

Summary Lead Appr: WWD WW Clerk: _____ Lead Clerk: _____ Appr: WW 2.3.26 Print Date: 9/29/2025

Acct ID: 554146 MTL: 052W21B000100 Date: 12/1/25 Appr: WW Prop Class: 559 RMV Prop Class: 559
Situs: 14423 MANNING RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 22918 Year: 2025

Last Date Appraised: 11/20/2019 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
Owner: HANKINS, MICHAEL Last Sales Date: 07/31/2025 Roll Type: R
Cycle Tag: Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 111935
RMV Land: 963320 RMV Imp: 48470 RMV Total: 1011790 MAV: 57840 MSAV: 63465 SAV: 178049
Comment:

gone GB, add yi %

*Farm Seed
and livestock
CWO 1/27/26 L4*

Notations

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

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | SAA | SA OSD - AVERAGE | 50000 | 01600 | 0 |

Land

| | | | | | | |
|------------------------------------------|------------------------------|-----------------------------|---------------|----------------|--------------|--------------|
| Site: 2 | Code Area: 01600 | 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: 28420 | Exception: Y N | | |
| Adjustment(s): GSOIL, IRR | | Fire Patrol: | Description: | | | |
| Comments: Liability year - 2009 / 100030 | | | | | | |
| Site: 3 | Code Area: 01600 | Size: 26.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BI | Value Source: Farm Use - EFU | Description: TWO BENCH IRR | RMV: 772580 | Exception: Y N | | |
| Adjustment(s): GSOIL, IRR | | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1976 / 100030 | | | | | | |
| Site: 4 | Code Area: 01600 | Size: 4.14 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 4BI | Value Source: Farm Use - EFU | Description: FOUR BENCH IRR | RMV: 112320 | Exception: Y N | | |
| Adjustment(s): GSOIL, IRR | | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1976 / 100030 | | | | | | |

Improvements - Residence / Manufactured Structures

| | | | | | | |
|--------------------------------------|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 5 | Code Area: 01600 | Stat Class: 108 | Year Blt: 1996 | Eff Year Blt: 1910 | Sq.Ft: 0 | % Complete: 100.00 |
| Desc: Residential Other Improvements | | | Dimensions: | RMV: 4050 | | |
| 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 | 2548 | 1910 | 3822 | 1 | Exception: Y N |

Improvements - Accessory Buildings

| | | | | | | |
|-------------------------------------|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 1 | Code Area: 01600 | Stat Class: 351 | Year Blt: 1945 | Eff Year Blt: 1996 | Sq.Ft: 1188 | % Complete: 100.00 |
| Desc: General Purpose Building (GB) | | | Dimensions: | RMV: 9350 | | |
| 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 | 4 | Finished | 1188 | 2 | 0 | 1945 | 1996 | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| DECK | 4 | 24 | 1921 | 106 | 1 | Exception: Y N |
| DECK | 4 | 208 | 1921 | 915 | 1 | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 4 | 24 | 1921 | 180 | 1 | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 4 | 208 | 1921 | 1570 | 1 | Exception: Y N |

| | | | | | | |
|--------------------------------------|------------------|-----------------|------------------|--------------------|---------------|--------------------|
| Bldg: 2 | Code Area: 01600 | Stat Class: 301 | Year Blt: 1985 | Eff Year Blt: 1985 | 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 |
|------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Pump House | 5 | Finished | 96 | 0 | 0 | 1985 | 1985 | Exception: Y N |

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 351 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 3264 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 34x96 RMV: 28230
 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 | 3264 | 0 | 0 | 1996 | 1996 | FAIR Exception: Y N |

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 355 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 1920 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 20x96 RMV: 6840
 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 Heavy Duty | 4 | Finished | 1920 | 0 | 0 | 1996 | 1996 | FAIR Exception: Y N |

Accessories

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

2068 y13F 1/0

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 554146 Parcel No.: 052W21B 00100
 Property Address: 14423 MANNING RD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Missie Salter Inspection Date: 2013

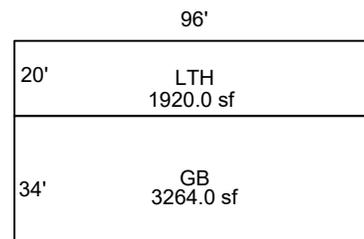
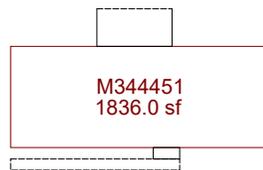
SKETCH

554146
052W21B 00100

Scale 1:40



"SEE PAGE TWO FOR HOME DIMENSIONS"



Sketch by ApexSketch

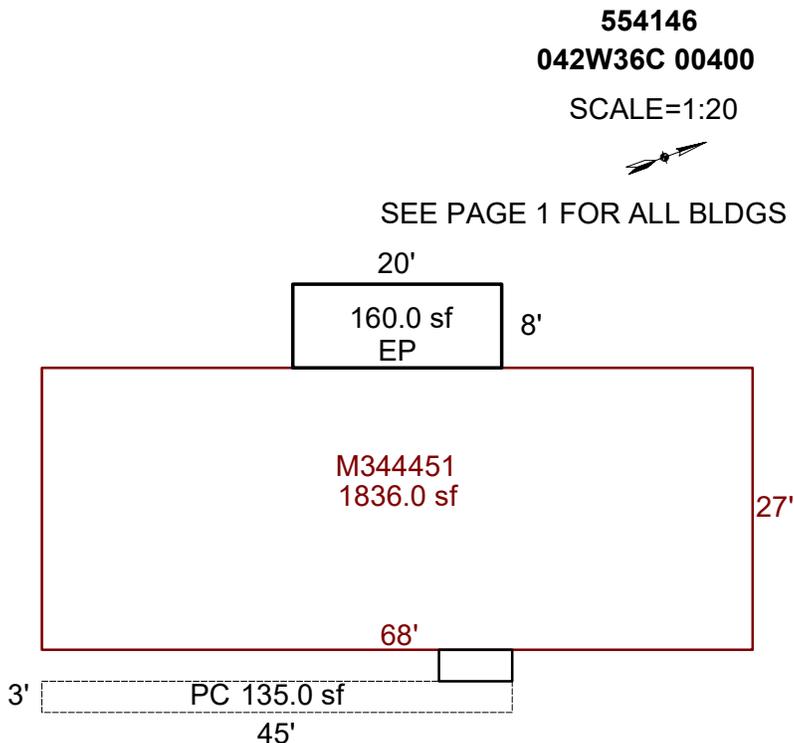
| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | |
|------------------------------------------------------------------------------------------|-------------|--------|----------|-----------|------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | |
| GBA1 | LTH | 1.0 | 1920.0 | 232.0 | | APEX BY CE 12/29/08 EDITED BY NRC 09/18/09 Updated by AC 4/8/13 UPD BY PH 12.30.19 UPDATED BY WWILLIAMS 12/16/25 | |
| | GB | 1.0 | 3264.0 | 260.0 | 5184.0 | | |
| OTH | M344451 | 1.0 | 1836.0 | 190.0 | 1836.0 | | |
| <p style="text-align: right;">Net BUILDING cnt 0 (rounded) 5,184</p> | | | | | | COMMENT TABLE 2 | COMMENT TABLE 3 |
| | | | | | | 11.20.19 WV #06 12.11.25 WW | Chgd MA to GB CYCLE SV L4 |

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 554146 Parcel No.: 052W21B 00100
 Property Address: 14423 MANNING RD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Missie Salter Inspection Date: 2013

SKETCH



MANNING RD NE

Sketch by ApexSketch

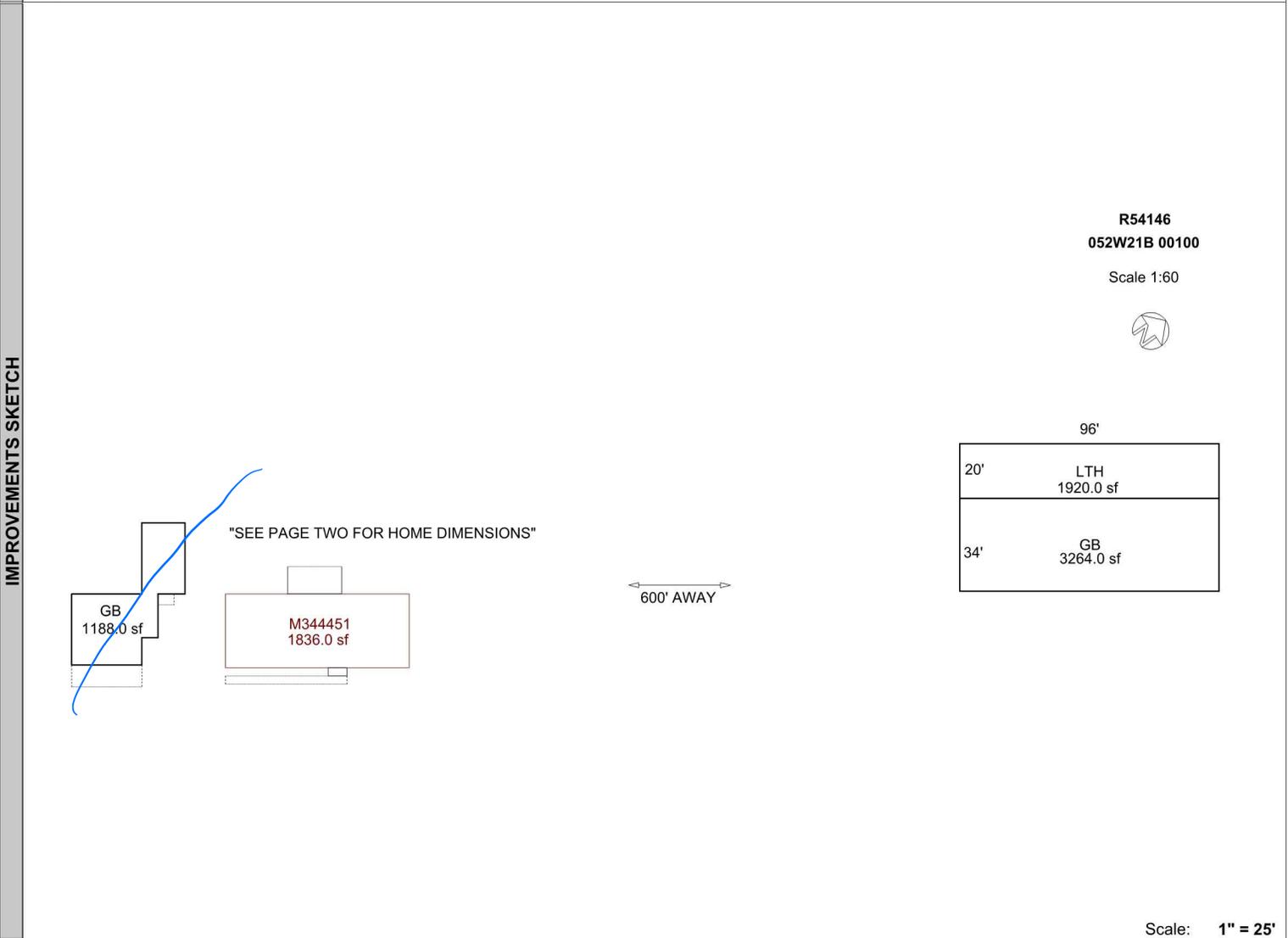
| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | |
|------------------------------------------------------|-------------|--------|----------|-----------|------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | |
| GBA1 | LTL | 1.0 | 160.0 | 56.0 | 160.0 | APEX BY CE 12/29/08 EDITED BY NRC 09/18/09 Updated by AC 4/8/13 UPD BY PH 12.30.19 UPDATED BY WWILLIAMS 12/16/25 | |
| OTH | M344451 | 1.0 | 1836.0 | 190.0 | 1836.0 | | |
| YI1 | EP | 1.0 | 160.0 | 56.0 | 160.0 | | |
| Net BUILDING cnt 0 (rounded) 160 | | | | | | COMMENT TABLE 2 | COMMENT TABLE 3 |
| | | | | | | 11.20.19 WV #06 12.11.25 WW | Chgd MA to GB CYCLE SV L4 |

SKETCH/AREA TABLE ADDENDUM

Parcel No **052W21B 00100**

File No **R54146**

| | | | |
|---------|---------------------------------------------|-----------------------------|------------------|
| SUBJECT | Property Address 14423 MANNING RD NE | | |
| | City WOODBURN | State OR | Zip 97071 |
| | Owner | | |
| | Client | | |
| | Appraiser Name Missie Salter | Inspection Date 2013 | |



Scale: **1" = 25'**

| AREA CALCULATIONS | AREA CALCULATIONS SUMMARY | | | | | |
|----------------------------------------|---------------------------|-------------|---------|----------|-----------|------------|
| | Code | Description | Factor | Net Size | Perimeter | Net Totals |
| | GBA1 | GB | 1.00 | 1188.00 | 188.0 | 6372.00 |
| | | LTH | 1.00 | 1920.00 | 232.0 | |
| | OTH | GB | 1.00 | 3264.00 | 260.0 | |
| M344451 | | 1.00 | 1836.00 | 190.0 | 1836.00 | |
| Net BUILDING Area (rounded w/ factors) | | | | | 6372 | |

| Comment Table 1 | |
|---------------------------------------------------------------------------------------------|---------------------|
| APEX BY CE 12/29/08 EDITED BY NRC 09/18/09 Updated by AC 4/8/13 UPD BY PH 12.30.19 | |
| Comment Table 2 | Comment Table 3 |
| 11.20.19 WV #06 | Chgd MA to GB CYCLE |

SKETCH/AREA TABLE ADDENDUM

Parcel No **052W21B 00100**

File No **R54146**

SUBJECT

Property Address **14423 MANNING RD NE**

City **WOODBURN**

State **OR**

Zip **97071**

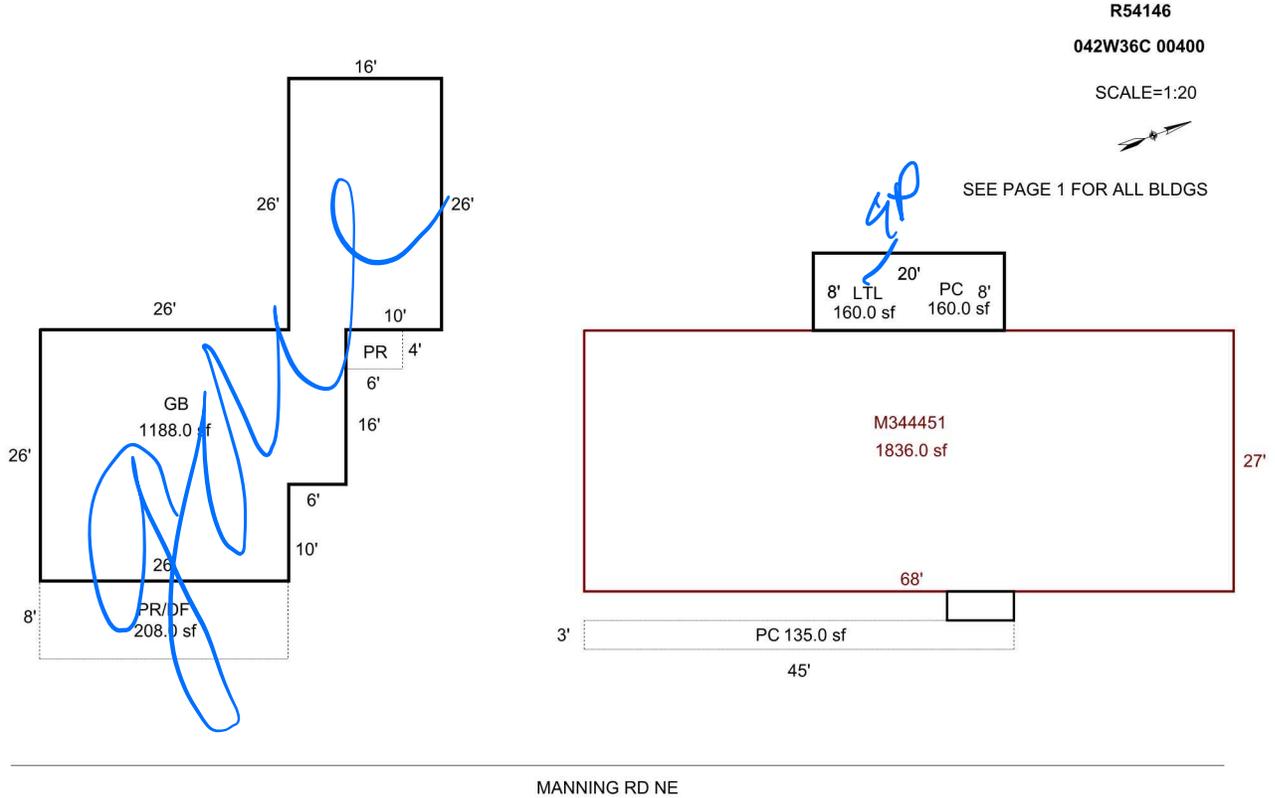
Owner

Client

Appraiser Name **Missie Salter**

Inspection Date **2013**

IMPROVEMENTS SKETCH



Scale: **1" = 25'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB | 1.00 | 1188.00 | 188.0 | |
| | LTL | 1.00 | 160.00 | 56.0 | 1348.00 |
| YI1 | PC | 1.00 | 160.00 | 56.0 | 160.00 |
| OTH | M344451 | 1.00 | 1836.00 | 190.0 | 1836.00 |

Comment Table 1

APEX BY CE 12/29/08
 EDITED BY NRC 09/18/09
 Updated by AC 4/8/13
 UPD BY PH 12.30.19

Comment Table 2

11.20.19 WV #06

Comment Table 3

Chgd MA to GB
 CYCLE

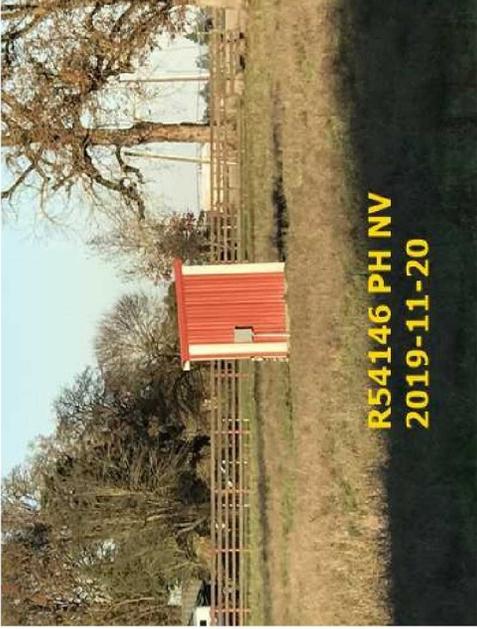
Net BUILDING Area (rounded w/ factors) **1348**



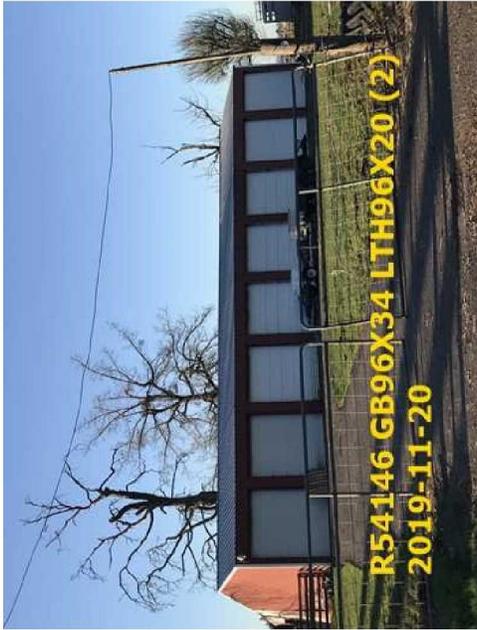
**R54146 GB96X34 LTH96X20
2019-11-20**



**R54146 M344451 MA REAR
2019-11-20**



**R54146 PH NV
2019-11-20**



**R54146 GB96X34 LTH96X20 (2)
2019-11-20**



**R54146 M344451 MA PR PC
2019-11-20**



**R54146 MP 12X8 NI
2019-11-20**



**R54146 GB 1188
2019-11-20**



**R54146 M344451 MA PC
2019-11-20**



**R54146 MP 8X6 NI
2019-11-20**

