

Summary

Lead Appr: WJW Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/26/2025

Acct ID: 512589 MTL: 051W04C001700 Date: 11-12-26 Appr: WJW Prop Class: 451 RMV Prop Class: 451
 Situs: 11612 PACIFIC CT NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 72084 Year: 2025

Last Date Appraised: 02/26/2014 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:

Owner: AYHAN, MOISAY Last Sales Date: 11/18/2013 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 212720

RMV Land: 165510 RMV Imp: 214060 RMV Total: 379570 MAV: 212720 MSAV: 0 SAV: 0

Comment:

Addn complete

*finished 9/25
25-003916
6x30
Addn*

OSDs

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

Land

Site: 1 Code Area: 15609 Size: 13939 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 115510 Exception: Y N
 Adjustment(s): *4BD* Fire Patrol: Description:
 Comments: 07-08: RECALC SETUP; #31 9/29/06

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 15609 Stat Class: 131 + Year Blt: 1969 Eff Year Blt: 1980 Sq.Ft: 1230 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 214060
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 *1993* Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	3 +	Finished	1230	3	FB-2	1969	1980	BATH - 2, KIT-, HVAC, FP - 1, ROOF	Y N
Garage Attached	3	Unfinished	720	0	0	1969	1980	ROOF	Y N

Accessories

1st flr addn 180

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	3	1	1980	15023	1	Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003916	83443	MARION COUNTY	NEW CONSTRUCTION	ADDITION	30436	0	R	180 SQ FT ADDITION TO ENLARGE TWO BEDROOMS, SFD



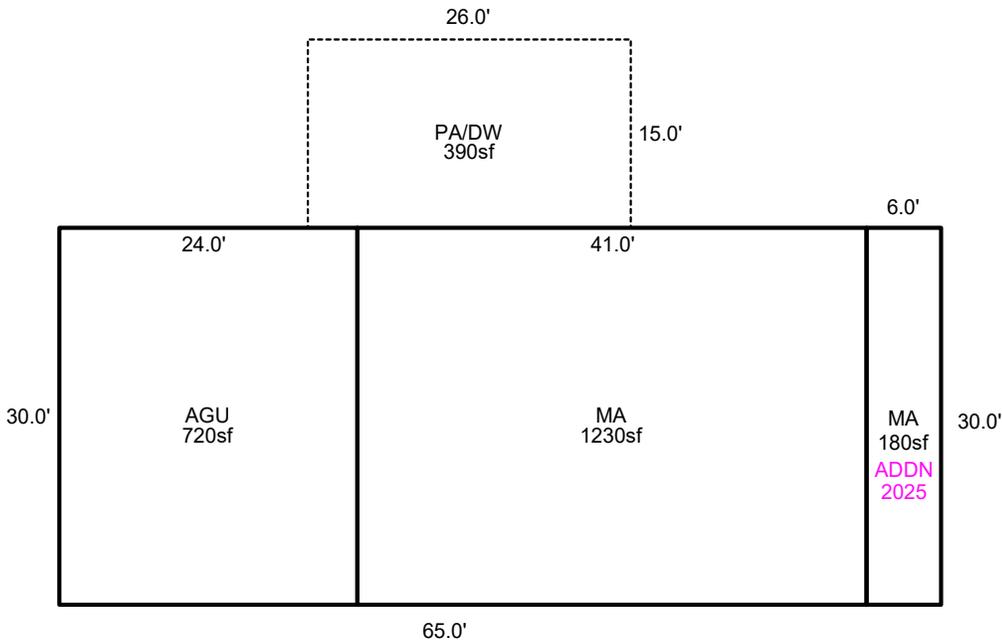
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512589 Parcel No.: 051W04C 01700
 Property Address: 11612 PACIFIC CT NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

512589
051W04C 01700
 SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1230.0	142.0	1230.0
GAR	AGU	1.0	720.0	108.0	720.0
MA	MA	1.0	180.0	72.0	180.0
P/P	PA/DW	1.0	390.0	82.0	390.0

COMMENT TABLE 1

APEXED BY NRC 12/02/2009
 UPDATED BY CLOBERG 09/16/25 25-003916 ADDN

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,410

Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-003916-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 5/27/2025
 SUB-TYPE: Structural ISSUED: 7/3/2025
 CATEGORY: Comprehensive EXPIRES: 1/21/2026

OFFICE: MC

PARCEL#: 051W04C001700 R12589

ACRES: 0.32

SUBDIV:

LOT/BLOCK: /

ADDRESS: 11612 PACIFIC CT NE WOODBURN, OR 97071

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	AYHAN, MOISAY	11612 PACIFIC CT NE WOODBURN, OR 97071	971-261-8950
OWNER	MARTISHEV, CAPITALINA	11612 PACIFIC CT NE WOODBURN, OR 97071	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	AYHAN, MOISAY	11612 PACIFIC CT NE WOODBURN, OR 97071	971-261-8950

CONST CAT: Single Family Dwelling

WORK TYPE: Alteration

WORK DESC: 180 SQ FT ADDITION TO ENLARGE TWO BEDROOMS, SFD

VALUATION: \$30,436.20

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE: 180

EXISTING: 0

NEW: 180

TOTAL SQ. FT.: 180

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	180 Sq Ft