

Summary Lead Appr: WW 4.16.25 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: _____

4/15/2025

Acct ID: 563680 MTL: 052W11C000300 Date: 4/16/25 Appr: JSS Prop Class: 551 RMV Prop Class: 451
Situs: 15895 OLD BUTTEVILLE RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 86766 Year: 2025

Last Date Appraised: 06/18/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: DONNA C COLEMAN FAM TR & Roll Type: R

Cycle Tag Sales Verification Other: workorder Inspection level: 1 2 3 4 LCB TTO INSP AV: 308051

RMV Land: 500120 RMV Imp: 481900 RMV Total: 982020 MAV: 270580 MSAV: 37471 SAV: 90526

Comment:

Notations UP1 Inv + Apex

| RP/MS | Code | Description |
|-------|-------|----------------|
| RP | ZONED | FARM EFU ZONED |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1 | SAG | SA OSD - GOOD | 60000 | 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: 50810 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 10300030

Site: 3 Code Area: 03600 Size: 6.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 388550 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 / 10300030

Site: 4 Code Area: 03600 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 760 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 / 10300030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 143 Year Blt: 1967 Eff Year Blt: 1967 Sq.Ft: 3909 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 459280
 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 | 2112 | 3 | FB-1 | 1967 | 1967 | HVAC, ROOF+, KIT-, BATH - 1, FP - 2 | Y N |
| Basement | 4 | Finished | 1797 | 0 | FB-1 | 1967 | 1967 | HVAC, BATH - 1 | Y N |
| Basement | 4 | Unfinished | 315 | 0 | 0 | 1967 | 1967 | | Y N |

Accessories 414F

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------|-------|-----------|------------|-------|----------|-----------|
| DECK | 4 | 772 | 1967 | 11117 | 1 | Y N |

Bldg: 3 Code Area: 03600 Stat Class: 108 Year Blt: 1967 Eff Year Blt: 1967 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 14240
 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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| No floor data available | | | | | | | | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------|-------|-----------|------------|-------|----------|-----------|
| ASPHALT DRIVEWAY | 1 | 7912 | 1967 | 14242 | 1 | Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 341 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 468 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 26x18 RMV: 1810
 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 | |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 4 | Finished | 468 | 0 | 0 | 1983 | 1983 | FAIR | Exception: 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: 60 | % Complete: 100 |
| Desc: Accessory Improvements & Misc. | | | | Dimensions: 10x6 | | 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 | 60 | 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: 351 | Year Blt: 1983 | Eff Year Blt: 1983 | Sq.Ft: 960 | % Complete: 100 |
| Desc: General Purpose Building (GB) | | | | Dimensions: 32x30 | | RMV: 4420 |
| 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 | |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 960 | 0 | 0 | 1983 | 1983 | FAIR | Exception: Y N |

Accessories

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

| | | | | | | |
|-------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 6 | Code Area: 03600 | Stat Class: 341 | Year Blt: 1983 | Eff Year Blt: 1983 | Sq.Ft: 480 | % Complete: 100 |
| Desc: Multi Purpose Shed (MP) | | | | Dimensions: 30x16 | | RMV: 2150 |
| 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 | |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5 | Finished | 480 | 0 | 0 | 1983 | 1983 | FAIR | Exception: Y N |

Accessories

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

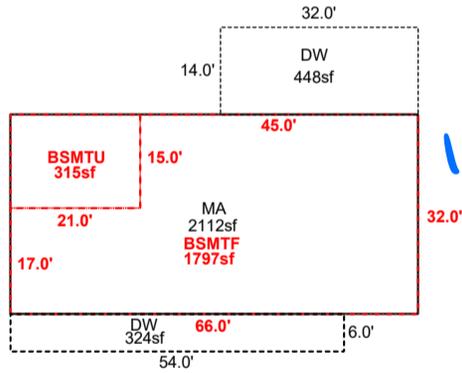
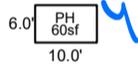
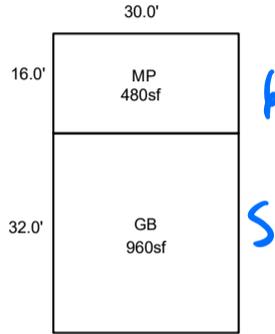
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563680 Parcel No.: 052W11C 00300
 Property Address: 15895 BUTTEVILLE RD NE
 City: GERVAIS County: State: OR ZipCode: 97026
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

563680
052W11C 00300
 SCALE=1:34



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | PH | 1.0 | 60.0 | 32.0 | |
| | GB | 1.0 | 960.0 | 124.0 | |
| | MP | 1.0 | 480.0 | 92.0 | 1500.0 |
| GLA0 | BSMTF | 1.0 | 1797.0 | 196.0 | 1797.0 |
| GLA1 | MA | 1.0 | 2112.0 | 196.0 | 2112.0 |
| BSMT | BSMTU | 1.0 | 315.0 | 72.0 | 315.0 |
| P/P | DW | 1.0 | 448.0 | 92.0 | |
| | DW | 1.0 | 324.0 | 120.0 | 772.0 |
| | Net LIVABLE | cnt | 0 (rounded) | | 3,909 |
| | Net BUILDING | cnt | 3 (rounded) | | 1,500 |

COMMENT TABLE 1

APEXED BY NRC 05/06/2009
 UPDATED BY CLOBERG 04/15/25

COMMENT TABLE 2

JJS 04/15/25

COMMENT TABLE 3

CYCLE L4