

Acct ID: 514150 MTL: 051W270000100 Date: 6/18/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451  
 Situs: 13581 WILCO HWY NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 74080 Year: 2025

Last Date Appraised: 12/19/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2024 - Tags/Permit (Completion)

Owner: MAGANA, ARTEMIO M & Roll Type: R

Cycle Tag Sales Verification Other: FF Inspection level: 1 2 3 4 LCB TTO INSP AV: 411184

RMV Land: 883720 RMV Imp: 424920 RMV Total: 1308640 MAV: 367650 MSAV: 43534 SAV: 116264

Comment: 24-25: L2 12.19.23 JJS  
 23-24: L3 11.18.22 GRH  
 22-23: L4 12.08.2021 WV

*No Farming visible in field to right + Behind*

*MA. Send DQ letter*

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

**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: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 27140 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009

24-25: Updated soil classes

21-22: PARTIAL DISQ FARM USE 400150

Site: 2 Code Area: 40470 Size: 16.37 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 464380 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980

Site: 4 Code Area: 40470 Size: 12.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BI Value Source: SOLAR FARM Description: TWO BENCH IRR RMV: 325620 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments:

Site: 5 Code Area: 40470 Size: 0.64 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 16580 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments:

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 40470 Stat Class: 141 Year Blt: 1961 Eff Year Blt: 1961 Sq.Ft: 1600 % Complete: 100 ✓  
 Desc: One Story Only Dimensions: RMV: 280350  
 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	4	Finished	1600	3	FB-2	1961	1961	BATH - 2, KIT, ROOF, HVAC+, FP - 1	Y N
Garage Attached	4	Unfinished	1230	0	0	1961	1961	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1961	22470	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 40470 Stat Class: 351 Year Blt: 1966 Eff Year Blt: 1966 Sq.Ft: 800 % Complete: 100 ✓  
 Desc: General Purpose Building (GB) Dimensions: 40x20 RMV: 2170  
 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	
General Purpose Bldg	4	Finished	800	0	0	1966	1966		Exception: Y N

**Accessories**

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

Bldg: 3	Code Area: 40470	Stat Class: 351	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 2592	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 72x36		RMV: 31690	
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	
General Purpose Bldg	4	Finished	2592	0	0	2017	2017	FAIR	Exception: Y N

**Accessories**

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

Bldg: 4	Code Area: 40470	Stat Class: 341	Year Blt: 2016	Eff Year Blt: 2017	Sq.Ft: 400	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 20x20		RMV: 5560	
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	
Multi-Purpose Bldg	4	Finished	400	0	0	2016	2017		Exception: Y N

**Accessories**

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

Bldg: 5	Code Area: 40470	Stat Class: 351	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 3872	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 88x44		RMV: 66150	
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	
General Purpose Bldg	5	Finished	3872	0	0	2018	2018	FAIR	Exception: Y N

**Accessories**

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

Bldg: 8	Code Area: 40470	Stat Class: 905	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array			Dimensions:		RMV: 23000	
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	
No floor data available									

**Accessories**

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

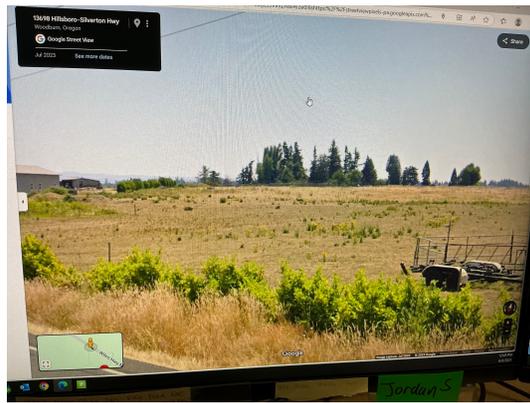
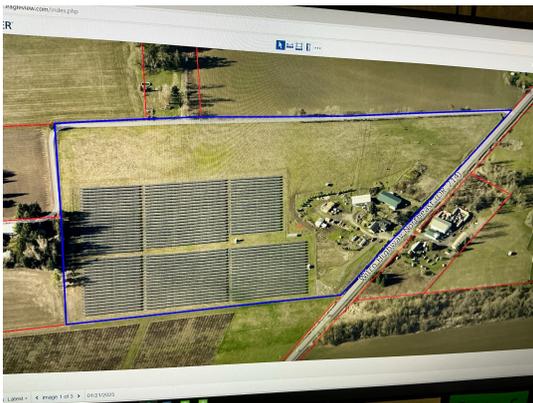
Bldg: 9	Code Area: 40470	Stat Class: 905	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array			Dimensions:		RMV: 16000	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
No floor data available									

**Accessories**

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

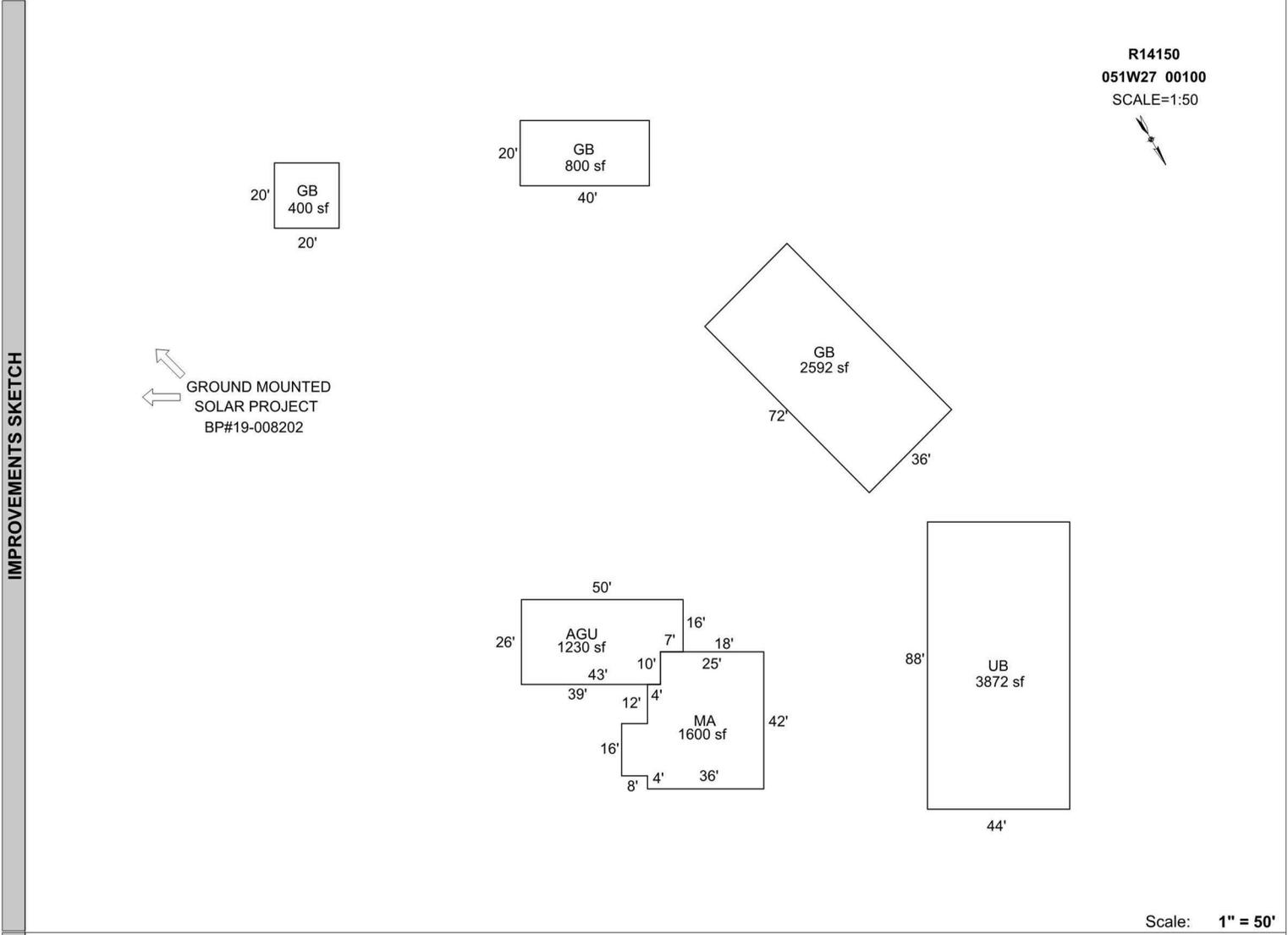


# SKETCH/AREA TABLE ADDENDUM

Parcel No **051W27 00100**

File No **R14150**

SUBJECT	Property Address <b>13581 WILCO HY NE</b>
	City <b>WOODBURN</b> County <b>MARION</b> State <b>OR</b> Zip <b>97071</b>
	Owner
	Client
	Appraiser Name



Scale: **1" = 50'**

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1600	172	1600
	GBA1	GB	1.00	800	120	
		GB	1.00	400	80	
GB		1.00	2592	216		
UB		1.00	3872	264	7664	
GAR	AGU	1.00	1230	152	1230	
Net LIVABLE Area		(rounded w/ factors)			1600	
Net BUILDING Area		(rounded w/ factors)			7664	

Comment Table 1	
Apex 10/26/10 Jane UPDATED BY JRONDEMA 11.29.17 UPDATED BY JRONDEMA 1/5/18 UPDATED BY JRONDEMA 11/30/18 UPD BY PH 02.07.20: PNSOLR/19-008202	
Comment Table 2	Comment Table 3
L2 12.19.23	TAGS JJS
JJS 6.5.25 - FFL3	