

Summary Lead Appr: input 2/17 WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 9/26/2025

Acct ID: 548673 MTL: 051W05D000100 Date: 11-12-24 Appr: WW Prop Class: 451 RMV Prop Class: 451  
Situs: 11455 GOUDY GARDENS LN NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 124469 Year: 2025

Last Date Appraised: 12/11/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)  
Owner: KUTSEV, PAVEL F & PAULA S Last Sales Date: 12/19/1992 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 556140  
RMV Land: 536640 RMV Imp: 1000810 RMV Total: 1537450 MAV: 342570 MSAV: 0 SAV: 0  
Comment: 25-26: L2 12.11.24 JJS  
24-25: L2 12.19.23 JJS

*add new me, upd g/s*

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

*24-007087  
60x125 steel*

OSDs

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

Land

Site: 1 Code Area: 15609 Size: 7.97 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: 28D Value Source: Permanently Disqualified Description: TWO BENCH DRY RMV: 496640 Exception: Y N  
Adjustment(s): GSOIL Fire Patrol: Description:  
Comments: 24-25: Land is now PERM DQS soil verified  
20-21: DISQ FARM USE//07-08: RECALC SETUP; #36 10/09/06

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 15609 Stat Class: 152 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3348 % Complete: 100.00  
Desc: Multi Story above grade Dimensions: RMV: 813840  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 213570 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2928	4	FB-2/ HB-1	2023	2023	ROOF, BATH - 2, KIT, HVAC, BTH - 1 <i>bath+ FP</i>	Exception: Y N
Attic	5	Finished	420	0	0	2023	2023	HVAC	Exception: Y N
Garage Attached	5	Finished	759	0	0	2023	2023	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
SAUNA ✓	5	49	2023	5659	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	0	2023	44600	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 15609 Stat Class: 351 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 3360 % Complete: 100.00  
Desc: General Purpose Building (GB) Dimensions: 84x40 RMV: 173360  
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	3360	0	FB-1	2019	2019	GOOD, EXCLT	Exception: Y N
GP Building Attic	5	Finished	1440	0	0	2020	2020		Exception: Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 15609 Stat Class: 356 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 1400 % Complete: 100.00  
Desc: Lean-to Excellent (LTE) Dimensions: RMV: 13610  
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 Excellent	5	Finished	1400	0	0	2019	2019	<i>24x70 c/b CORR SIZE</i>	Exception: Y N

Accessories

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

MC 5 60 X 125 AVG 2025 New

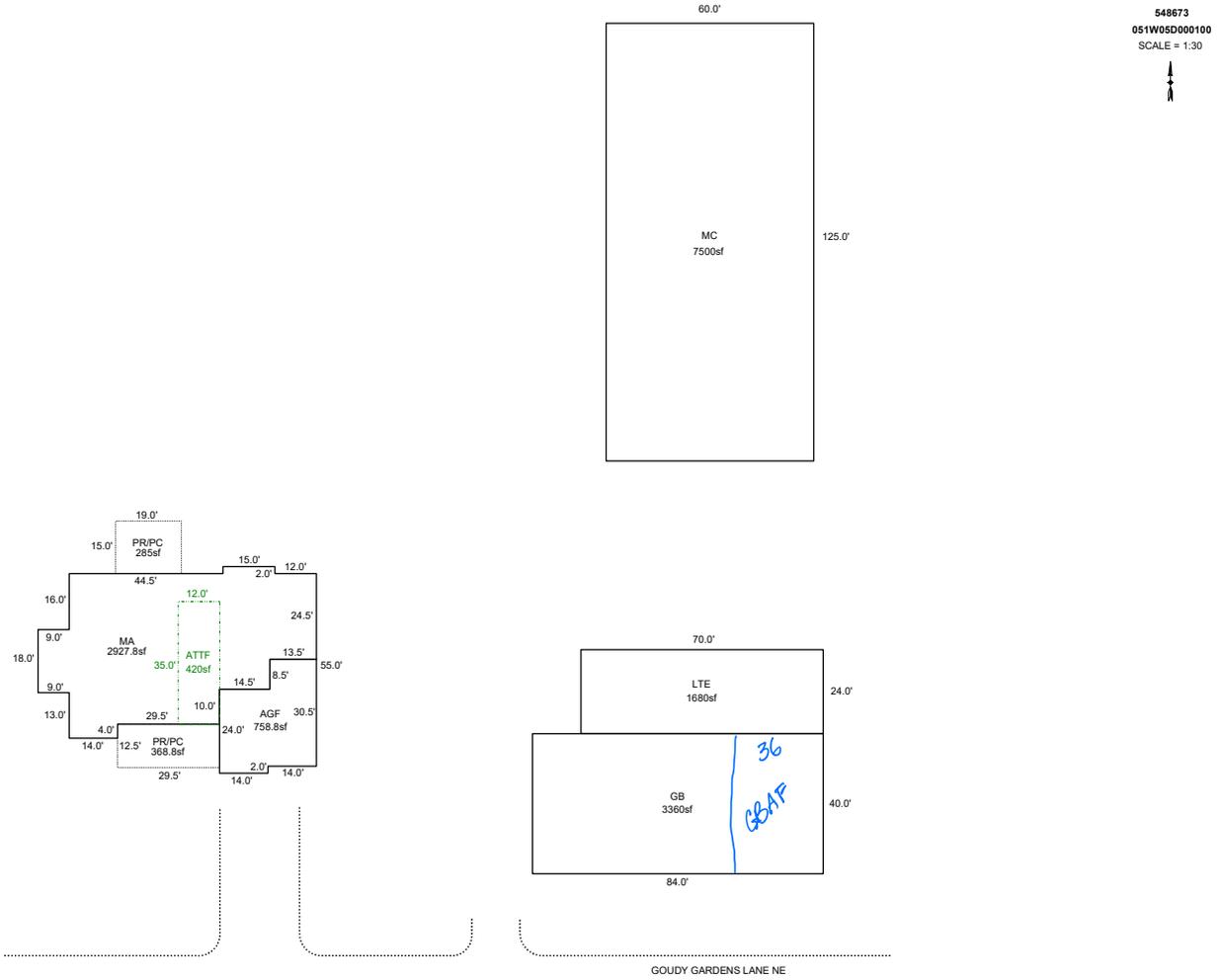


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 548673 Parcel No.: 051W05D000100  
 Property Address: 11455 GOUDY GARDENS LANE NE  
 City: WOODBURN County: MARION 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	GB	1.0	3360.0	248.0	
	LTE	1.0	1680.0	188.0	
	MC	1.0	7500.0	370.0	12540.0
GLA1	MA	1.0	2927.8	259.0	2927.8
GLA2	ATTF	1.0	420.0	94.0	420.0
GAR	AGF	1.0	758.8	121.0	758.8
P/P	PR/PC	1.0	285.0	68.0	
	PR/PC	1.0	368.8	84.0	653.8
	Net LIVABLE	cnt	0 (rounded)		3,348
	Net BUILDING	cnt	3 (rounded)		12,540

### COMMENT TABLE 1

APEX BY JA 12/22/11  
 UPDATED BY CJURAN 06/05/2023 555-23-002175  
 UPDATED BY CJURAN 02/29/2024  
 UPDATED BY CLOBERG 11/12/24 24-007027 MC

### COMMENT TABLE 2

JIS 11/09/2023

### COMMENT TABLE 3

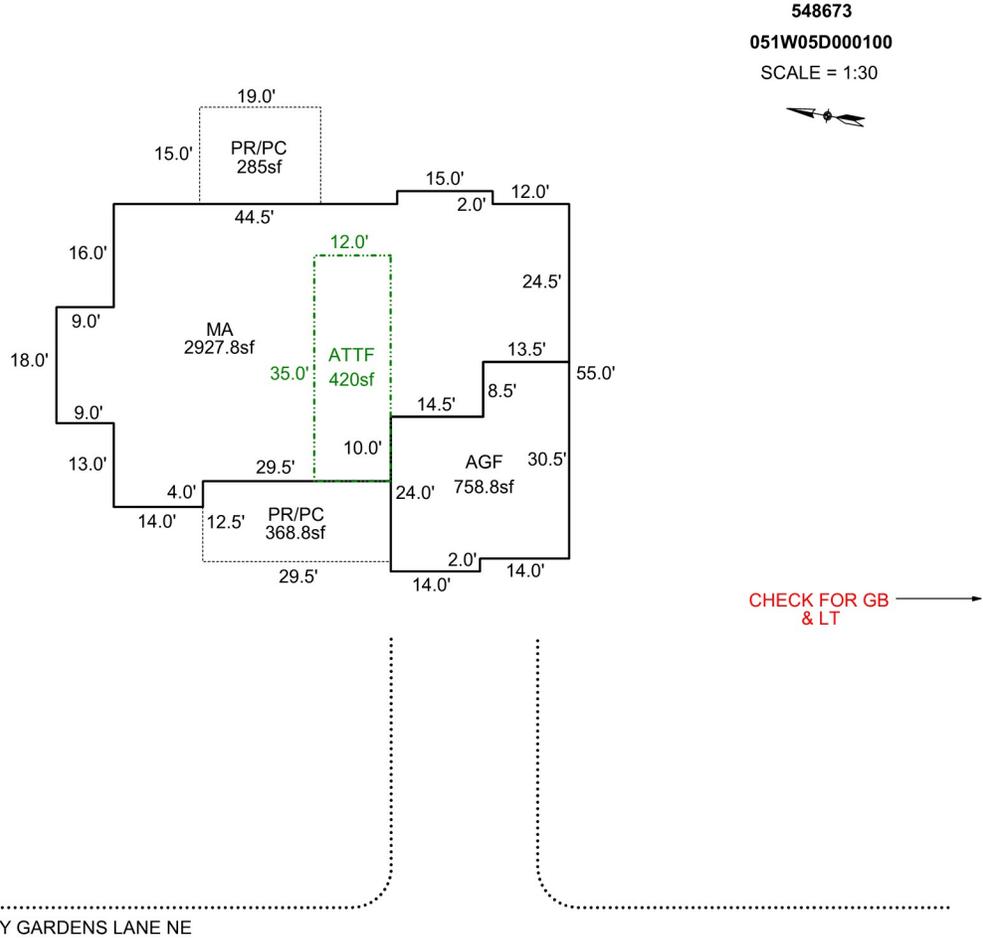
TAGS L4

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### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2      (rounded)                      3,348

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



Completed House