

Acct ID: 513136 MTL: 051W10D001400 Date: 12/11/24 Appr: JJS Prop Class: 551 RMV Prop Class: 451
 Situs: 13125 KILIAM LOOP NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 6945 Year: 2024

Last Date Appraised: 01/26/2024 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - Tags/Permit (Addition)
 Owner: LIONEL & MARIA VALVERDE JRLT & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB ITO INSP AV: 247150
 RMV Land: 495090 RMV Imp: 349410 RMV Total: 844500 MAV: 213440 MSAV: 33710 SAV: 70212
 Comment: 24-25: L2 1.26.24 JJS

MA addition @ 80%, upd iuv, RVT

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

1.0 HS 2BD
 0.56 Farm 2BI
 4.15 Farm 4BD
 0.39 Farm 4BI
 3.90 Farm 2BD

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	03600	0

Land

Chris 1/28/25 farm use ok - cattle

Site: 2 Code Area: 03600 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: 51680 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 10300030

Site: 3 Code Area: 03600 Size: 4.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 232560 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 / 10300030/ 03-04: CHG OF SOIL CLASS FROM ON-SITE BY #31 FROM 2BENCH TO WASTE

Site: 4 Code Area: 03600 Size: 3.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 164440 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1981 / 10300030

Site: 5 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 1410 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1977 // 08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//03-04: CHG OF SOIL CLASS BY #31 DURING ON-SITE FROM 2BENCH TO WASTE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 141 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1698 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 306540
 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
<i>1st Floor</i>	<u>4</u>	Finished	1698	3	FB-2	2005	2005	BATH - 2, KIT-, ROOF, HVAC	Y N
Garage Attached	4	Low Cost	484	0	0	2005	2005	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	2005	15233	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 341 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 2580
 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	200	0	0	2006	2006		Y N

Accessories

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

Bldg: 3 Code Area: 03600 Stat Class: 312 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1800 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 30x60 RMV: 36960

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
Loft Barn	4	Finished	1800	0	0	2007	2007	AVG	

Accessories

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

Bldg: 4 Code Area: 03600 Stat Class: 355 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 600 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 10x60 RMV: 2750
 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 Heavy Duty	4	Finished	600	0	0	2007	2007		

Accessories

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

Bldg: 5 Code Area: 03600 Stat Class: 354 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 200 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 20x10 RMV: 580
 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	4	Finished	200	0	0	2009	2009		

Accessories

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



Percent Complete Form

Account # 513134

Additions

New Homes

		No Basement		Basement		
% Item	% Sum	% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	3%	0%	
2%		Excavation	2%	4%		
3%		Foundation	3%	10%		
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	
2%		Heating Rough-In	2%		1%	65%
	80%	Heating Unit	1%	1%		
3%		Insulation	3%	60%	2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR 555 Date 12/11/24 YR For 25-26 % COMP 80%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

ACCOUNT # S13136 DATE: 12/18/24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR 1st
 AREA 1954 EFF AREA 1954 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2022 ECON _____
 % COMP 80 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: 1st Floor Addition

STAT 142 QLTY + - FLOOR 2nd
 AREA 712 EFF AREA 712 BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2022 ECON _____
 % COMP 80 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____

YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: 2nd Floor Addition

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: _____

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: _____

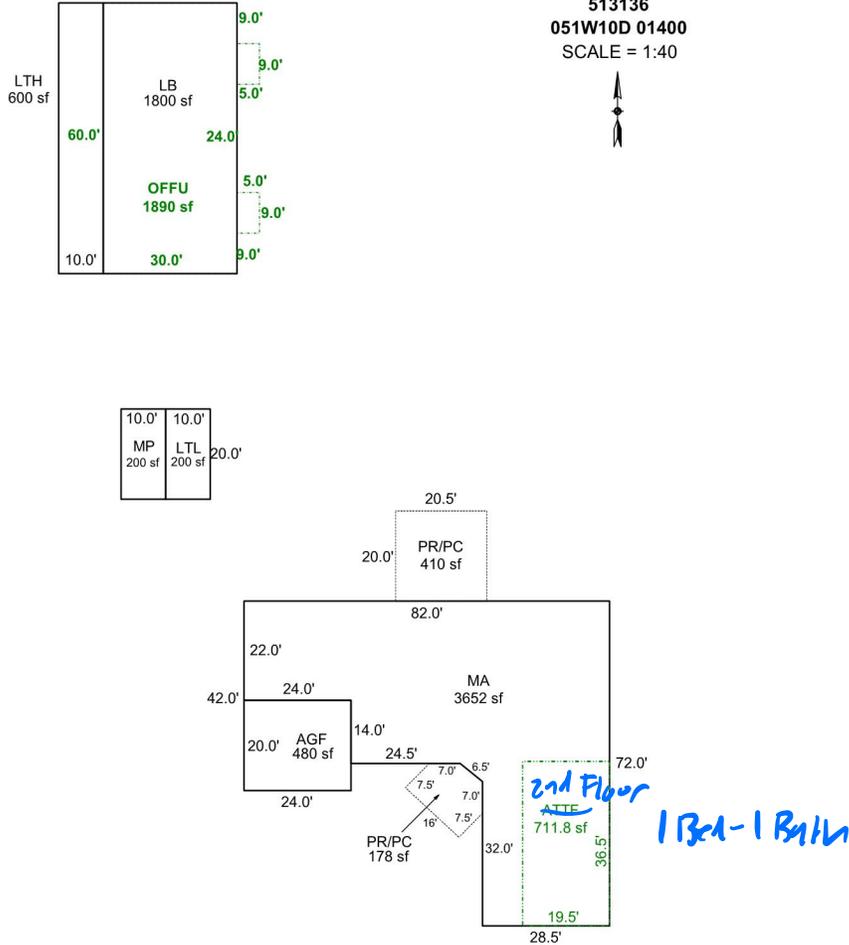
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 513136 Parcel No.: 051W10D 01400
 Property Address: 13125 KILIAM LP NE
 City: WOODBURN County: MARION State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	200.0	60.0	
	LTH	1.0	600.0	140.0	
	LB	1.0	1800.0	180.0	
	MP	1.0	200.0	60.0	2800.0
GBA2	OFFFU	1.0	1890.0	200.0	1890.0
GLA1	MA	1.0	3652.0	305.4	3652.0
GLA2	ATTF	1.0	711.8	112.0	711.8
GAR	AGF	1.0	480.0	88.0	480.0
P/P	PR/PC	1.0	178.0	51.7	
	PR/PC	1.0	410.0	81.0	588.0
	Net LIVABLE	cnt	2 (rounded)		4,364
	Net BUILDING	cnt	5 (rounded)		4,690

COMMENT TABLE 1

Apex by CW 1/30/14
 UPDATED BY CJURAN 09/22/2022
 UPDATED BY CJURAN 12/11/2023 23-008093 ADDN

COMMENT TABLE 2

JJS 1.23.23

COMMENT TABLE 3

Tags L2