

Summary

Lead Appr: WW 11/25 Clerk: _____ Lead Clerk: _____ Appr: JJS 1.22.26

Print Date: 9/26/2025

Acct ID: 513136 MTL: 051W10D001400 Date: 10.23.25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
Situs: 13125 KILIAM LOOP NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 6945 Year: 2025

Last Date Appraised: 12/11/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - Tags/Permit (Addition)
Owner: LIONEL & MARIA VALVERDE JRLT & Last Sales Date: 03/14/2014 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB ITC INSP AV: 370778
RMV Land: 576580 RMV Imp: 615830 RMV Total: 1192410 MAV: 219840 MSAV: 36078 SAV: 81244
Comment: 25-26 L2 12.11.24 JJS
24-25: L2 1.26.24 JJS

Addition @ 10/23/25, MPD EYB

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs **CWO 1/22/26 L4 farm use ok - cattle**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	03600	0

Land

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: 54680 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009

25-26: Updated land classes

Site: 3 Code Area: 03600 Size: 0.56 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 32000 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977

Site: 4 Code Area: 03600 Size: 4.15 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 206290 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 10300030

Site: 6 Code Area: 03600 Size: 0.39 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 20360 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 10300030

Site: 7 Code Area: 03600 Size: 3.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 213250 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 142 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 4364 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 565670
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 114860 Adjust: Adjust RMV: 0

2022 Addition R/W/S

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1698	3	FB-2	2005	2005	BATH - 2, KIT-, ROOF, HVAC	Exception: Y N
First Floor	4	Finished	1954	0	0	2005	2005		Exception: Y N
Attic	4	Finished	712	1	FB-1	2005	2005	BATH - 1, HVAC	Exception: Y N
Garage Attached	4	Low Cost	484	0	0	2005	2005	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	2005	17527	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 341 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 200 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 3020
 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	200	0	0	2006	2006	FAIR	Exception: 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: 100.00
 Desc: Loft Barn (LB) Dimensions: 30x60 RMV: 43900
 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	
Loft Barn	4	Finished	1800	0	0	2007	2007	GOOD	Exception: Y N

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: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 10x60 RMV: 2670
 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	
Lean-to Heavy Duty	4	Finished	600	0	0	2007	2007		Exception: Y N

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: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 20x10 RMV: 570
 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	
Lean-to Light Duty	4	Finished	200	0	0	2009	2009		Exception: Y N

Accessories

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

Farm Notes

2025FARM

1/28/24: Inspected by CWO L4 during tags farm use ok - cattle

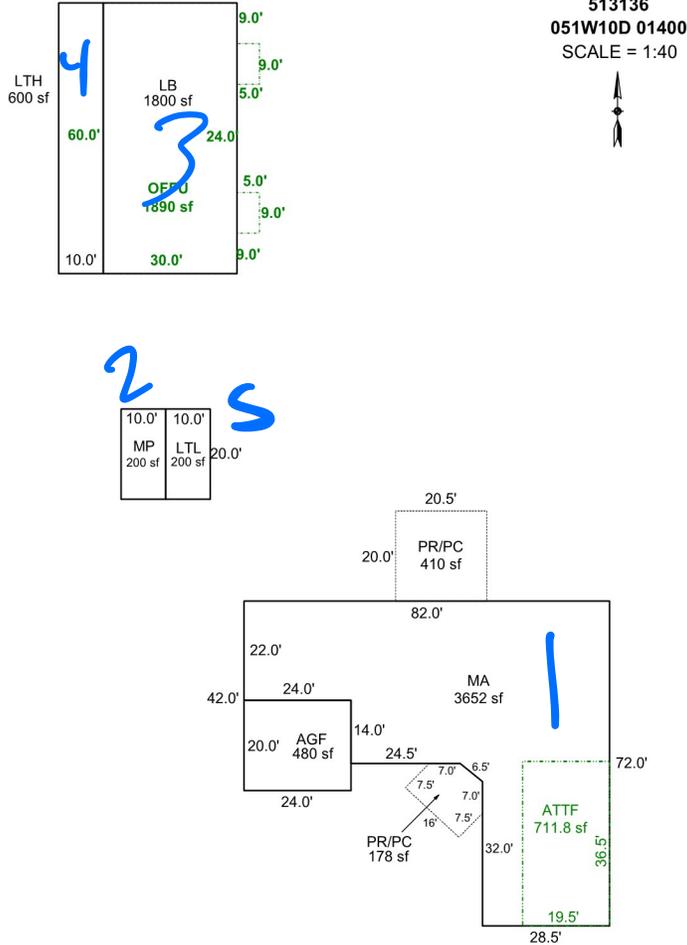


SKETCH/AREA TABLE ADDENDUM

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



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

COMMENT TABLE 3

JSS 10.23.25 Tays L2

Percent Complete Form

Account # 5/3/34

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%	55%	2%	
2%		2%		1%	65%
	80%	1%	60%	1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	

APPR 555
 APPR 555
 APPR _____
 APPR _____

Date 12/11/24 YR For 25-26
 Date 10-23-25 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 80%
 % COMP 100%
 % COMP _____
 % 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 _____
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Assessor Monthly Issued Permit Report

For 11/1/2023 to 11/30/2023

PERMIT#: 555-23-008093-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 9/25/2023
 SUB-TYPE: Structural ISSUED: 11/22/2023
 CATEGORY: Comprehensive EXPIRES: 5/20/2024

OFFICE: MC
 PARCEL#: 051W10D 01400 R13136
 ACRES: 10
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 13125 KILIAM LOOP NE WOODBURN, OR 97071

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	LIONEL & MARIA VALVERDE JRLT	17181 BOONES FERRY RD NE WOODBURN, OR 97071	503.951.0657
OWNER	LIONEL & MARIA VALVERDE JRLT	17181 BOONES FERRY RD NE WOODBURN, OR 97071	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	LIONEL & MARIA VALVERDE JRLT	17181 BOONES FERRY RD NE WOODBURN, OR 97071	503.951.0657

CONST CAT: Single Family Dwelling

WORK TYPE: Addition

WORK DESC: 2343 SF ADDITION W/ATTACHED GAR AND PATIO (HOME REMAINING 3 BDRM)

VALUATION: \$467,004.39

STORIES: 2

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 1570

TOTAL SQ. FT.: 1570

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2343 Sq Ft
U Utility, misc.	VB	864 Sq Ft
U Utility, misc. - half rate	VB	524 Sq Ft