

Acct ID: 514101 MTL: 051W260001700 Date: 11-12-25 Appr: WW Prop Class: 551 RMV Prop Class: 501
 Situs: 14164 WOODBURN-MONITOR RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 66945 Year: 2025

Last Date Appraised: 11/16/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)
 Owner: HOLT, LESLIE L 50% & HOLT, KATHLEEN M 50% Last Sales Date: 11/01/2019 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 176783
 RMV Land: 828690 RMV Imp: 211120 RMV Total: 1039810 MAV: 128900 MSAV: 47883 SAV: 136342
 Comment:

Old MA gone, add new MA @ 100%, update inventory *frame orchard*

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

CWO 2/27/26
25-0016277
C80 6/2025

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	40470	0

Land

Site: 1	Code Area: 40470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description: <i>2Bi</i>			RMV: 31930	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND TYPE WOODLOT-M TO WOODLOT 06-07: RECALC SETUP, APPR NO 29, 8/10/05.						
Site: 2	Code Area: 40470	Size: <u>18.72</u> Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 687460	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments: Liability year - 1974 / 400150 <i>16.35</i>						
Site: 3	Code Area: 40470	Size: 0.34 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4B1	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 11400	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol: <i>2Bd</i>	Description:			
Comments: Liability year - 1974 / 400150 <i>2.71</i>						
Site: 4	Code Area: 40470	Size: 1.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 47900	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol: <i>2Bi</i>	Description:			
Comments: Liability year - 1980 / 400150						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 40470 Stat Class: 132 Year Blt: 1918 Eff Year Blt: 1940 Sq.Ft: 1833 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 187760
 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	3	Finished	1555	2	FB-1	1918	1940	BATH - 1, KIT, ROOF, HVAC, FP - 1	Y N
Attic	3	Finished	278	0	0	1918	1940	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	400	2008	8096	1	Y N
ROOF EXTENSION OR PATIO COVER	3	400	2008	10672	1	Y N
YARD IMPROVEMENTS AVERAGE	3	1	1940	12134	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 40470 Stat Class: 312 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 1520 % Complete: 100.00
 Desc: Loft Barn (LB) Dimensions: 40x38 RMV: 7950
 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
Loft Barn	4	Finished	1520	0	0	1968	1968	FAIR <i>AVG</i>	Y <u>N</u>

Accessories

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

Bldg: 3 Code Area: 40470 Stat Class: 341 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 320 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 1330
 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	4	Finished	320	0	0	1968	1968	FAIR	Y N

gone

Accessories

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

Bldg: 4 Code Area: 40470 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 180 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 18x10 RMV: 980
 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	180	0	0	1970	1970	FAIR	Y N

PH

Accessories

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

Bldg: 5 Code Area: 40470 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 1995 Sq.Ft: 264 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 22x12 RMV: 2400
 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	4	Finished	264	0	0	2000	1995	FAIR	Y N

gone

Accessories

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

Bldg: 6 Code Area: 40470 Stat Class: 351 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 1200 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 5170
 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	1200	0	0	1971	1971	FAIR	Y N

avg

N

Accessories

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

Bldg: 7 Code Area: 40470 Stat Class: 353 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 1200 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: RMV: 4660
 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
Machine Shed	6	Finished	1200	0	0	1971	1971	FAIR	Y N

avg

N

Accessories

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

Bldg: 8 Code Area: 40470 Stat Class: 354 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 360 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 870
 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	5	Finished	360	0	0	2004	2004		Y N

✓

Accessories

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

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Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-001677	83732	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	393756	0	R	REPLACEMENT SFD 3 BDRM 2 BATH



ACCOUNT # 514101 DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR WTW TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA 2115 EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR AGF
 AREA 517 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

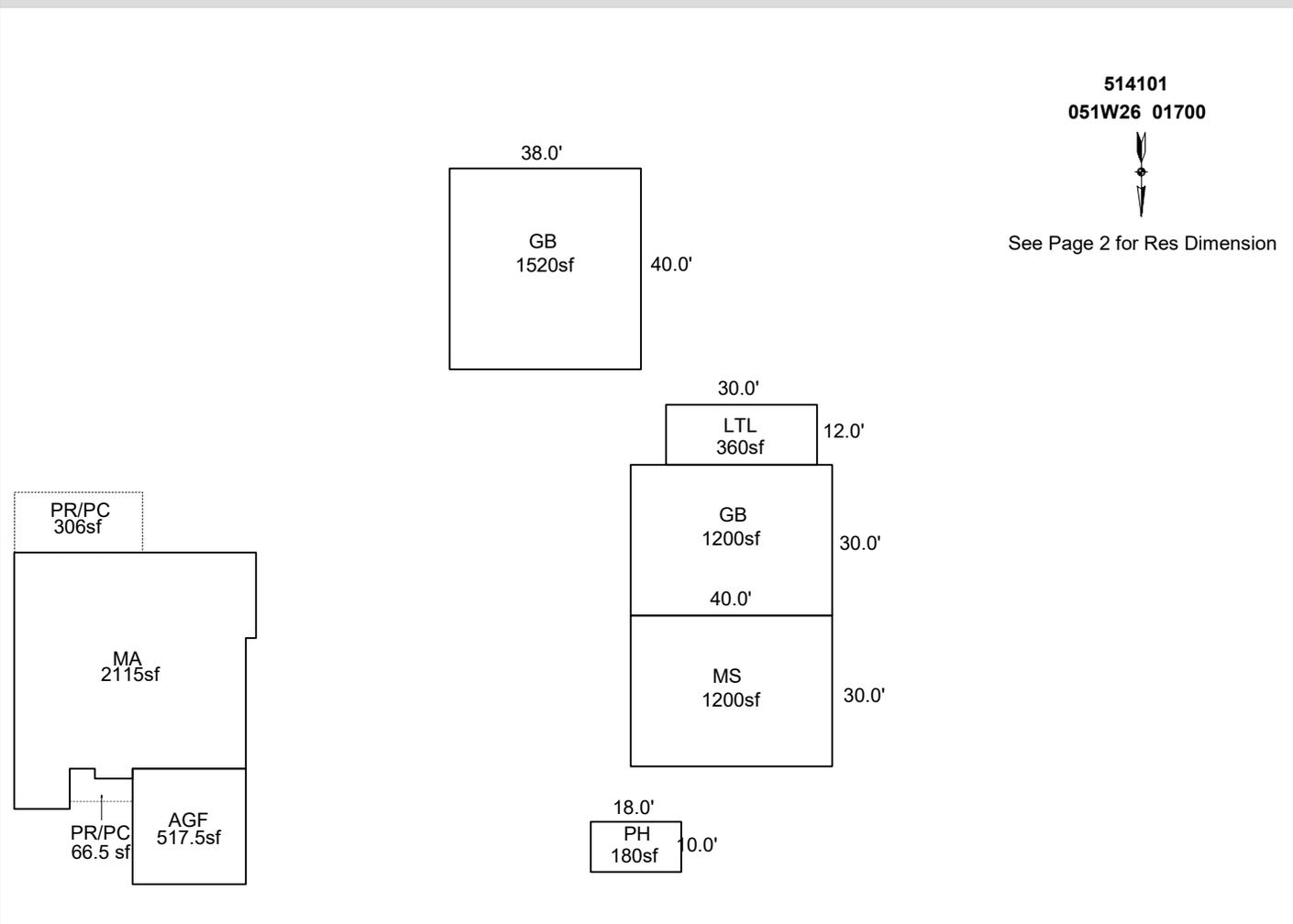
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514101 Parcel No.: 051W26 01700
 Property Address: 14164 WOODBURN-MONITOR RD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

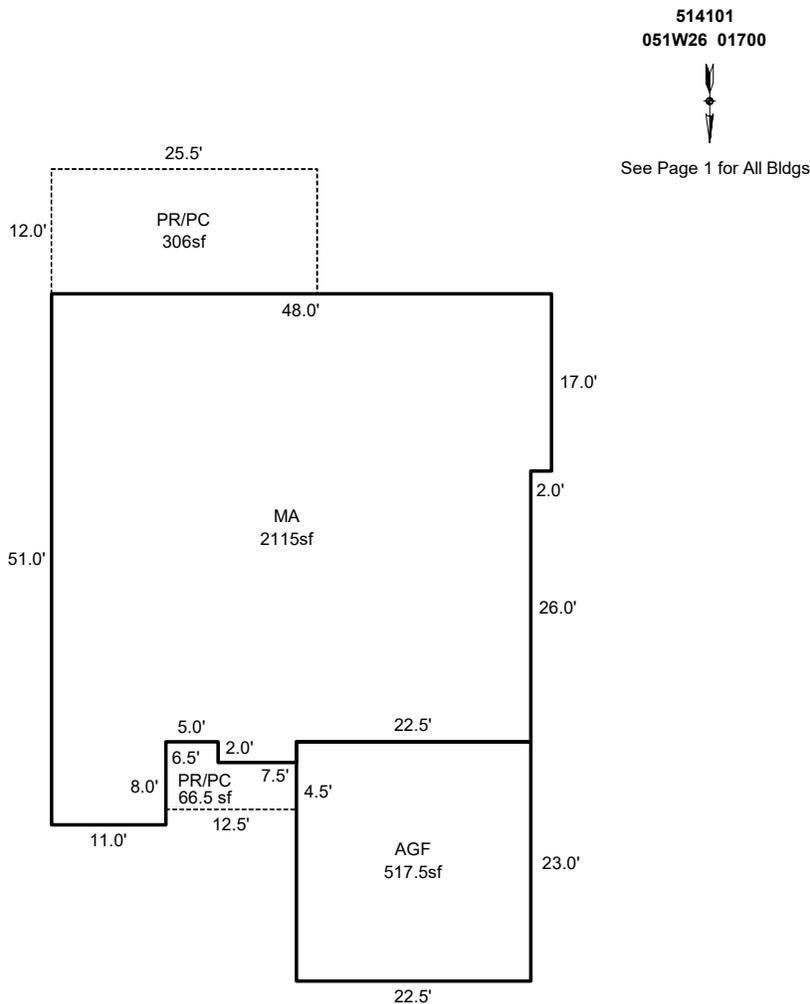
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTL	1.0	360.0	84.0		APEX BY CE 1/6/11 UPDATED BY CLOBERG 05/20/25 25-001677 MA UPDATED BY WWILLIAMS 2/17/26	
	GB	1.0	1200.0	140.0			
	MS	1.0	1200.0	140.0			
	GB	1.0	1520.0	156.0	4280.0		
GAR	AGF	1.0	517.5	91.0	517.5		
MA	MA	1.0	2115.0	202.0	2115.0		
P/P	PR/PC	1.0	66.2	38.0			
	PR/PC	1.0	306.0	75.0	372.2		
						COMMENT TABLE 2	COMMENT TABLE 3
						11.12.25 WW	TAGS L2
		Net LIVABLE	cnt	1 (rounded)	2,115		
		Net BUILDING	cnt	1 (rounded)	4,798		

SKETCH/AREA TABLE ADDENDUM

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 Property Address: 14164 WOODBURN-MONITOR 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
GAR	AGF	1.0	517.5	91.0	517.5
MA	MA	1.0	2115.0	202.0	2115.0
P/P	PR/PC	1.0	66.2	38.0	
	PR/PC	1.0	306.0	75.0	372.3

COMMENT TABLE 1

APEX BY CE 1/6/11
 UPDATED BY CLOBERG 05/20/25 25-001677 MA
 UPDATED BY WILLIAMS 2/17/26

COMMENT TABLE 2

11.12.25 WW

COMMENT TABLE 3

TAGS L2

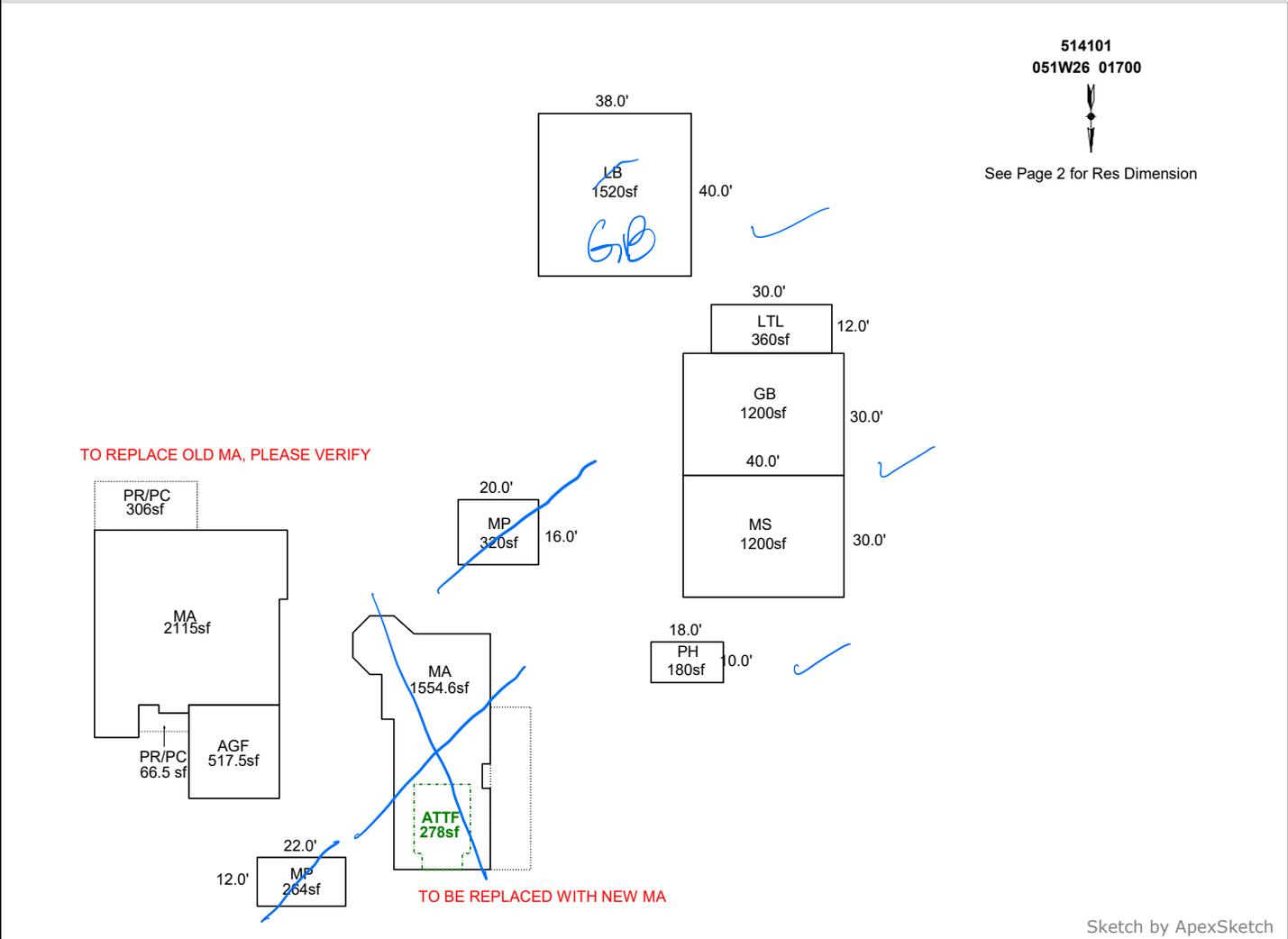
Net LIVABLE cnt 1 (rounded) 2,115
 Net BUILDING cnt 1 (rounded) 518

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514101 Parcel No.: 051W26 01700
 Property Address: 14164 WOODBURN-MONITOR RD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	360.0	84.0	
	GB	1.0	1200.0	140.0	
	MS	1.0	1200.0	140.0	
	LB	1.0	1520.0	156.0	
	MP	1.0	264.0	68.0	
	MP	1.0	320.0	72.0	4864.0
GLA1	MA	1.0	1554.6	189.7	1554.6
GLA2	ATTF	1.0	278.0	70.0	278.0
GAR	AGF	1.0	517.5	91.0	517.5
MA	MA	1.0	2115.0	202.0	2115.0
P/P	PR/DV	1.0	400.0	100.0	
	PR/PC	1.0	66.3	38.0	
	PR/PC	1.0	306.0	75.0	772.3
	Net LIVABLE	cnt	1 (rounded)		3,948
	Net BUILDING	cnt	6 (rounded)		4,864

APEX BY CE 1/6/11
 UPDATED BY CLOBERG 05/20/25 25-001677 MA

COMMENT TABLE 2

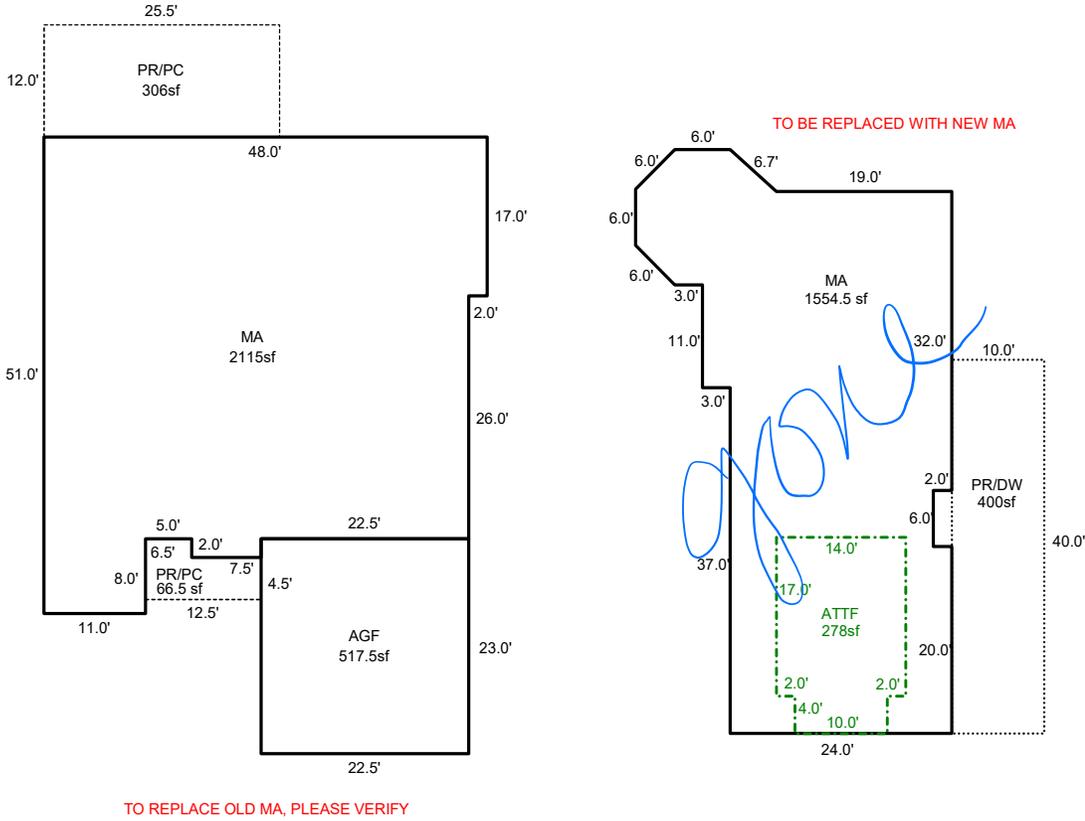
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514101 Parcel No.: 051W26 01700
 Property Address: 14164 WOODBURN-MONITOR RD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1554.6	189.7	1554.6
GLA2	ATTF	1.0	278.0	70.0	278.0
GAR	AGF	1.0	517.5	91.0	517.5
MA	MA	1.0	2115.0	202.0	2115.0
P/P	PR/DW	1.0	400.0	100.0	
	PR/PC	1.0	66.3	38.0	
	PR/PC	1.0	306.0	75.0	772.3

APEX BY CE 1/6/11
 UPDATED BY CLOBERG 05/20/25 25-001677 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 3,948

Assessor Monthly Issued Permit Report

For 4/1/2025 to 4/30/2025

PERMIT#: 555-25-001677-DWL STATUS: Under Insp/Revisions Rcvd
 PERMIT TYPE: Residential APPLIED: 3/10/2025
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 4/2/2025
 CATEGORY: Comprehensive EXPIRES: 10/27/2025

OFFICE: MC
 PARCEL#: 051W260001700 R14101
 ACRES: 21.56
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 14164 WOODBURN-MONITOR RD NE WOODBURN, OR 97071

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	PRECISION NW CONSTRUCTION LLC	13051 BLACKBERRY LN HUBBARD, OR 97032	5038645014
CCB	PRECISION NW CONSTRUCTION LLC	13051 BLACKBERRY LN HUBBARD, OR 97032	5038645014
OWNER	HOLT,LESLIE L 50% & HOLT,KATHLEEN M 50%	14164 WOODBURN-MONITOR RD NE WOODBURN, OR 97071	
SITE CONTACT		13051 BLACKBERRY LN HUBBARD, OR 97032	5038645014

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: REPLACEMENT SFD 3 BDRM 2 BATH

VALUATION: \$393,756.06

STORIES: 1

BATHS: 2

KITCHENS: 1

SQUARE FEET

HABITABLE: 283

EXISTING:

NEW:

TOTAL SQ. FT.: 2942

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2116 Sq Ft
U Utility, misc.	VB	520 Sq Ft
U Utility, misc. - half rate	VB	306 Sq Ft