

Acct ID: 564036 MTL: 052W010000100 Date: 11-12-25 Appr: WW Prop Class: 551 RMV Prop Class: 501
 Situs: 9349 CROSBY RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 138979 Year: 2025

Last Date Appraised: 02/26/2009 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - MAV Adjust (SEG/SUB Exception)
 Owner: WURDINGER, CAROL LYNN Last Sales Date: 08/27/1987 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 79753
 RMV Land: 926620 RMV Imp: 10850 RMV Total: 937470 MAV: 4780 MSAV: 74973 SAV: 204707

Comment:

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Land h2 on front Acct no access to this one

Site: 4 Code Area: 03600 Size: 23.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 28I Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 498710 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1977

Site: 6 Code Area: 03600 Size: 13.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 28I Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 280790 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2025

Site: 7 Code Area: 03600 Size: 4.26 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 48I Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 84000 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1977

Site: 8 Code Area: 03600 Size: 7.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 3950 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1977

Site: 9 Code Area: 03600 Size: 2.07 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 28D Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 42760 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1977

Site: 10 Code Area: 03600 Size: 0.76 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 28I Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 16410 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2025 (Acreage Correction)

Improvements - Accessory Buildings

Bldg: 7 Code Area: 03600 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1800 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 60x30 RMV: 7500
 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	1800	0	0	1970	1970	FAIR

Exception: Y N

Accessories

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

Bldg: 8 Code Area: 03600 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 400 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x20 RMV: 1620
 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	400	0	0	1978	1978	FAIR

Exception: Y N

Accessories

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

Bldg: 9 Code Area: 03600 Stat Class: 325 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00

Desc: Commercial Grain Storage (GR)

Dimensions:

RMV: 1200

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
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No floor data available

Accessories

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

Bldg: 11 Code Area: 03600 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 600 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions:

RMV: 530

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
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Lean-to Light Duty	5	Finished	600	0	0	1985	1985	Exception: Y N
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Accessories

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

Farm Notes

2021FARM-FARM/FOREST INFORMATION

21-22: SENT SELF REPORTING LETTER 5/28/21 FOR MAY FARM/FOREST CHECK WITH 30 DAYS TO RESPOND

2023FARM

6/27/23: Inspected by CWO L2 farm use ok - nursery stock.

2025FARM

2/28/25: CWO rec'd email from Sam, area behind the homesite is used for breeding, training horses and the rest of the property is in farm use - seed, nursery stock

25-26: CWO inspected L4 on 2-4-25, nursery stock. Noticed the 13 acres at market are actually being farmed. Also saw evidence of horses, possibly barrel racing field on 2.5 acres. Sending letter 2-10-25 to approve the 13 acres for SA and inquire as to the use of the horses.

SKETCH/AREA TABLE ADDENDUM

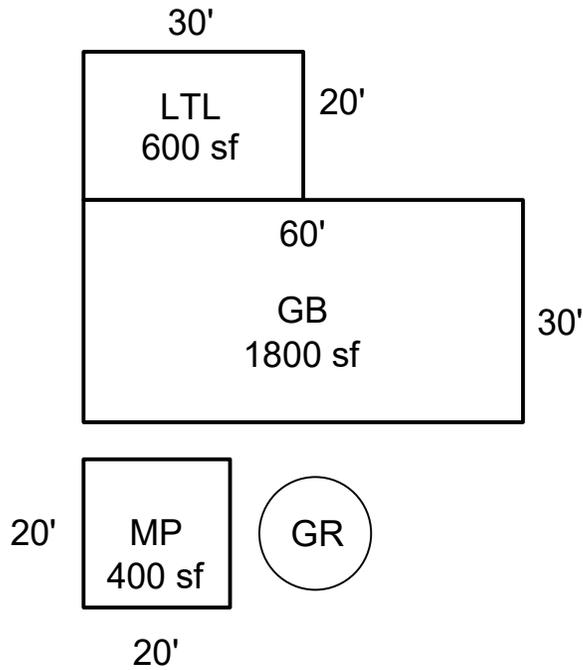
SUBJECT INFO

File No.: 564036 Parcel No.: 052W01 00100
 Property Address: 9349 CROSBY RD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

052W01 00100 564036

SCALE=1:77



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1800.0	180.0	
	MP	1.0	400.0	80.0	
	LTL	1.0	600.0	100.0	2800.0

COMMENT TABLE 1

APEXED BY NRC 03/16/2009
 UPDATED BY WWILLIAMS 10/16/25 RAM ID 781138 SE

COMMENT TABLE 2

COMMENT TABLE 3

Net BUILDING cnt 3 (rounded) 2,800