

Commercial Input Form

Prop ID: R335123 MTL: 051W08A 05400 Zone: CR Year: 2020-21

Prop Class: 201 Prop Code: S80 Maint Area: _____ Appr: 89

Address: 1561-1755 MT HOOD AVE NE WOODBURN MID-VALLEY PLAZA Date: 11/15/19

Action: (check all that apply) Cycle Tag Review Appeal Other _____

Exception Value Calculation

Land

Improvements

RMV w/o Changes: 2,565,900

RMV w/o Changes: 5,477,540

RMV With Changes: 2,565,900

RMV With Changes: 5,477,540

Exception Code: _____

Exception Code: _____

Exception Value: _____

Exception Value: _____

Trend: Y N

Trend: Y N

Comments:

2019 WIP: INTERIOR REMODEL [INCLUDES REPLACING LIGHTING & FIXTURES, OFFICE DEMISING WALLS, UPGRADE RESTROOM TO ADA, NEW DROP CEILING THROUGHOUT] PERMIT VALUE - \$92,500
EXISTING SPACE IN SHOPPING CENTER CONVERTED TO AN ADVANCE AUTO PARTS STORE - PERMIT VALUE \$245,060 - DONE FOR 2020 - NO CHANGE TO INCOME VALUE
TAG FOR DENTAL OFFICE LEAVE OPEN - CHECK 2021 - DENTAL OFFICE TI MAY GENERATE EXCEPTION
STRIP CENTER IS AGAIN STABILIZED AFTER YEARS OF HIGH VACANCY & DEFERRED MAINTENANCE (NEGATIVE IMPACT WHEN ANCHORS VACATED) HOWEVER RENTS CONTINUE TO REFLECT AGE OF PROPERTY & LOCATION

Appraisal Method: Cost Income Flat

- No Change
- Inventory Only
- Exception
- Exemption

Pull Tag: Y N

Clerical: ac 02.24.2020

Appraiser Review: SMcK 12.16.19

Electronic File: ✓

E - Filing

- Apex
- Valuation
- Photos
- Field sheets, notes etc.
- Other