

Summary Lead Appr: Laport WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 9/29/2025

Acct ID: 514231 MTL: 051W290000300 Date: 11-12-25 Appr: WW Prop Class: 551 RMV Prop Class: 551  
Situs: 10599 KAHUT LN NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 70714 Year: 2025

Last Date Appraised: 09/27/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: MA has new roof getting foundation work & siding  
Owner: CMC AGRICULTURE INC Last Sales Date: 02/28/2025 Roll Type: R  
Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 125408  
RMV Land: 669010 RMV Imp: 217400 RMV Total: 886410 MAV: 83900 MSAV: 41508 SAV: 108545

Comment: GB, LT & FC gone CWO 1/22/26 farm: Sued

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	03470	0

Land

Site: 2 Code Area: 03470 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: 41150 Exception: Y N  
Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
Comments: Liability year - 2009 / 10300150

Site: 3 Code Area: 03470 Size: 10.38 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 446550 Exception: Y N  
Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
Comments: Liability year - 1977 / 10300150

Site: 4 Code Area: 03470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 1120 Exception: Y N  
Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
Comments: Liability year - 1977 / //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M// 10300150

Site: 5 Code Area: 03600 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 129070 Exception: Y N  
Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
Comments: Liability year - 1977 / 10300030 06-07: RECALC SETUP;#29 10-04-05

Site: 6 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: 1120 Exception: Y N  
Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
Comments: Liability year - 1977 / //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M// 10300030

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03470 Stat Class: 132 Year Blt: 1880 Eff Year Blt: 1950 Sq.Ft: 2304 % Complete: 100.00  
Desc: Multi Story above grade Dimensions: RMV: 193400  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1272	1	FB-2	1880	1950	HVAC, ROOF, KIT+, BATH - 2	Y N
Attic	3	Finished	1032	3	0	1880	1950	<u>HVAC</u>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1950	12712	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03470 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 324 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 18x18 RMV: 2590  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 NV

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	6	Finished	324	0	0	1970	1970	FAIR <u>note call roof</u>	Y N

Accessories

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 03470 Stat Class: 351 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 1040 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 40x26 RMV: 3180  
 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
General Purpose Bldg	4	Finished	1040	0	0	1965	1965	FAIR	

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 03470 Stat Class: 351 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 1200 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 5170  
 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
General Purpose Bldg	5	Finished	1200	0	0	1965	1965	FAIR	

*gone*

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 03470 Stat Class: 354 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 216 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 12x18 RMV: 180  
 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	216	0	0	1970	1970		

*gone*

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 03470 Stat Class: 357 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 2880 % Complete: 100.00  
 Desc: Frost Control Dimensions: 30x96 RMV: 12880  
 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
Frost Control	5	Finished	2880	0	0	2010	2010		

*delete*

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

*16x20 NSS KCP 2015 1/0*



# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

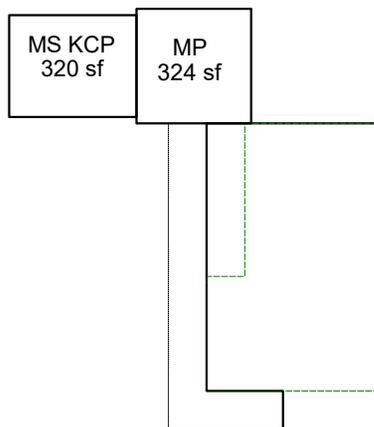
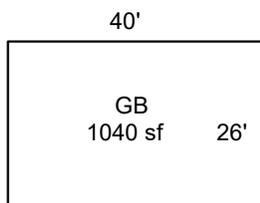
File No.: 514231 Parcel No.: 051W29 00300  
 Property Address: 10599 KAHUT LN NE  
 City: WOODBURN County: State: OR ZipCode: 97071  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**514231**  
**051W29 00300**



See Page 2 For Res Dimensions



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1040.0	132.0	
	MP	1.0	324.0	72.0	
	MS KCP	1.0	320.0	72.0	1684.0
GLA1	MA	1.0	1272.0	152.0	1272.0
GLA2	ATTF	1.0	1032.0	140.0	1032.0
P/P	PR/DF	1.0	360.0	132.0	360.0

### COMMENT TABLE 1

APEX BY CE 11/16/10  
 UPDATED BY WWILLIAMS 12/17/25

### COMMENT TABLE 2

11.12.25 WW

### COMMENT TABLE 3

TAG SV L2

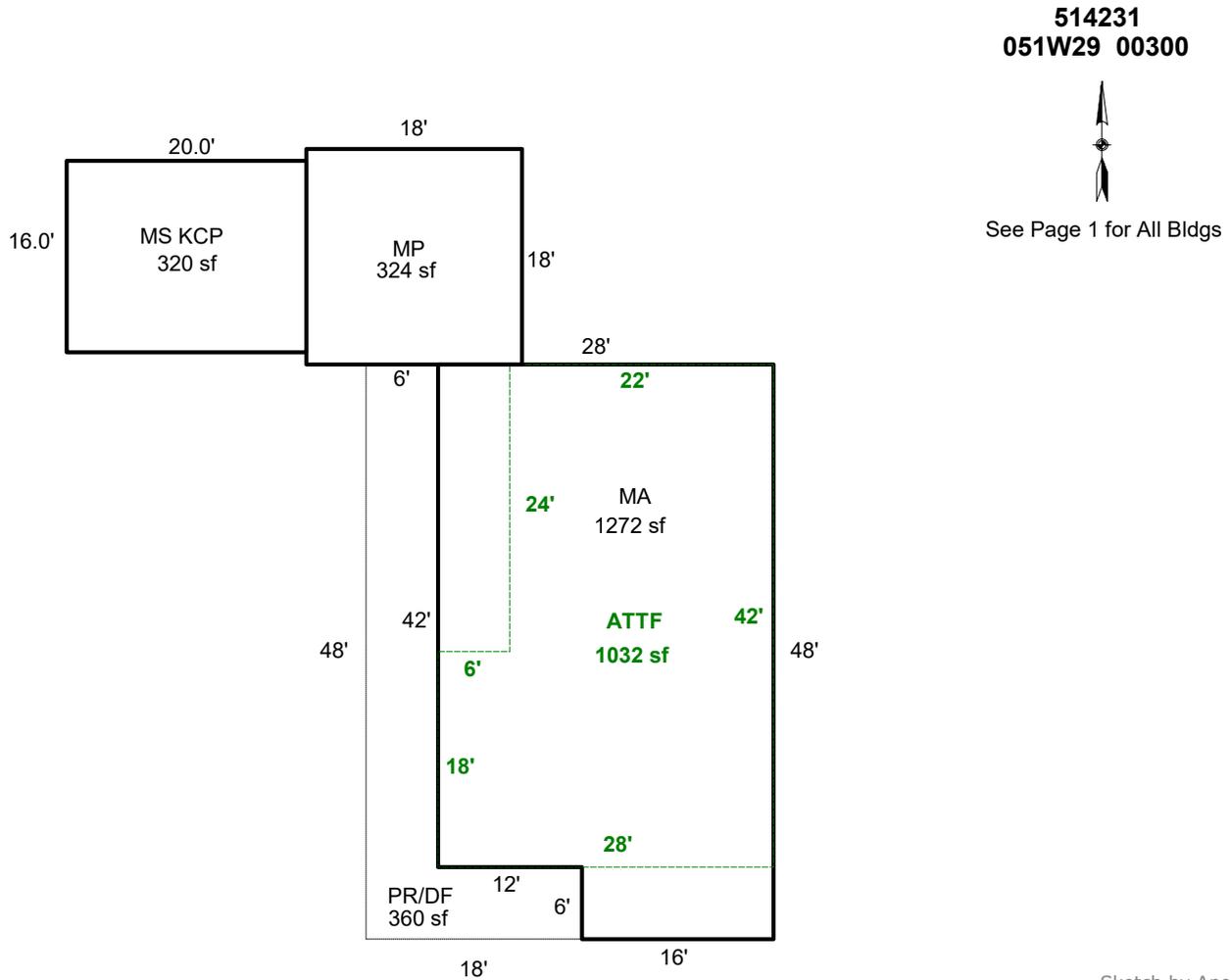
Net LIVABLE	cnt	0	(rounded)		2,304
Net BUILDING	cnt	0	(rounded)		1,684

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 514231 Parcel No.: 051W29 00300  
 Property Address: 10599 KAHUT LN NE  
 City: WOODBURN County: State: OR ZipCode: 97071  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	324.0	72.0	
	MS KCP	1.0	320.0	72.0	644.0
GLA1	MA	1.0	1272.0	152.0	1272.0
GLA2	ATTF	1.0	1032.0	140.0	1032.0
P/P	PR/DF	1.0	360.0	132.0	360.0

### COMMENT TABLE 1

APEX BY CE 11/16/10  
 UPDATED BY WWILLIAMS 12/17/25

### COMMENT TABLE 2

11.12.25 WW

### COMMENT TABLE 3

TAG SV L2

Net LIVABLE	cnt	0	(rounded)		2,304
Net BUILDING	cnt	0	(rounded)		644