

Acct ID: 514960 MTL: 052W210001200 Date: 12/11/24 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: 14294 MANNING RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 26578 Year: 2024

Last Date Appraised: 01/26/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: RUIS, COLEEN PATRICK Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 270100

RMV Land: 334800 RMV Imp: 222024 RMV Total: 556824 MAV: 163210 MSAV: 0 SAV: 0

Comment: 24-25: L2 1.26.24 JJS

Notations

MA to 1001.

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01600	0

Land

Site: 1 Code Area: 01600 Size: 1.29 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 194580 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 24-25: Updated land classes

06-07: RECALC SETUP, APPR NO 19, 10/03/05.

Site: 2 Code Area: 01600 Size: 0.66 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 95220 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 24-25: Updated land classes

06-07: RECALC SETUP, APPR NO 19, 10/03/05.

Improvements - Residence / Manufactured Structures

Bldg: 5 Code Area: 01600 Stat Class: 141 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2319 % Complete: 45
 Desc: One Story Only Dimensions: RMV: 202440
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 98430 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2319	3	FB-2/ HB-1	2023	2023	HVAC, KIT, ROOF, BATH - 2, BTH - 1	Y N
Garage Attached	4	Finished	636	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2023	7533	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 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	Exception
Pump House	0	Finished	64	0	0	0	0		Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 357 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2000 % Complete: 100
 Desc: Frost Control Dimensions: 100x20 RMV: 2184
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

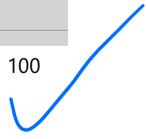
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Frost Control	4	Finished	2000	0	0	1990	1990		Y N

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 756 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 17400
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 8460 Adjust: Adjust RMV: 0



Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	756	0	0	2023	2023	FAIR	Y N

Accessories

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

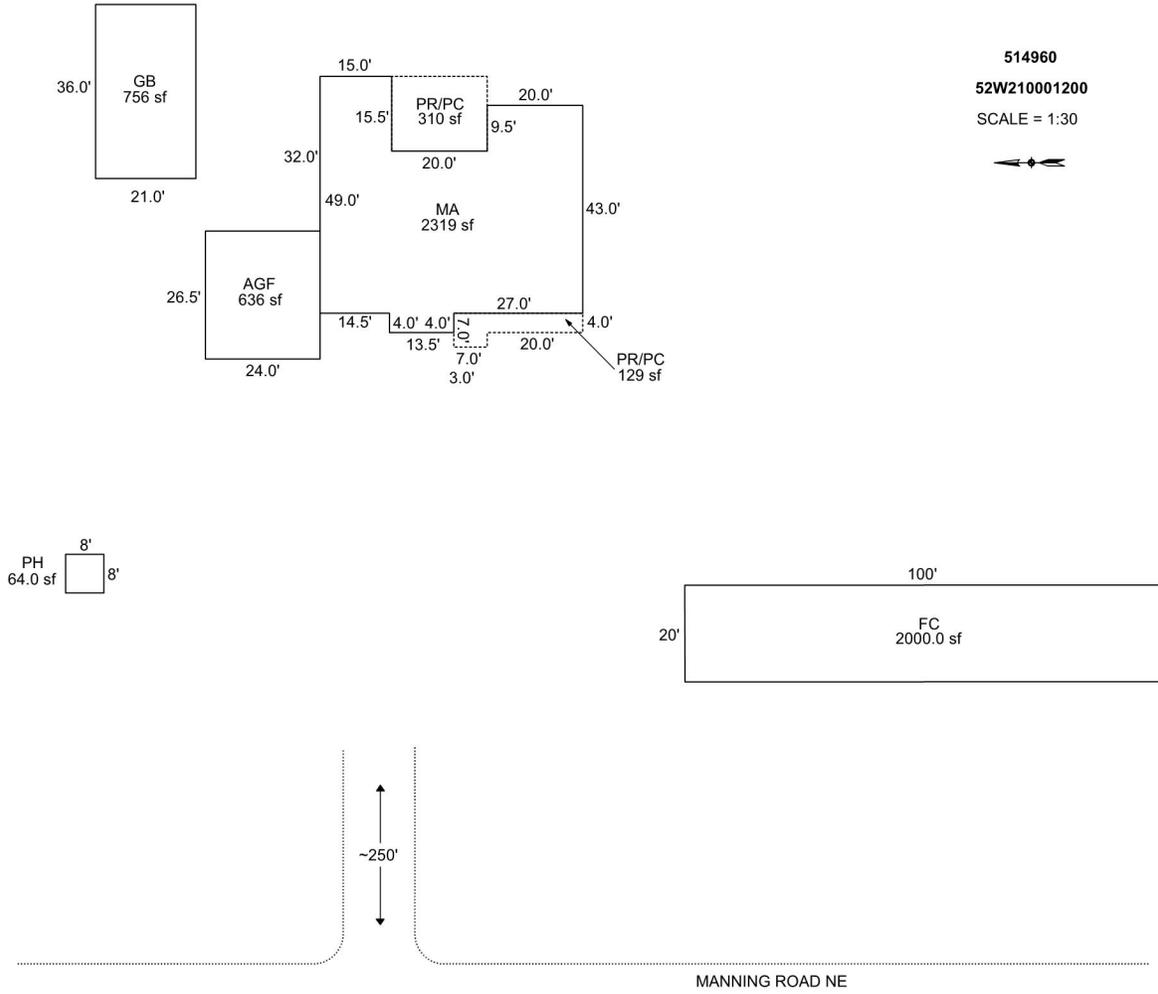


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514960 Parcel No.: 052W21 01200
 Property Address: 14294 MANNING ROAD 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	PH	1.0	64.0	32.0	
	FC	1.0	2000.0	240.0	2064.0
GLA1	MA	1.0	2319.0	235.0	2319.0
GAR	AGF	1.0	636.0	101.0	
	GB	1.0	756.0	114.0	1392.0
P/P	PR/PC	1.0	129.0	68.0	
	PR/PC	1.0	310.0	71.0	439.0

COMMENT TABLE 1

Apex 1/27/2011 Jane
 UPDATED BY CJURAN 09/25/2023 23-004063 NSFD
 UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

JIS 01/26/2024
JSS 12/11/24

COMMENT TABLE 3

TAGS L2
Tags L3

Net LIVABLE	cnt	1	(rounded)	2,319
Net BUILDING	cnt	2	(rounded)	2,064