

Acct ID: 514517 MTL: 052W03D001200 Date: 3/23/26 Appr: LS Prop Class: 451 RMV Prop Class: 451
 Situs: 7459 STATE HWY 219 NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 88090 Year: 2026

Last Date Appraised: 06/12/2019 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: _____
 Owner: PANTOJA, MONSERRAT Last Sales Date: 11/21/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 303270

RMV Land: 308500 RMV Imp: 245140 RMV Total: 553640 MAV: 303270 MSAV: 0 SAV: 0

Comment: DOM: 36
SC: 30
Listing #: 834555

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	03600	0

Land
 Site: 1 Code Area: 03600 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: Value Source: Rural Restrictive Description: _____ RMV: 253500 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 06-07: RECALC SETUP, APPR NO 10, 9/7/05.

Improvements - Residence / Manufactured Structures 2001
 Bldg: 1 Code Area: 03600 Stat Class: 131 + Year Blt: 1972 Eff Year Blt: 1985 Sq.Ft: 1836 % Complete: 100.00
 Desc: One Story Only R, W, EP, IP, B, KC Dimensions: _____ RMV: 230940
 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	1836	3	FB-2	1972	1985	HVAC, ROOF, KIT-, FP - 1, BATH - 2 <u>+ 1/2b</u>	Y N
Garage Attached	3	Finished	1176	0	0	1972	1985	ROOF	Y N

Accessories YIS - AVG

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	756	1985	1966	1	Y N
PATIO	3	129	1985	567	1	Y N
PATIO	3	304	1985	1338	1	Y N
PATIO	3	600	1985	2640	1	Y N
ROOF EXTENSION OR PATIO COVER	3	24	1985	557	1	Y N

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 03600 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1995 Sq.Ft: 864 % Complete: 100.00
 Desc: General Purpose Building (GB) 2010 Dimensions: 36x24 RMV: 9630
 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
General Purpose Bldg	5	Finished	864	0	0	1993	1993	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	1064	1993	1724	1	Y N

Bldg: 3 Code Area: 03600 Stat Class: 341 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 240 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x24 RMV: 4570
 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	5	Finished	240	0	0	2014	2014	<u>FAIR</u>	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM



Parcel No 052W03D 01200

File No R14517

SUBJECT

Property Address 7459 STATE HY 219 NE

City WOODBURN

State OR

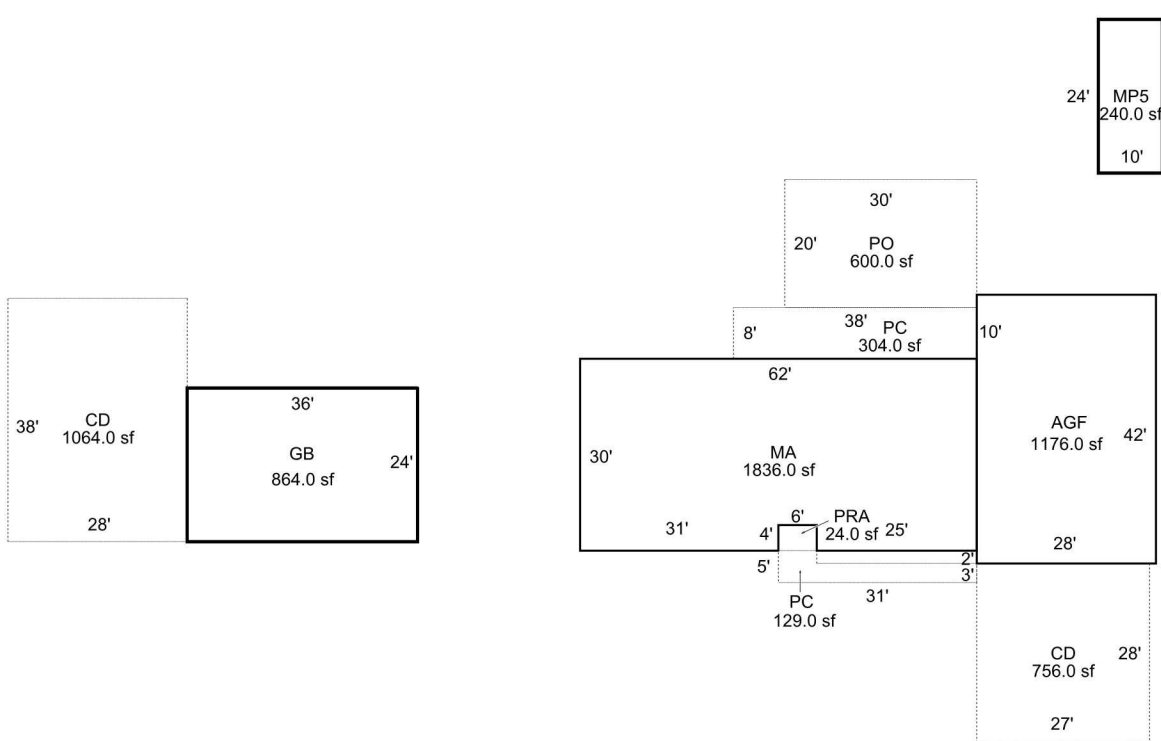
Zip 97071

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



5
R14517
052W03D 01200
SCALE=1:30

STATE HY 219 NE

Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1836.00	192.0	1836.00
GBA1	GB	1.00	864.00	120.0	
	MP5	1.00	240.00	68.0	1104.00
GAR	AGF	1.00	1176.00	140.0	1176.00
YI1	CD	1.00	1064.00	132.0	
	CD	1.00	756.00	110.0	
	PC	1.00	129.00	80.0	
	PRA	1.00	24.00	20.0	
	PC	1.00	304.00	92.0	
	PO	1.00	600.00	100.0	2877.00
	Net LIVABLE Area	(rounded w/ factors)			1836
	Net BUILDING Area	(rounded w/ factors)			1104

APEXED BY NRC 03/30/2009
UPD BY PH 11.08.19

06.12.19 NM #35

CS 3/16/26

SV L4