

Summary

Lead Appr: WU Clerk: _____ Lead Clerk: _____ Appr: CJ 02/17/26

Print Date: 9/29/2025

Acct ID: 512690 MTL: 051W05B001300 Date: 1/13/26 Appr: CJ Prop Class: 451 RMV Prop Class: 451
Situs: 17190 BOONES FERRY RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 77546 Year: 2025

Last Date Appraised: 10/31/2017 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:

Owner: CANCHOLA CANCHOLA, JOSE Last Sales Date: 06/07/2024 Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 241250

RMV Land: 339730 RMV Imp: 208690 RMV Total: 548420 MAV: 241250 MSAV: 0 SAV: 0

Comment: Gated, No Response to Access Letter, No changes per Aerial (1/30/25) ; Accella (2/3/26), RETAG

OSDs

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

25-004598
8/16/20

Land

Site: 2 Code Area: 03600 Size: 2.07 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 269330 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 24-25: Update land classes

Site: 3 Code Area: 03600 Size: 0.15 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 20400 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 141 Year Blt: 1955 Eff Year Blt: 1955 Sq.Ft: 1549 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 199220
 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	1549	2	FB-1	1955	1955	ROOF, FP - 1, HVAC, KIT+, BATH - 1	Y N
Carport Attached	4	Unfinished	266	0	0	1988	1988	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	4	479	1955	1791	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1008 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 42x24 RMV: 7820
 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
General Purpose Bldg	5	Finished	1008	0	0	1992	1992	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 03600 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 600 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 30x20 RMV: 870
 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
Lean-to Light Duty	4	Finished	600	0	0	1992	1992		Y N

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 354 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 504 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 42x12 RMV: 780
 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	4	Finished	504	0	0	1993	1993		✓
									Exception: Y N

Accessories

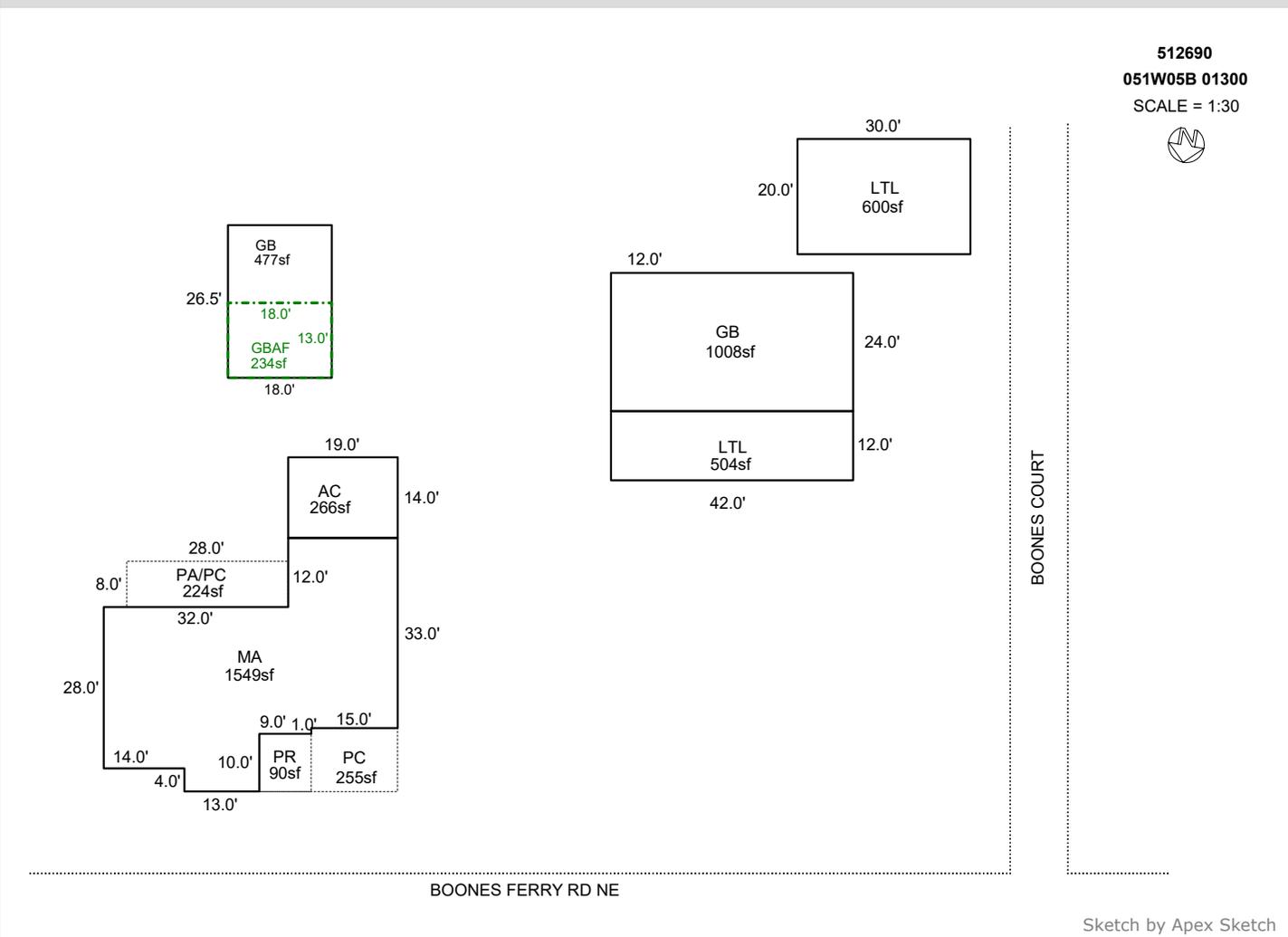
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 512690 Parcel No.: 051W05B 01300
 Property Address: 17190 BOONES FERRY RD NE
 City: WOODBURN County: MARION 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	GB	1.0	1008.0	132.0	
	LTL	1.0	600.0	100.0	
	LTL	1.0	504.0	108.0	
	GB	1.0	477.0	89.0	2589.0
GBA2	GBAF	1.0	234.0	62.0	234.0
GLA1	MA	1.0	1549.0	190.0	1549.0
GAR	AC	1.0	266.0	66.0	266.0
P/P	PA/PC	1.0	224.0	72.0	
	PC	1.0	255.0	70.0	
	PR	1.0	90.0	38.0	569.0
	Net LIVABLE	cnt	1 (rounded)		1,549
	Net BUILDING	cnt	5 (rounded)		2,823

COMMENT TABLE 1

APEXED BY NRC 12/07/2009
 Add LTL - CE 8/3/10
 UPDATED BY CLOBERG 09/04/25 25-004598 GB
 UPDATED BY CLOBERG 02/17/25

COMMENT TABLE 2

CJ 02/05/26

COMMENT TABLE 3

TAGS L4

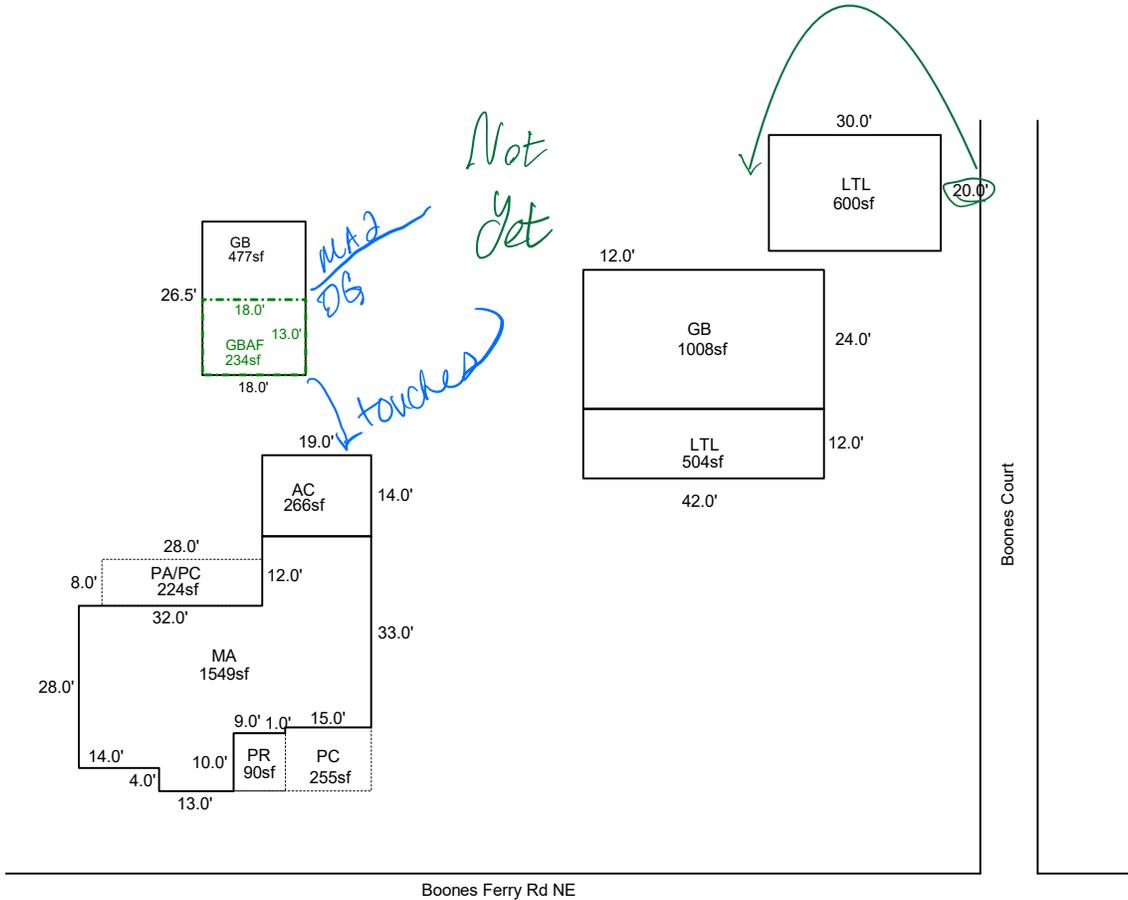
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SKETCH

512690
051W05B 01300



Boones Ferry Rd NE

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

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GBA1	GB	1.0	1008.0	132.0	
	LTL	1.0	600.0	100.0	
	LTL	1.0	504.0	108.0	
	GB	1.0	477.0	89.0	2589.0
GBA2	GBAF	1.0	234.0	62.0	234.0
GLA1	MA	1.0	1549.0	190.0	1549.0
GAR	AC	1.0	266.0	66.0	266.0
P/P	PA/PC	1.0	224.0	72.0	
	PC	1.0	255.0	70.0	
	PR	1.0	90.0	38.0	569.0
	Net LIVABLE	cnt	0 (rounded)		1,549
	Net BUILDING	cnt	5 (rounded)		2,823

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APEXED BY NRC 12/07/2009
 Add LTL - CE 8/3/10
 UPDATED BY CLOBERG 09/04/25 25-004598 GB

COMMENT TABLE 2

CS 1/13/25

COMMENT TABLE 3

Tags, L3

10-31-17

R12690



10-31-17

R12690_GB



10-31-17

R12690_MP









