

Summary

Lead Appr: WJ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: WW

Print Date: 9/26/2025

Acct ID: 512371 MTL: 042W35C000600 Date: 11-12-26 Appr: WW Prop Class: 551 RMV Prop Class: 551  
Situs: 18004 ARBOR GROVE RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 60443 Year: 2025

Last Date Appraised: 04/02/2020 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:

Owner: HOCKETT, JULIE A Last Sales Date: 05/17/1989 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 280996  
RMV Land: 491280 RMV Imp: 414410 RMV Total: 905690 MAV: 247690 MSAV: 33306 SAV: 68976  
Comment: LEVEL 3 4.2.20 WV06//

*add EP of indoor kit*

CWO 2/12/26 Farm use ok - row crops

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 03600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 34580	Exception: Y N
Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:						
Comments: Liability year - 2009 / 20-21: CYCLE WORK #06 C19 CHG SOIL CLASSES//06-07; RECALC SETUP: 11/2/05 #42						
Site: 2	Code Area: 03600	Size: <u>7.71</u> Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 257730	Exception: Y N
Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:						
Comments: Liability year - 1977						
Site: 3	Code Area: 03600	Size: <u>4.93</u> Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 3750	Exception: Y N
Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:						
Comments: Liability year - 1980 / //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//10300030						
Site: 5	Code Area: 03600	Size: <u>3.09</u> Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 145220	Exception: Y N
Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:						
Comments: Liability year - 1999						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 142 Year Blt: 1990 Eff Year Blt: 1997 Sq.Ft: 2327 % Complete: 100.00  
Desc: Multi Story above grade Dimensions: RMV: 395560  
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	1367	0	FB-1/ HB-1	1990	1990	BTH - 1, KIT-, HVAC+, FP - 1, ROOF	Exception: Y N
Second Floor	4	Finished	960	3	FB-2	1990	1990	BATH - 2, HVAC+	Exception: Y N
Garage Attached	4	Finished	516	0	0	1990	1990	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	400	2015	8448	1	Exception: Y N
DECK	4	555	1990	9213	1	Exception: Y N
PATIO	4	200	2015	1056	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	400	2015	11136	1	Exception: Y N

Bldg: 2 Code Area: 03600 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00  
Desc: Residential Other Improvements Dimensions: RMV: 1140  
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
GAZEBO	1	256	0	1071	1	Exception: Y N

Bldg: 5 Code Area: 03600 Stat Class: 108 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements

Dimensions:

RMV: 8750

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
ASPHALT DRIVEWAY	1	3200	1995	8256	1

Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 3	Code Area: 03600	Stat Class: 353	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 1008	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 42x24		RMV: 5090	
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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Machine Shed	6	Finished	1008	0	0	1987	1987	FAIR	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

Bldg: 4	Code Area: 03600	Stat Class: 354	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 312	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions: 24x13		RMV: 330	
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	4	Finished	312	0	0	1987	1987		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

Bldg: 6	Code Area: 03600	Stat Class: 355	Year Blt: 2013	Eff Year Blt: 2013	Sq.Ft: 672	% Complete: 100.00
Desc: Lean-to Heavy (LTH)			Dimensions: 42x16		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
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Lean-to Heavy Duty	4	Finished	672	0	0	2013	2013		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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-009427	83608	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	66629	0	R	26 x 31 COVERED PATIO W/PLUMBING

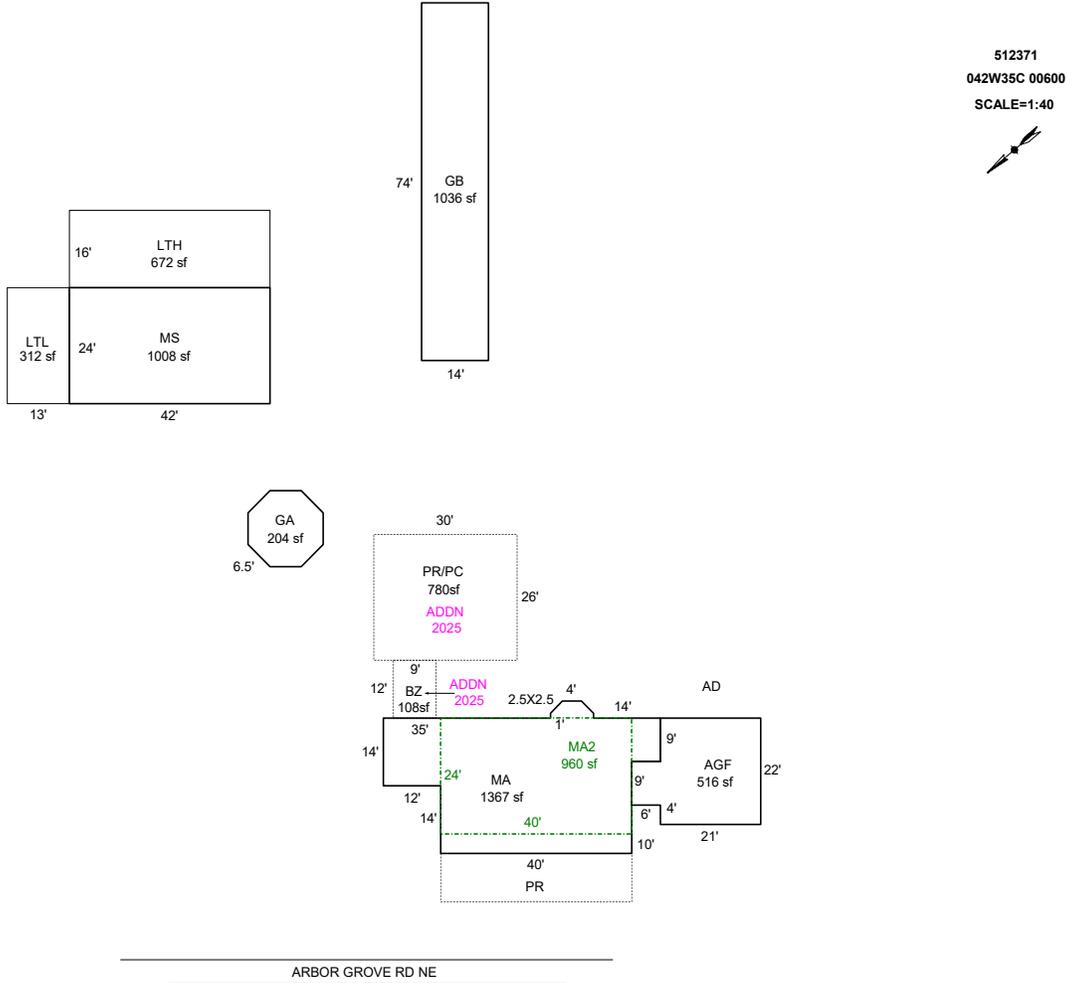


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 512371 Parcel No.: 042W35C 00600  
 Property Address: 18004 ARBOR GROVE RD NE  
 City: WOODBURN County: State: OR ZipCode: 97071  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1008.0	132.0	
	LTL	1.0	312.0	74.0	
	GB	1.0	1036.0	176.0	
	LTH	1.0	672.0	116.0	3028.0
GLA1	MA	1.0	1367.3	176.1	1367.3
GLA2	MA2	1.0	960.0	128.0	960.0
GAR	AGF	1.0	516.0	98.0	516.0
OTH	GA	1.0	204.0	52.0	204.0
P/P	BZ	1.0	108.0	42.0	
	PR/PC	1.0	780.0	112.0	888.0
	Net LIVABLE	cnt	0 (rounded)		2,327
	Net BUILDING	cnt	4 (rounded)		3,028

### COMMENT TABLE 1

APEXED BY NRC 02/17/2009  
 UPDATED BY JRONDEMA 7/17/15  
 UPDATED BY JRONDEMA 1/13/16  
 UPDATED BY CLOBERG 08/27/25 24-009427 PR/PC

### COMMENT TABLE 2

### COMMENT TABLE 3

# Assessor Monthly Issued Permit Report

For 6/1/2025 to 6/30/2025

PERMIT#: 555-24-009427-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 12/3/2024  
 SUB-TYPE: Structural ISSUED: 6/12/2025  
 CATEGORY: Comprehensive EXPIRES: 12/14/2025

OFFICE: MC

PARCEL#: 042W35C000600 R12371

ACRES: 16.73

SUBDIV:

LOT/BLOCK: /

ADDRESS: 18004 ARBOR GROVE RD NE WOODBURN, OR 97071

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	DAVID HOFFER CONSTRUCTION LLC	PO BOX 876 MOUNT ANGEL, OR 97362	5035514313
CCB	DAVID HOFFER CONSTRUCTION LLC	PO BOX 876 MOUNT ANGEL, OR 97362	5035514313
OWNER	HOCKETT, JULIE A	18004 ARBOR GROVE RD NE WOODBURN, OR 97071	
SITE CONTACT	DAVID HOFFER CONSTRUCTION LLC	PO BOX 876 MOUNT ANGEL, OR 97362	5035514313

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: 26 x 31 COVERED PATIO W/PLUMBING

VALUATION: \$66,629.22

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 880

**TOTAL SQ. FT.: 880**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc.	VB	1038 Sq Ft