

Acct ID: 514332 MTL: 051W330000200 Date: **5.13.25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451
 Situs: 12358 MONITOR-MCKEE RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 49079 Year: 2025

Last Date Appraised: 08/24/2010 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:
 Owner: VASQUEZ BERNARDO CEZAR Roll Type: R
 Cycle Tag **Final Verification** Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 445454
 RMV Land: 256090 RMV Imp: 634890 RMV Total: 890980 MAV: 393860 MSAV: 51594 SAV: 110882
 Comment:

WVMLS: 817382
DOM: 175
Salescode: 30

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	03470	0

Land

Site: 1	Code Area: 03470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:	RMV: 93850	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 01-02: F01-761 LLA BETWEEN R323838 AND R14332 05-06: ENTIRE PROPERTY APPROVED FOR FARM DEFERRAL. 06-07: RECALC SETUP;#T41 11-07-05						
Site: 3	Code Area: 03470	Size: 1.04 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 112240	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments: Liability year - 2005 / 09-10: CORRECT ACREAGE, PER MAP ROOM// 01-02: F01-761 LLA BETWEEN R323838 AND R14332 05-06: ENTIRE PROPERTY APPROVED FOR FARM DEFERRAL.						

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 03470	Stat Class: 152 +	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 2660	% Complete: 100
Desc: Multi Story above grade	Dimensions:	RMV: 621560				
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: Y N
First Floor	5 +	Finished	1944	1	FB-2	2000	2000	HVAC, ROOF, KIT-, BATH - 2	Y N
Second Floor	5 +	Finished	716	2	FB-1	2000	2000	HVAC, BATH - 1	Y N
Garage Attached	5	Finished	582	0	0	2000	2000	ROOF	Y N

Accessories **4756**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	5	2560	2000	7488	1	Y N
PATIO	5	1136	2000	5498	1	Y N
ROOF EXTENSION OR PATIO COVER	5	1136	2000	2899	1	Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 03470	Stat Class: 351	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 1000	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 50x20	RMV: 11970				
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: Y N
General Purpose Bldg	5	Finished	1000	0	0	2000	2000	FAIR	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 03470	Stat Class: 354	Year Blt: 2009	Eff Year Blt: 2009	Sq.Ft: 480	% Complete: 100
Desc: Lean-to Light (LTL)	Dimensions: 12x40	RMV: 1360				
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	480	0	0	2009	2009	Exception: Y N
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

SKETCH/AREA TABLE ADDENDUM

Parcel No 051W33 00200

File No R14332

SUBJECT

Property Address 12358 MONITOR-MCKEE RD NE

City WOODBURN

State OR

Zip 97071

Owner

Client

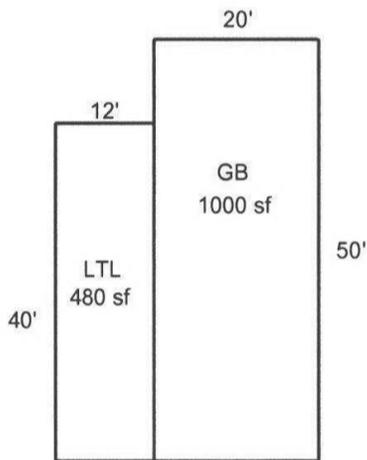
Appraiser Name

IMPROVEMENTS SKETCH

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See Page 2 For Res Dimensions



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1944	220	1944
GLA2	MA2	1.00	716	112	716
GBA1	GB	1.00	1000	140	
	LTL	1.00	480	104	1480
AGF	AGF	1.00	582	98	582
P/P	PR/PC	1.00	400	116	
	PR/PC	1.00	432	84	
	PR/PC	1.00	304	92	1136
Net LIVABLE Area (rounded w/ factors)					2660
Net BUILDING Area (rounded w/ factors)					1480

Comment Table 1

APEX BY CE 9/9/10

Comment Table 2

JJS 5.13.25

Comment Table 3

SU 63

SKETCH/AREA TABLE ADDENDUM

Parcel No 051W33 00200

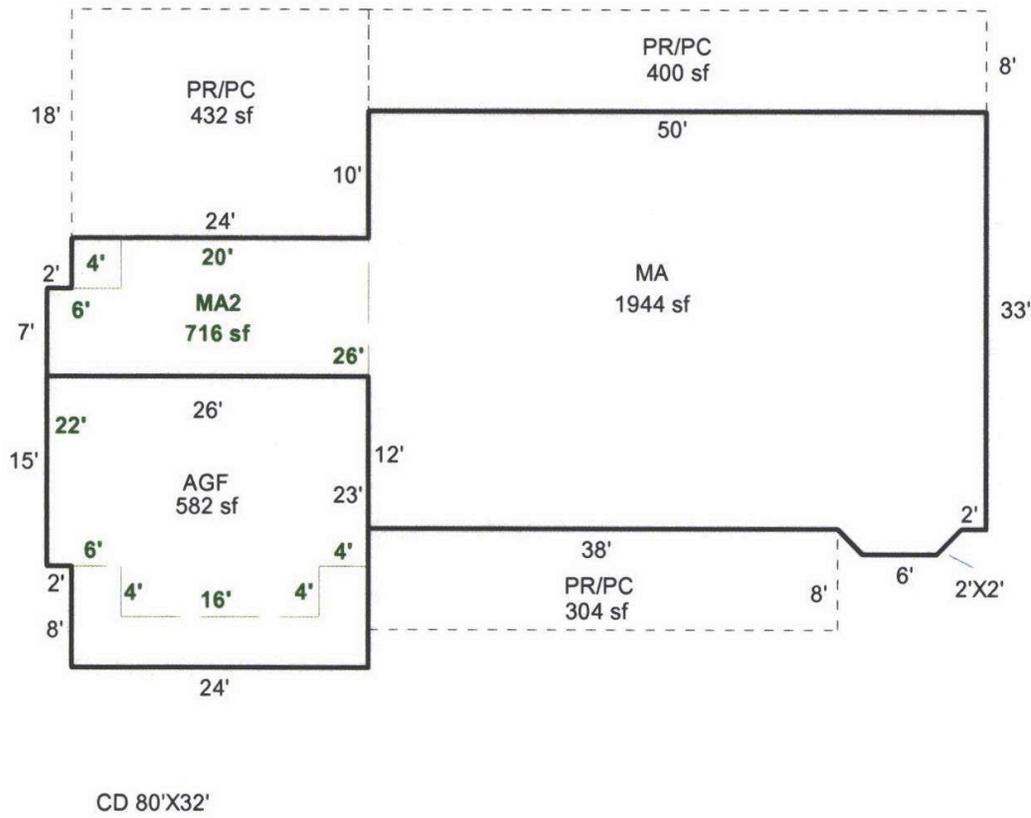
File No R14332

SUBJECT	Property Address 12358 MONITOR-MCKEE RD NE		
	City WOODBURN	State OR	Zip 97071
	Owner		
	Client		
	Appraiser Name		

R14332
051W33 00200



See Page 1 for All Bldgs



Scale: 1 = 20

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1		
	Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CE 9/9/10		
	GLA1	MA	1.00	1944	220	1944			
	GLA2	MA2	1.00	716	112	716			
	AGF	AGF	1.00	582	98	582			
	P/P	PR/PC	1.00	400	116				
		PR/PC	1.00	432	84				
		PR/PC	1.00	304	92	1136	Comment Table 2 Comment Table 3		
	Net LIVABLE Area (rounded w/ factors)						2660		