Issued Permit Report

For 3/1/2024 to 3/31/2024

PERMIT#:	555-23-010201-AGE	STATUS:	Approved
PERMIT TYPE:	Commercial	APPLIED:	12/19/2023
SUB-TYPE:	Agricultural Equine	APPROVED:	3/25/2024
CATEGORY:	Exemption Info	EXPIRES:	

OFFICE: MC

PARCEL#: 051W05D000500 R12655

ACRES: 5.29

SUBDIV:

LOT/BLOCK: /

ADDRESS: 11198 CROSBY RD NE WOODBURN, OR 97071

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	FELIX	11198 CROSBY RD NE WOODBURN, OR 97071	971-388-4338
OWNER	RESSIE E RICHIE RLT	11198 CROSBY RD NE WOODBURN, OR 97071	

CONST CAT:

WORK TYPE:

WORK DESC: AGEX -30 X 40 ANIMAL FOOD STORAGE FOR FARM - NO PLUMB

VALUATION: $0.00

STORIES:

BATHS: KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.:

Assessor Monthly Issued Permit Report

For 9/1/2024 to 9/30/2024

PERMIT#:	555-24-006116-AGE	STATUS:	Approved
PERMIT TYPE:	Commercial	APPLIED:	8/5/2024
SUB-TYPE:	Agricultural Equine	APPROVED:	9/30/2024
CATEGORY:	Exemption Info	EXPIRES:	

OFFICE: MC

PARCEL#: 051W05D000500 R12655

ACRES: 5.29

SUBDIV:

LOT/BLOCK: /

ADDRESS: 11198 CROSBY RD NE WOODBURN, OR 97071

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	SILVA GARCIA, FELIX	11198 CROSBY RD NE WOODBURN, OR 97071	971-388-4338
OWNER	SILVA GARCIA, FELIX	11198 CROSBY RD NE WOODBURN, OR 97071	

CONST CAT:

WORK TYPE:

WORK DESC: AGEX - 30x50 ADDITION TO APPROVED AG BUILDING

VALUATION: $0.00

STORIES:

BATHS: KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.:

Assessor Monthly Issued Permit Report

For 3/1/2024 to 3/31/2024

PERMIT#:	555-23-010192-AGE	STATUS:	Approved
PERMIT TYPE:	Commercial	APPLIED:	12/18/2023
SUB-TYPE:	Agricultural Equine	APPROVED:	3/25/2024
CATEGORY:	Exemption Info	EXPIRES:	

OFFICE: MC

PARCEL#: 051W05D000500 R12655

ACRES: 5.29

SUBDIV:

LOT/BLOCK: /

ADDRESS: 11198 CROSBY RD NE WOODBURN, OR 97071

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	FELIX	11198 CROSBY RD NE WOODBURN, OR 97071	971-388-4338
OWNER	RESSIE E RICHIE RLT	11198 CROSBY RD NE WOODBURN, OR 97071	

CONST CAT:

WORK TYPE:

WORK DESC: AGEX -50 X 80 EQUIPMENT STORAGE FOR FARM - NO PLUMB

VALUATION: $0.00

STORIES:

BATHS: KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: