

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 5/27/2025

Acct ID: 107728

MTL: 051W08CB04900

Date: 5/28/25

Appr: CWO

Prop Class: 491

RMV Prop Class: 491

Situs: 1420 COMMERCE WAY WOODBURN OR 97071

MaSaNh: 12 00 000

Unit: 149715

Year: 2025

Last Date Appraised: 10/13/2023

Appraiser: ALICIA GECK

Retag: Y N

Tag info:

Owner: SIMEONOV FAM TR

Roll Type: R

Cycle Tag Sales Verification Other: FF Check

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 263350

RMV Land: 241110

RMV Imp: 287310

RMV Total: 528420

MAV: 263350

MSAV: 0

SAV: 0

Comment: 24-25: Cycle; L3 10.13.23 GM

25-26: CWO received app for non-EFU farm for 608941 and 107728. Do onsite 5/1/25 to confirm use. Also check account 107727 and 107726 for possible construction of storage facility.

Notations

No notation data available.

Approved for farm use
Grass seed / Hay

OSDs

Count	Code	Description	RMV	Code Area	Exception	
1	URBF	URBAN - FAIR	12500	03039	0	1.0 Mkt HS 2BD 0.50 Farm 6H 0.27 Rur @ Mkt 4HD 0.44 Rur @ Mkt 6H

Land

Site: 1 Code Area: 03039 Size: 2.21 Acres Use Code: 001 Zone: SAV Use: Exception: 0

Class: Value Source: Residential Description: RMV: 228610 Exception: Y N

Adjustment(s): FUNC Fire Patrol: Description:

Comments: RAM TRANSACTION #599388 - 107728 AC CORRECTION (+0.40 AC); PARTITION PLAT 608941 (+4.63 AC) SEGREGATED OUT OF 107728 (-4.63 AC). RES MOVED MACHINE SHED TO 608941 & RESET MAV (BOTH ACCTS) & REASSIGN TO COM TO COMPLETE WKFLOW.

608941 TRANSFER FROM RES TO COM TO FOLLOW WORK ORDER.

//2015-16 CYCLE; CHANGE OSDG TO OSDF #42/KD. //07-08: RECALC SETUP; APPR. LB 52; 09/21/06.

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03039	Stat Class: 144 +	Year Blt: 1890	Eff Year Blt: 1967	Sq.Ft: 2059	% Complete: 100
Desc: Multi Story above grade with basement					Dimensions:	RMV: 287310
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	4 +	Finished	1241	1	FB-1	1890	1967	HVAC+, KIT-, BATH - 1, ROOF	Y N
Attic	4 +	Finished	818	0	0	1890	1967		Y N
Basement	4 +	Unfinished	160	0	0	1890	1967		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	4	1	1967	13867	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.