

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: **CJ 04.15.26** Print Date: 3/9/2026

Acct ID: 514094 MTL: 051W25DC00400 Date: 3/23/20 Appr: CJ Prop Class: 401 RMV Prop Class: 401
 Situs: 15145 WOODBURN-MONITOR RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 66938 Year: 2026

Last Date Appraised: 12/04/2019 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
 Owner: PONCE VELEZ, FRANCISCO ALEXANDER Last Sales Date: 11/26/2025 Roll Type: R
 Cycle Tag: Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 143390
 RMV Land: 193290 RMV Imp: 158390 RMV Total: 351680 MAV: 143390 MSAV: 0 SAV: 0

Comment: MLS: 834813
DOM: 33
OSDs CODE: 30

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	40450	0

Land
 Site: 1 Code Area: 40450 Size: 14810 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 138290 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 99-2000; RUN AG @ 100%, PULL FROM MAINT 06-07: RECALC SETUP; #29 06/07/05

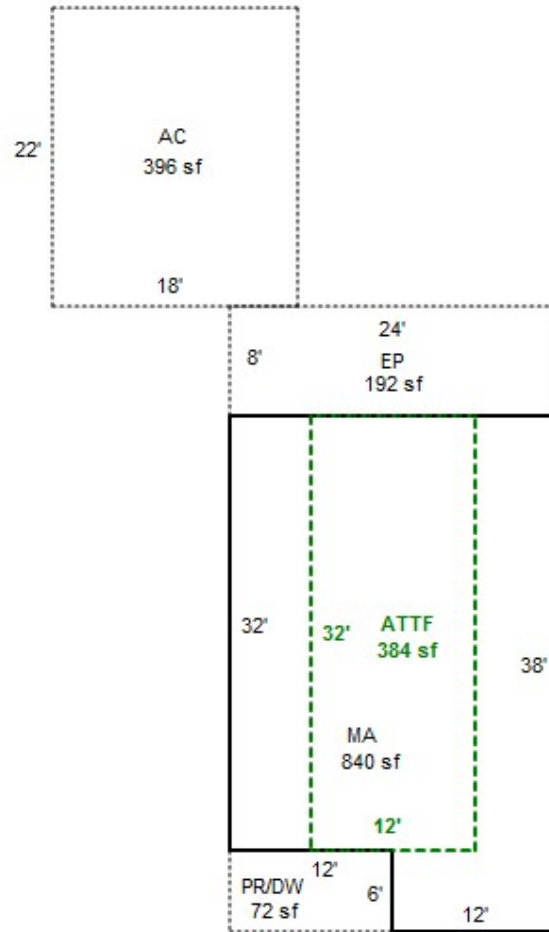
Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 40450 Stat Class: 132 + Year Blt: 1920 Eff Year Blt: 2000 Sq.Ft: 1224 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 158390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 ✓

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3 +	Finished	840	1	FB-1	1920	2000	ROOF, BATH - 1, HVAC, KIT- +	Exception: Y N
Attic	3 +	Finished	384	2	0	1920	2000	HVAC +	Exception: Y N
Carport Attached	3	Unfinished	396	0	0	1920	1970	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY <u>Y/E - FAIR</u>	3	396	2000	1133	1	Exception: Y N
DECK	3	108	2000	2091	1	Exception: Y N
PATIO	3	128	2000	620	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	72	2000	1837	1	Exception: Y N



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SCALE=1:20



CS 3/16/26

SU L4

12-19-18
R14094 MA



R14094 ✓

25DC051W
051W-25DC-00400 43568-000
121 0-6E F32 142-00-25-0
BEACHY, KENNETH L & NANCY C ET AL
<DOMINQUEZ, OSCAR & CUNDINA
•34 ACRES

15115 WOODBURN-MONIT RD NE
V0184P1377RC V0575P0153RC



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRaiser'S INITIAL OR NO
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP IMP			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		J.V.. NO.
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
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							All Other					
							Homestead					
							All Other					

ACCT. NO. 2828-000

R14094

MAP NO. 25DA-5-1W-400

shed
2



Rt 2 B81B woodburn - Monitor Ref. Monitor

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
9-13-68	MD	1008 \square $1579(24 \times 32) + (6 \times 16) = 864 \phi$
11-Dec 70	MD	864 \square ATTIC $(12 \times 32) = 384 \phi$
2-26-75	Chub	864 \square
1-21-93	Rey	
11-3-10	19/ Jaf	
12-19-18	Jaf	

SKETCH/AREA TABLE ADDENDUM

Parcel No 051W25DC00400

File No R14094

SUBJECT

Property Address 15145 Woodburn-Monitor Rd NE

City Woodburn

County MARION

State OR

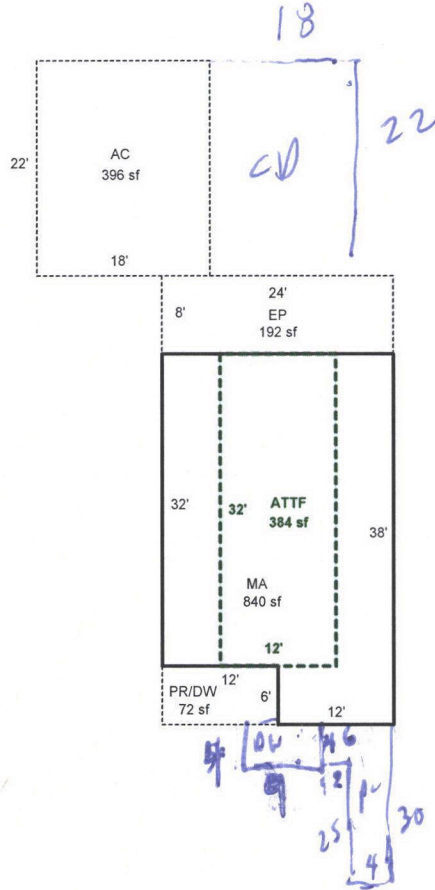
Zip 97071

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



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SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	840	124	840
GLA2	ATTF	1.00	384	88	384
GAR	AC	1.00	396	80	396
P/P	EP	1.00	192	64	
	PR/DW	1.00	72	36	264

Comment Table 1

Apex 12/29/2010 Jane
UPDATED BY JRONDEMA 12/26/18

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

1224

R14094 051W25DC00400 Prop Class: 401 Prop Code: F32 Fran: 29 Appr #: _____ Date: _____

Situs Address 15145 WOODBURN-MONITOR RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner ESPINOZA,JOSE LUIS MENDOZA Pictom Other: _____

RMV Land: 108,000 RMV Imps: 134,280 RMV Total: 242,280 M50 Total: 112,060 For: 2020-2021

Notes: _____

Segment	PC	PR-	DW	CD		Land
Class						
Dim/Size	128 ⁴	12x6	108 ⁴	22x18		
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr	2000	2000	2000	2000		
Cond.						
% Good						
% Comp						
Lump Sum						
Except.Code	I ₀	I ₀	I ₀	I ₀		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	0.34		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: RS

Routing Slip

Date: 1/10/20 Clerk: Chris Clerk Comments: _____

Appraiser Response: OK [Signature] 1-13-20

Return to appraiser after input Review by lead appraiser _____

R14094 051W25DC00400 Prop Class: 401 Prop Code: F32 Fran: 29 Appr #: 29 Date: 12-4-15
 Situs Address 15145 WOODBURN-MONITOR RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner ESPINOZA,JOSE LUIS MENDOZA Pictom Other: _____

RMV Land: 108,000 RMV Imps: 134,280 RMV Total: 242,280 M50 Total: 112,060 For: 2020-2021

Notes: _____ *Change quality based on recent records, break out YI's*

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: RNG Adj: RLCM3 +
 Class: 3 Roof: _____
 Area: 840 Eff 840 Flooring: _____
 Dimens: x Plumbing: BATH1 Electrical: _____ Qty: 3 +
 Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: _____ Year: 1920 Eff: 2000 Adj: _____
 AddFactor1: AddFactor2: _____ AddFactor3: _____ RMV: 88,020
 Exc Code: N/A Comment/Adj: _____ L/S: _____

Seg: 1.2 ATTF RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM3
 Class: 3 Roof: _____
 Area: 384 Eff 384 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ Qty: 3 +
 Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: _____ Year: 1920 Eff: 2000 Adj: _____
 AddFactor1: AddFactor2: _____ AddFactor3: _____ RMV: 29,440
 Exc Code: N/A Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 AC RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: _____ Adj: RLCM3 ✓
 Class: 3 Roof Style: _____
 Area: 396 Eff: 396 Flooring: _____
 Dimens: 22 x 18 Plumbing: _____ Electrical: _____ % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: _____ Year: 1920 Eff: 1970 RMV: 11,470
 AddFactor1: AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 2.1 YI3F YARD IMPS
 Method: R05 Roof Cover: *Break out* Int Comp: _____ Adj: _____
 Class: _____ Roof Style: _____
 Area: 1 Eff: 1 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: _____ Year: _____ Eff: _____ RMV: 5,350
 AddFactor1: AddFactor2: *See over* AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

R14094 051W25DC00400 Prop Class: 401 Prop Code: F32 Fran: 29 Appr #: 29 Date: 12-19-18

Situs Address 15145 WOODBURN-MONITOR RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner SHINEN, WALTER Pictom Other: _____

RMV Land: 101,200 RMV Imps: 118,650 RMV Total: 219,850 M50 Total: 94,080 For: 2018-2019

Notes: update EFB, # etc.

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: RNG Adj: RLCM3
Class: 3 ~~864~~ ^{840 840} Roof:
Area: ~~864~~ Eff ~~864~~ Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty:
Found: Heat/AC: FA Bedrooms: 1 ²⁰⁰⁰ % Comp: _____
Ex Wall: Fireplace: Year: 1920 Eff: ~~1970~~ Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 75,710
Exc Code: M&M Comment/Adj: New Siding and windows - L/S: _____

Seg: 1.2 ATTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM3
Class: 3 Roof:
Area: 384 Eff 384 Flooring:
Dimens: x Plumbing: Electrical: Qty:
Found: Heat/AC: FA Bedrooms: 2 ²⁰⁰⁰ % Comp: _____
Ex Wall: Fireplace: Year: 1920 Eff: ~~1970~~ Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 24,900
Exc Code: M&M Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.3 AC RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM3
Class: 3 Roof Style:
Area: 396 Eff: 396 Flooring:
Dimens: 22 x 18 Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: 1920 Eff: 1970 RMV: 11,620
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S: _____

Seg: 1.4 Y13A F RESIDENTIAL
Method: R05 Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: RMV: 6,420
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: PR/PW 72# L/S: _____

Out Buildings

R14094 051W25DC00400 Appr #: _____ Date _____ Prop Class 401 Prop Code F22
 Situs Address 15145 WOODBURN-MONITOR RD NE Franchise Code 31 Year For: 2010-2011
 Owner MASTEN, STEVEN &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 98,920 RMV Imp: 77,620 RMV Total: 176,540 M50 Total: 74,620

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008N	0.34		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 12/29 Clerk Jane ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response Sue 12/30/10
- Reviewed by lead appraiser/comments _____

R14094 051W25DC00400 Appr #: 19 Date 11-3-10 Prop Class 401 Prop Code F22
 Situs Address 15145 WOODBURN-MONITOR RD NE Franchise Code 31 Year For: 2010-2011
 Owner MASTEN,STEVEN &

Tags Cycle Sales Verification Other: _____

Notes: NO HILLS

RMV Land:	98,920	RMV Imp:	77,620	RMV Total:	176,540	M50 Total:	74,620
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 864	Eff Area 864		
Length	Width	Roof Cover COMP	Plumbing BATH1		Heat FA		
Fireplace		Inter. Comp: <u>Rng,</u>			Bedrooms 1		
Year Built 1920	Eff. Year Built <u>1970</u>		Cond. P F <u>(A)</u> G E				
Adj Codes RLCM3		Qty <u>3</u>	% Comp ___ Func ___ Econ ___		RMV: 45,730		
Lump Sum _____	Except Code/Year _____	Comments <u>LP siding issues</u>					
Seg.Type ATTF	Seg. # 1.2	Method: R05	Class 3	Area 384	Eff Area 384		
Length	Width	Roof Cover	Plumbing		Heat FA		
Fireplace		Inter. Comp:			Bedrooms 2		
Year Built 1920	Eff. Year Built <u>1970</u>		Cond. P F <u>(A)</u> G E				
Adj Codes RLCM3		Qty <u>3</u>	% Comp ___ Func ___ Econ ___		RMV: 15,120		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type <u>AGU AC</u>	Seg. # 1.3	Method: R05	Class 3	Area 396	Eff Area 396		
Length 22	Width 18	Roof Cover COMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1920	Eff. Year Built <u>1970</u>		Cond. P F <u>(A)</u> G E				
Adj Codes RLCM3		Qty <u>3</u>	% Comp ___ Func ___ Econ ___		RMV: 12,080		
Lump Sum _____	Except Code/Year _____	Comments _____					

Accessory Improvements

Seg.Type YI3A	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1		
Length	Width						
Year Built	Eff. Year Built:		Cond. P F <u>(A)</u> G E	% Comp ___ Econ ___	RMV: 4,000		
Lump Sum _____	Except Code/Year _____	Comments _____					

Out Buildings

Seg.Type MP	Seg. # 2.1	Method: F98	Class 4	Area 320	Eff Area 320		
Length 20	Width 16	Foundation FRAME	Ex. Wall 8FT;BEVEL	Roof Cover COMP			
Roof Style GABLE		Floor DIRT <u>gone</u>	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1960		
Cond. P F A G E	Adj. Codes FLCM		% Comp ___ Func ___ Econ ___		RMV: 690		
Lump Sum _____	Except Code/Year _____	Comments _____					







51W 2SIDE 400



6-3-05



11/03/2010

R14094

AC



11/03/2010

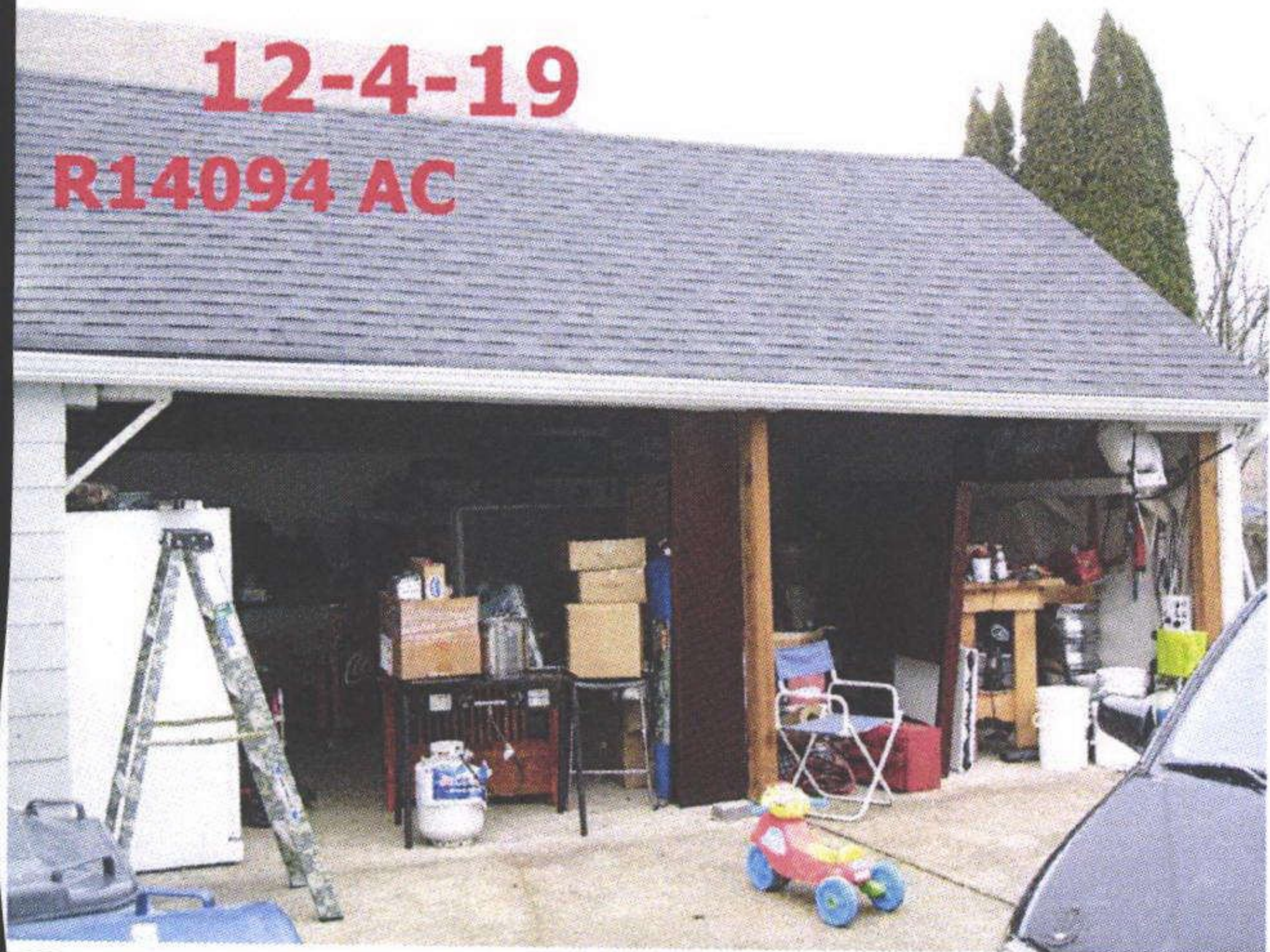
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R14094 MA



12-4-19

R14094 AC



12-4-19

R14094 MA rear



12-4-19

R14094 MA

