

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: CJ 03.05.26 Print Date: 10/16/2025

Acct ID: 514019 MTL: 051W210002000 Date: 1/13/26 Appr: CS Prop Class: 550 RMV Prop Class: 450
Situs: _____ MaSaNh: 02 06 000 Unit: 62887 551 Year: 2025

Last Date Appraised: 10/18/2010 Appraiser: JORDAN SCHULTZ Tag: (Y) N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding) 451

Owner: BURCH, MARY Last Sales Date: 07/12/2001 Roll Type: R
Cycle: (Tag) Sales Verification Other: _____ Inspection level: 1 (3) 4 LCB TTO INSP AV: 36617

RMV Land: 334020 RMV Imp: 0 RMV Total: 334020 MAV: 31970 MSAV: 4647 SAV: 8910

Comment: No trespassing. at framing. Retag MC INPUT 3/3/26 CS

Land

Site: 1 Code Area: 03470 Size: 2.27 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 177570 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1977
25-26 CORR SOIL 00-01; UPDATED MARKET VALUE, 10300150
03-04: CORRECTED LAND TABLE FROM 01Z TO 01Y //
04-05: ON-SITE BY #29 SHOWS 1.5 ACRES OF WASTE,
LONG CONVERSATION WITH OWNERS ABOUT REASONABLE FARMING ACTIVITY,
OWNER WAS GOING TO PURCHASE CATTLE AND COMMENCE FARMING.
06-07: RECALC SETUP, APPR NO 10, 8/29/05.

24-006419
60x40
age 1

Site: 2 Code Area: 03470 Size: 1.10 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 78230 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1977 / 00-01; UPDATED MARKET VALUE, 10300150_ /03-04: CORRECTED LAND TABLE FROM 01Z TO 01Y //^ ////04-05:
ON-SITE BY #29 SHOWS 1.5 ACRES OF WASTE,
LONG CONVERSATION WITH OWNERS ABOUT REASONABLE FARMING ACTIVITY, OWNER WAS GOING TO PURCHASE CATTLE AND
COMMENCE FARMING.//08-08-06 (GW39):
Change to wasteland-m to reflect true RMV.

Site: 3 Code Area: 03470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 78220 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:
Comments: 00-01; UPDATED MARKET VALUE, 10300150_ /03-04: CORRECTED LAND TABLE FROM 01Z TO 01Y //04-05: ON-SITE BY #29 SHOWS 1.5
ACRES OF WASTE, LONG CONVERSATION WITH
OWNERS ABOUT REASONABLE FARMING ACTIVITY, OWNER WAS GOING TO PURCHASE CATTLE AND COMMENCE FARMING. 06-07:
RECALC SETUP, APPR NO 10, 8/29/05. 06-07: 1.0 ACRE DISQ FARM DEF, PAT LIAB

Farm Notes

2025FARM
25-26: CWO inspected L4 on 3-26-25, only saw one horse on 514019 (514018 is homesite only). Sending inquiry letter 3-28-25.

move buildings 3+4 from 514018

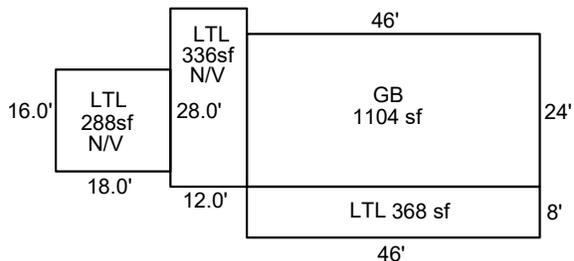
No trespassing Const began
G@/LCC were added to 514018 in
2011 '10 NO MAV moving

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514019 Parcel No.: 051W21 02000
 Property Address: 14071 WILCO HWY NE
 City: WOODBURN County: MARION State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

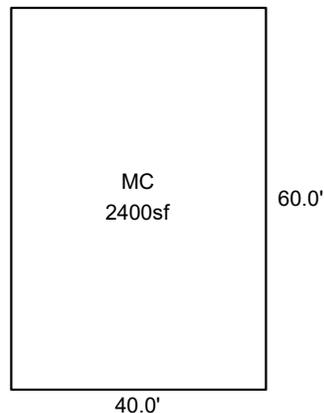


514019
051W210002000
 SCALE = 1:30



514018
 051W210002100
 (HOME SITE)

WILCO HIGHWAY NE



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB | 1.0 | 1104.0 | 140.0 | |
| | LTL | 1.0 | 368.0 | 108.0 | |
| | LTL | 1.0 | 336.0 | 80.0 | |
| | LTL | 1.0 | 288.0 | 68.0 | |
| | MC | 1.0 | 2400.0 | 200.0 | 4496.0 |

COMMENT TABLE 1

APEX BY WWILLIAMS 10/16/25 AGEX 24-006419 60X4
 UPDATED BY CLOBERG 03.03.26

COMMENT TABLE 2

CJ 01.13.26

COMMENT TABLE 3

TAGS L3

Net BUILDING cnt 5 (rounded) 4,496

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514019 Parcel No.: 051W21 02000
 Property Address: 14071 WILCO HWY NE
 City: WOODBURN County: State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

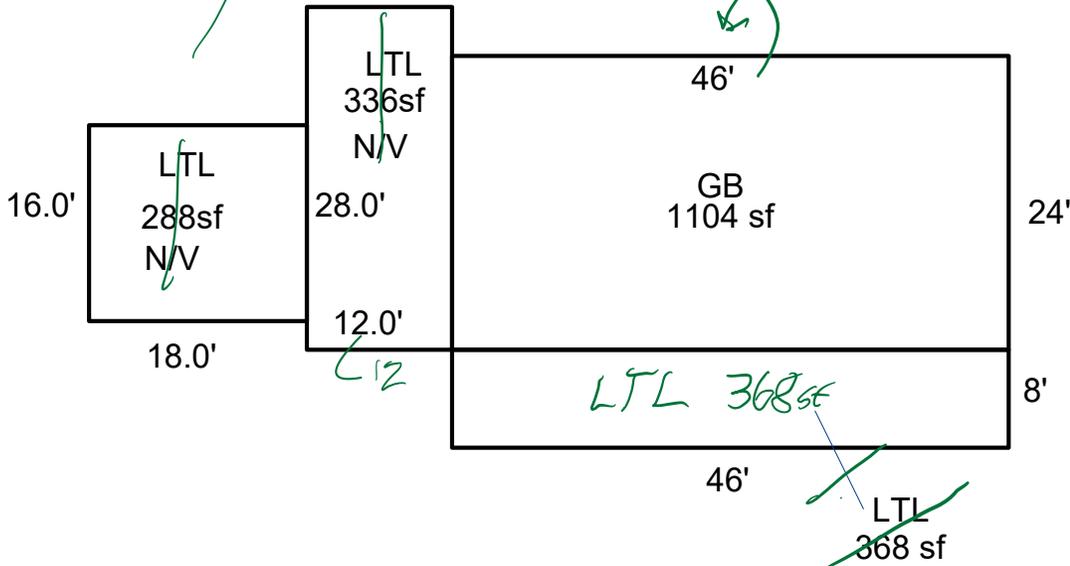
SKETCH

514019
051W21 02000



scale

Align Text



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB | 1.0 | 1104.0 | 140.0 | |
| | LTL | 1.0 | 368.0 | 108.0 | |
| | LTL | 1.0 | 336.0 | 80.0 | |
| | LTL | 1.0 | 288.0 | 68.0 | 2096.0 |

See Next Page for New

COMMENT TABLE 1

APEX BY WWILLIAMS 10/16/25 AGEX 24-006419 60X4

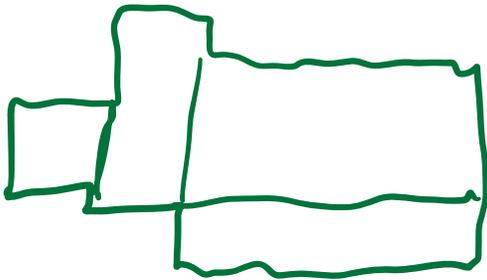
COMMENT TABLE 2

CS 1/13/26

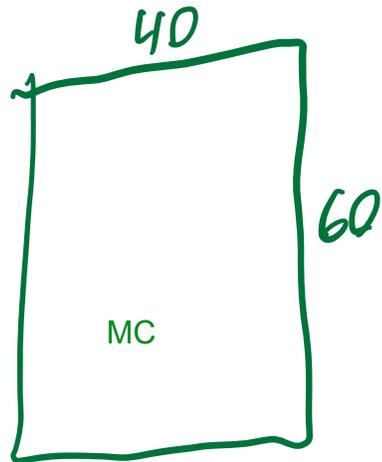
COMMENT TABLE 3

Tegs L3

Net BUILDING cnt 4 (rounded) 2,096



Existing



New



ACCOUNT # 514019 DATE: 1/13/26 RMV CLASS 451 PROP CLASS 951
 MTL 051W210002000 APPR CO TAG Y N
 COMMENTS: NEW MC @ 65%

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 _____ **MC**
 STAT / CLASS 342
 SIZE 2400sf
 FAIR **X**
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 65%
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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: _____

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 _____
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 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 514019

Additions

New Homes

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

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

| | | |
|-------------------------------|----|-----|
| Interior Trim Carpentry | 7% | 90% |
| Floor Coverings & Countertops | 7% | 85% |
| Plumbing Fixtures | 4% | 80% |
| Electrical Fixtures | 3% | 80% |
| Cabinets | 6% | 75% |
| Drywall (Finished) | 5% | 70% |
| Insulation | 3% | 65% |

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: MC

| | % Item | % Sum |
|-------------------------|--------|-------|
| Excavation/Foundation | 10% | 40% |
| Floor - Concrete/Wood | 30% | |
| Walls - Framing | 10% | 65% |
| Walls - Covering/Siding | 15% | |
| Roof - Framing/Trusses | 15% | |
| Roof - Sheathing | 5% | 95% |
| Roof - Cover | 10% | |
| Doors & Windows | 5% | 100% |

APPR C5 Date 1/13/26 YR For 26-27 % COMP 65%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____