

Summary Lead Appr: input WW 2/17/24 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date:

9/26/2025

Acct ID: 611533 MTL: 052W010000101 Date: 11-12-25 Appr: WW Prop Class: 551 RMV Prop Class: 451
Situs: MaSaNh: 02 06 000 Unit: 138979 Year: 2025

Last Date Appraised: Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - MAV Adjust (SEG/SUB Exception)

Owner: WURDINGER, CAROL LYNN Last Sales Date: Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 132158

RMV Land: 91320 RMV Imp: 204920 RMV Total: 296240 MAV: 118840 MSAV: 13318 SAV: 25377

Comment:

Reset MAV, upd eyb
OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	03600	0

Land

Site: 0 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Woodlot Description: TWO BENCH DRY RMV: 20660 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1977

Site: 0 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 20660 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 142 Year Blt: 1920 Eff Year Blt: 1920 Sq.Ft: 1994 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 193620
 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	1330	1	FB-1	1920	1920	BATH - 1, KIT+, ROOF, HVAC+	Y N
Attic	4	Finished	664	2	FB-1	1920	1920	BATH - 1, HVAC+	Y N

1948
R, EP, W in 2020

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1920	17013	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100.00
 Desc: Accessory Improvements & Misc. Dimensions: 12x8 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	96	0	0	0	0		Y N

Accessories

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

Bldg: 3 Code Area: 03600 Stat Class: 353 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 2090 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 95x22 RMV: 7360
 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
Machine Shed	4	Finished	2090	0	0	1992	1992	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 240 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 0
 Func Obsc: 0 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
Multi-Purpose Bldg	4	Finished	240	0	0	0	0	FAIR	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: 1978 Eff Year Blt: 1978 Sq.Ft: 768 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 32x24 RMV: 3540
 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	768	0	0	1978	1978	FAIR	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: 1995 Eff Year Blt: 1995 Sq.Ft: 100 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 170
 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
Multi-Purpose Bldg	5	Finished	100	0	0	1995	1995	FAIR	Y N

Accessories

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

Bldg: 7 Code Area: 03600 Stat Class: 354 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 288 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 24x12 RMV: 230
 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
Lean-to Light Duty	4	Finished	288	0	0	1973	1973		Y N

Accessories

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



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 611533 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:

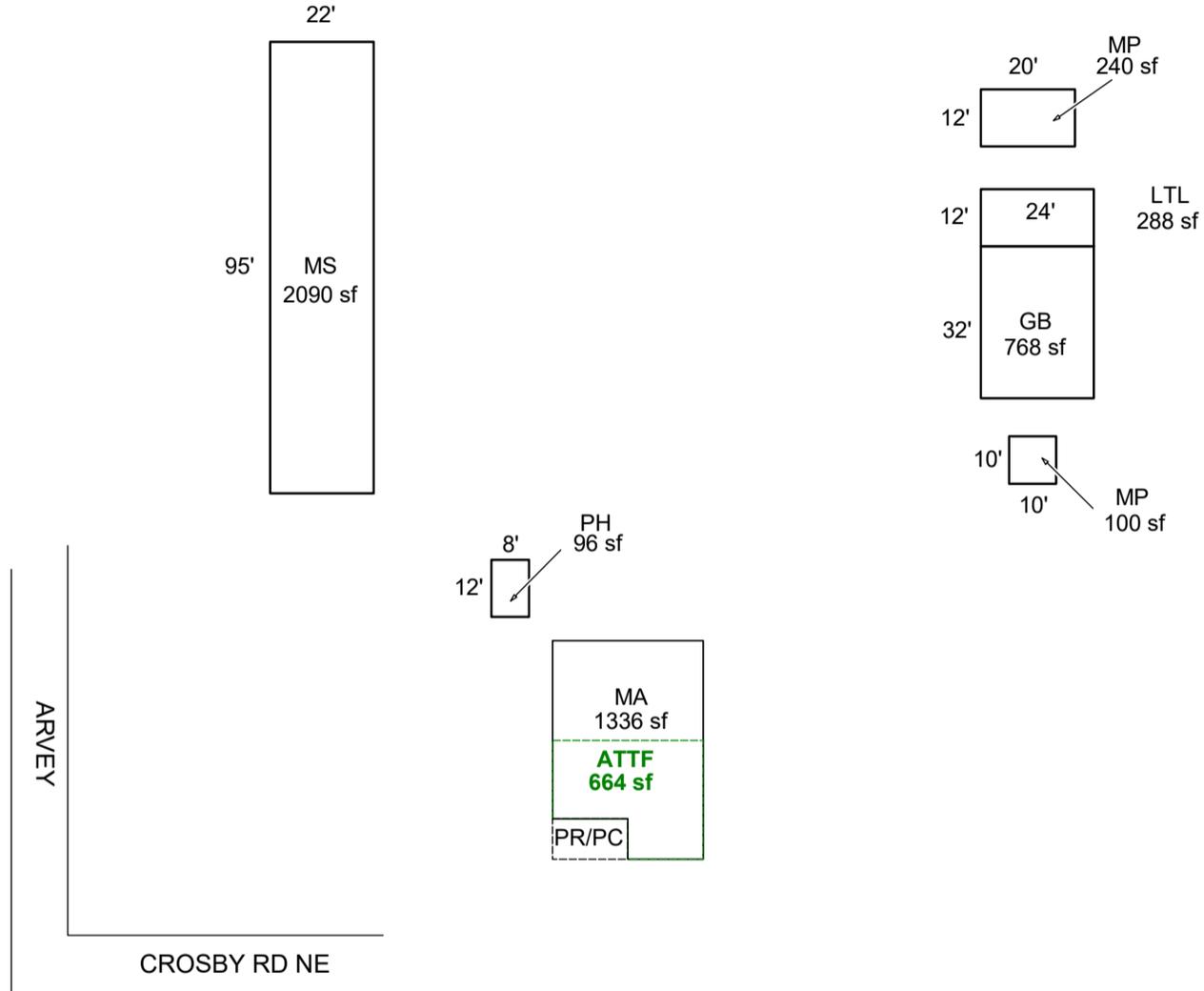
SKETCH

052W01 00101

611533

"SEE PAGE TWO FOR HOME DIMENSIONS"

SCALE=1:77



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	2090.0	234.0	
	PH	1.0	96.0	40.0	
	LTL	1.0	288.0	72.0	
	GB	1.0	768.0	112.0	
	MP	1.0	100.0	40.0	
	MP	1.0	240.0	64.0	3582.0
GLA1	MA	1.0	1336.0	156.0	1336.0
GLA2	ATTF	1.0	664.0	114.0	664.0
P/P	PR/PC	1.0	136.0	49.0	136.0
	Net LIVABLE	cnt	2 (rounded)		2,000
	Net BUILDING	cnt	6 (rounded)		3,582

COMMENT TABLE 1

APEXED BY WWILLIAMS 10/16/25 RAM ID 781138 SEG

COMMENT TABLE 2

COMMENT TABLE 3

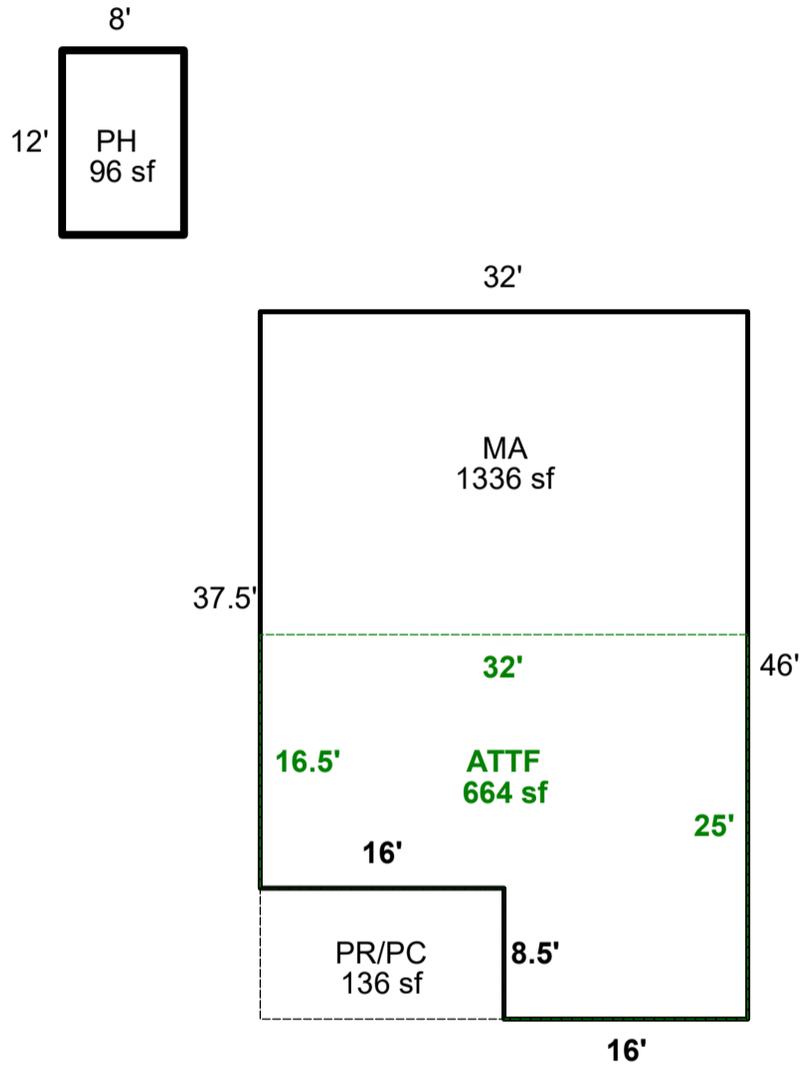
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 611533 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 00101
611533
 "SEE PAGE ONE FOR ALL BUILDINGS"
 SCALE=1:25



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	96.0	40.0	96.0
GLA1	MA	1.0	1336.0	156.0	1336.0
GLA2	ATTF	1.0	664.0	114.0	664.0
P/P	PR/PC	1.0	136.0	49.0	136.0

COMMENT TABLE 1

APEXED BY WWILLIAMS 10/16/25 RAM ID 781138 SEG

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)		2,000
Net BUILDING	cnt	1	(rounded)		96