

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: **CJ 03.12.26**

Print Date: 9/26/2025

Acct ID: 514403 MTL: 051W360000400 Date: 1/13/26 Appr: CS Prop Class: 551 RMV Prop Class: 451
Situs: 14686 MONITOR-MCKEE RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 78782 Year: 2025

Last Date Appraised: 06/22/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: _____

Owner: TRAEGER, BLAKE G Last Sales Date: 07/14/2020 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 128211

RMV Land: 562780 RMV Imp: 203360 RMV Total: 766140 MAV: 104000 MSAV: 24211 SAV: 79374

Comment: MA Complete 100%, ADD MP

10 PCT 2/26/26
grass seed
Harzard area
25-003831
framing 10/2025
neck
electrical

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

CWO 3/12/26

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	40450	0

Land

Site: 2 Code Area: 40450 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: 55410 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 400250

Site: 3 Code Area: 40450 Size: 6.97 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 386240 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980 / 400250

Site: 4 Code Area: 40450 Size: 1.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 70530 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1974 / 400250

Site: 5 Code Area: 40450 Size: 0.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 600 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1974 / //08-09: Market woodlot study by GW39 - change from wasteland to wasteland-M//400250

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 40450 Stat Class: 131 + Year Blt: 1958 Eff Year Blt: 1990 Sq.Ft: 1050 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 194990
 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	1050	2	FB-1	1958	1990	BATH - 1, KIT-, HVAC, ROOF	Y N
Garage Attached	3	Finished	771	0	0	1977	1990	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 40450 Stat Class: 341 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 160 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 760
 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
Multi-Purpose Bldg	4	Finished	160	0	0	1960	1960	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 40450 Stat Class: 353 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 1440 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 60x24 RMV: 2630
 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	
Machine Shed	4	Finished	1440	0	0	1960	1960	FAIR	
Exception: Y N									

Accessories

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

Bldg: 4 Code Area: 40450 Stat Class: 353 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 336 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 24x14 RMV: 780
 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	
Machine Shed	4	Finished	336	0	0	1950	1950		
Exception: Y N									

Accessories

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

Bldg: 5 Code Area: 40450 Stat Class: 357 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 1920 % Complete: 100.00
 Desc: Frost Control Dimensions: 20x96 RMV: 4200
 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	
Frost Control	4	Finished	1920	0	0	2008	2008		
Exception: Y N									

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003831	83746	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	623800	0	R	REPLACEMENT 4 BDRM 3 BATH SFD

ACCOUNT # 514403 DATE: _____ RMV CLASS 451 PROP CLASS 551
 MTL _____ APPR WOW TAG Y N
 COMMENTS: Ext classing Calc 4.75 = -5

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 151 QLTY + - FLOOR MA
 AREA 2972 EFF AREA _____ BED 4
 ROOF + HVAC +
 BATH PKG: 2 BATH _____ BATH + 1 1/2 BTH
 FIREPLACE: 1
 KITCHEN +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 5 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE 341
 STAT / CLASS 5
 SIZE 128sf
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH 0
 YR BLT 2024
 EFF YR 2024
 % COMP 100%
 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 151 QLTY + - FLOOR AGE
 AREA 1220 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: _____

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: _____

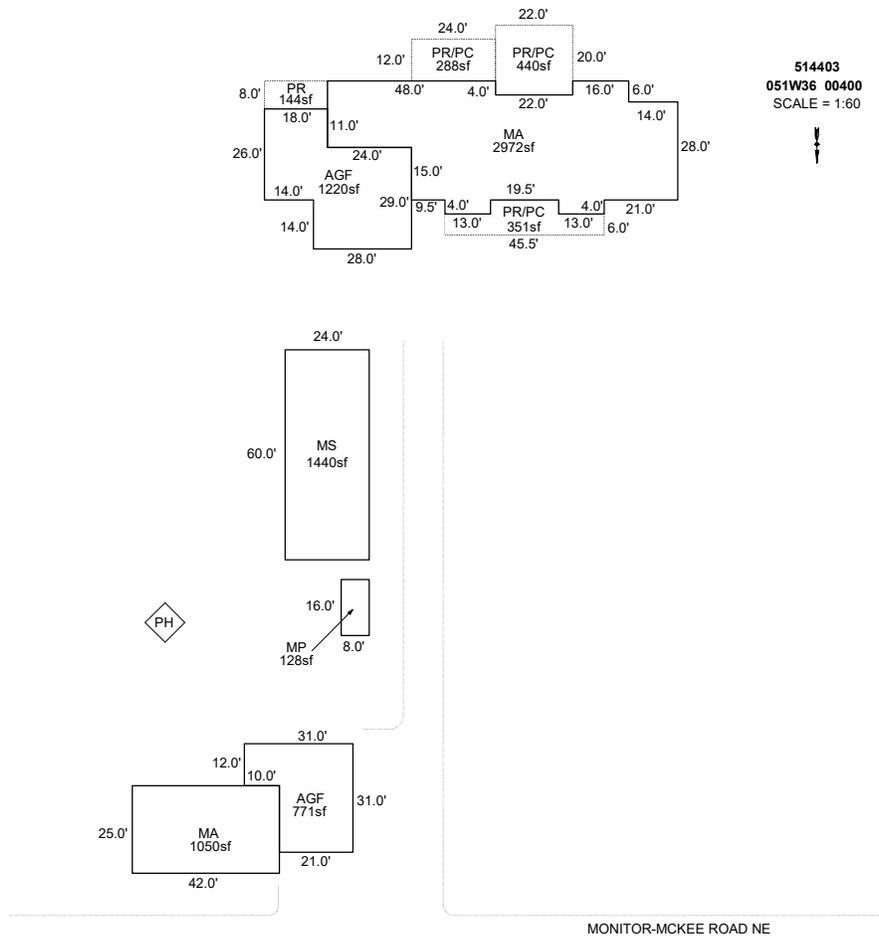
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514403 Parcel No.: 051W360000400
 Property Address: 14686 MONITOR-MCKEE ROAD NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	1440.0	168.0	1440.0	Apex Jane 6/28/10 UPDATED BY CLOBERG 08/06/25 25-003831 MA UPDATED BY CLOBERG 02.26.26	
GLA1	MA	1.0	1050.0	134.0	1050.0		
GAR	AGF	1.0	771.0	124.0			
	AGF	1.0	1220.0	164.0	1991.0		
MA	MA	1.0	2972.0	292.0	2972.0		
OTH	MP	1.0	128.0	48.0	128.0		
P/P	PR	1.0	144.0	52.0			
	PR/PC	1.0	288.0	72.0			
	PR/PC	1.0	440.0	84.0			
	PR/PC	1.0	351.0	111.0	1223.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						CJ 01.13.26	TAGS L1
	Net LIVABLE	cnt	1 (rounded)		1,050		
	Net BUILDING	cnt	1 (rounded)		1,440		

Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-003831-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 5/22/2025
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 7/15/2025
 CATEGORY: Comprehensive EXPIRES: 1/24/2026

OFFICE: MC
 PARCEL#: 051W360000400 R14403
 ACRES: 9.77
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 14686 MONITOR-MCKEE RD NE WOODBURN, OR 97071

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		PO BOX 871 MT ANGEL, OR 97362	5039911441
CCB	RIEDMAN HOME CONSTRUCTION INC	PO BOX 871 MT ANGEL, OR 97362	5038456290
OWNER	TRAEGER, BLAKE G	14686 MONITOR-MCKEE RD NE MT ANGEL, OR 97362	
SITE CONTACT		PO BOX 871 MT ANGEL, OR 97362	5039911441

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: REPLACEMENT 4 BDRM 3 BATH SFD

VALUATION: \$623,800.74

STORIES: 1

BATHS: 3

KITCHENS: 1

SQUARE FEET

HABITABLE: 1172

EXISTING:

NEW:

TOTAL SQ. FT.: 2996

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2996 Sq Ft
U Utility, misc.	VB	1154 Sq Ft
U Utility, misc. - half rate	VB	1233 Sq Ft

