

Acct ID: 564037 MTL: 051W06B000100 Date: **5.30.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 17546 EDWIN RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 138980 Year: 2024

Last Date Appraised: 04/27/2020 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info: Roll Type: R
 Owner: MUROFF, NIKIFOR
 Cycle Tag **Sales Verification** Other: Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 261291
 RMV Land: 350780 RMV Imp: 244750 RMV Total: 595530 MAV: 205360 MSAV: 55931 SAV: 134087

Comment: **ADD EXISTING LTLS**

Upd Inv

Input, JJS, 5.30.24 Sales code: 6

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Family sale (Grandpa to grandson) per Mom, Katie.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	03600	0

Land

Site: 2 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 112210 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 10300030

Site: 3 Code Area: 03600 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 193570 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 10300030 09-10: ACREAGE CORR REMOVES 0.16 ACRE 10-11: EDIT LISTS, MAPROOM CHGD ACREAGE W/O WORKORDER 4/10

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 131 Year Blt: 1994 Eff Year Blt: 1990 Sq.Ft: 2268 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 216240
 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	3	Finished	2268	2	FB-2	1994	1990	FP - 1, HVAC+, KIT, BATH - 2, ROOF	Y N

Accessories

474A

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	434	1984	1142	1	Y N
DECK	3	408	2003	8078	1	Y N
ENCLOSED PORCH	3	56	1994	1445	1	Y N
ENCLOSED PORCH	3	88	1990	2218	1	Y N
ROOF EXTENSION OR PATIO COVER	3	408	2003	10649	1	Y N

Improvements - Accessory Buildings

1020

Bldg: 2 Code Area: 03600 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1164 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: **30x34** RMV: 3580
 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
Machine Shed	5	Finished	1164	0	0	1979	1979	FAIR	Y N

Accessories

1020

No accessory data available

Bldg: 3 Code Area: 03600 Stat Class: 312 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1304 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: RMV: 3520
 Func Obsc: 50 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
Loft Barn	4	Finished	1304	0	0	1979	1979	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x8 RMV: 0
 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
Pump House	0	Finished	80	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 03600 Stat Class: 354 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 24x10 RMV: 190
 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	240	0	0	1979	1979	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 03600 Stat Class: 352 Year Blt: 1982 Eff Year Blt: 1994 Sq.Ft: 1920 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 48x40 RMV: 21220
 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
Utility Building	6	Finished	1920	0	0	1982	1994	FAIR Exception: Y N

Accessories

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

354 LTL 4 20X14 1979 EXISTING I/O
 354 LTL 4 16X16 1979 EXISTING I/O

SKETCH/AREA TABLE ADDENDUM

Parcel No 051W06B 00100

File No R64037

SUBJECT

Property Address 17546 EDWIN RD NE

City WOODBURN

State OR

Zip 97071

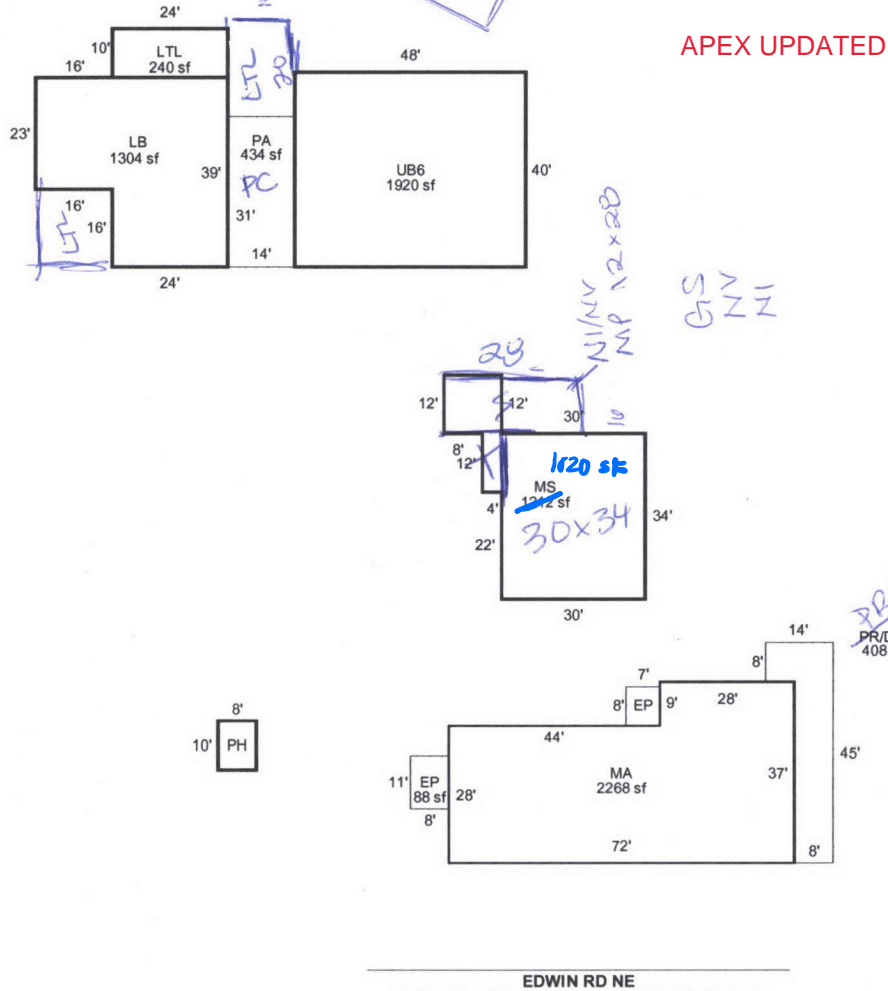
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

051W06B 00100
R64037
SCALE=1:40



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2268	218	2268
GBA1	UB6	1.00	1920	176	
	LB	1.00	1304	158	4756
	LTL	1.00	240	68	
	PH	1.00	80	36	
	MS	1.00	1212	176	
P/P	PR/DW	1.00	408	118	986
	EP	1.00	56	30	
	EP	1.00	88	38	
	PA	1.00	434	90	

APEXED BY NRC 02/25/2009

Net LIVABLE Area (Rounded w/ Factors) 2268
Net BUILDING Area (Rounded w/ Factors) 4756







3-25-98



3/25/98



3 25 '96



2-24-09



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