

Acct ID: 514016 MTL: 051W210002200 Date: 3/18/26 Appr: CS Prop Class: 551 RMV Prop Class: 551
 Situs: 14021 WILCO HWY NE WOODBURN OR 97071 4.12.26 L3 MaSaNh: 02 06 000 Unit: 62880 Year: 2026

Last Date Appraised: 10/18/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
 Owner: GARCIA, SAMUEL Last Sales Date: 12/11/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 135395

RMV Land: 553910 RMV Imp: 121120 RMV Total: 675030 MAV: 105280 MSAV: 30115 SAV: 101317

Comment: NOT LISTED ON OPEN MARKET.

Notations CODE: 20

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm Use: P how crops

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	03470	0

Land

Site: 2 Code Area: 03470 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 43960 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 10300150

Site: 3 Code Area: 03470 Size: 9.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 454950 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1977 / 10300150

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03470 Stat Class: 132 Year Blt: 1926 Eff Year Blt: 1926 Sq.Ft: 1496 % Complete: 100.00
 Desc: Multi Story above grade R, P, 1948 Dimensions: RMV: 111380
 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	3	Finished	1136	2	FB-1	1926	1926	KIT-, BATH - 1, ROOF, HVAC	Y N
Attic	3	Finished	360	1	0	1926	1926	HVAC	Y N
Garage Attached	3	Finished	320	0	0	1926	1926	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	1	1926	4978	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03470 Stat Class: 353 Year Blt: 1978 Eff Year Blt: 2000 Sq.Ft: 2016 % Complete: 100.00
 Desc: Machine Shed (MS) 2000 Dimensions: 84x24 RMV: 6420
 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
Machine Shed	5	Finished	2016	0	0	1978	1978	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 03470 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 2000 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) 2000 Dimensions: 24x8 RMV: 980
 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	5	Finished	192	0	0	1978	1978	<u>FAIR</u>	Y N

Accessories

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

Bldg: 4 Code Area: 03470 Stat Class: 341 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 252 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 18x14 RMV: 2340
 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	6	Finished	252	0	0	1973	1973	FAIR

Accessories

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

Bldg: 5 Code Area: 03470 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 240 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 0
 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	5	Finished	240	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 03470 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 6x6 RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

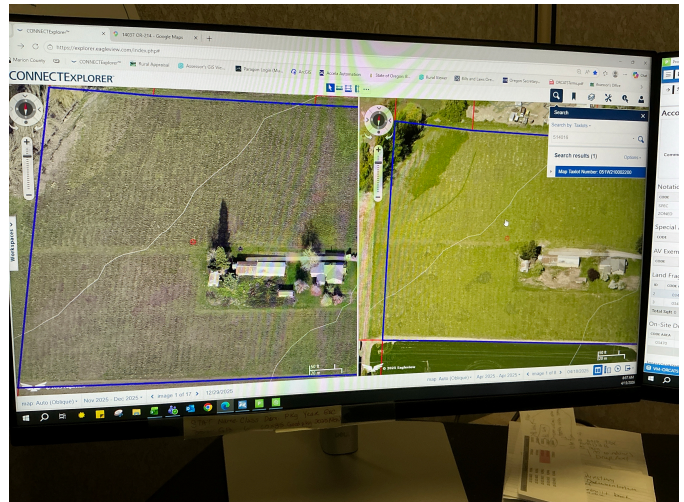
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	36	0	0	0	0	Exception: Y N

Accessories

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



Row Crops



R14016

21 051W
051W-21 -02200 43494-000
502 (551) 0-4C A63 103-00-15-0
MOLODIH, MIN & NATALIA

10.00 ACRES

14021 WILCO HY NE
V0234P1206RD

07/18/95

R14016

BUILDING DIAGRAM AND OUTBUILDINGS

43494-000

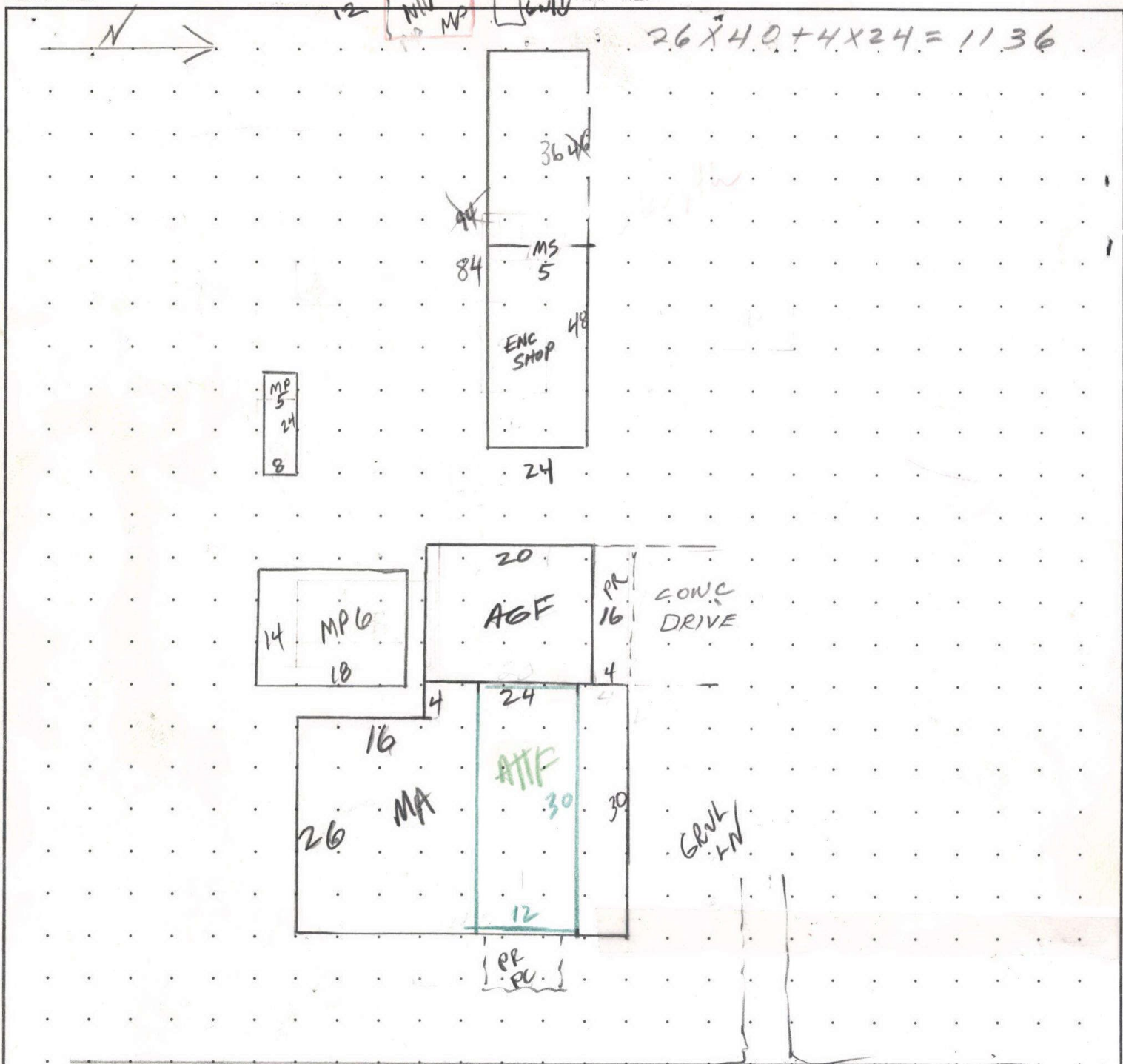
2767

20 24

21-5-1W 2200

ACCT. NO.

MAP NO.



WILCO HY RT-2 Box 49 WOODGURN

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
6-25-70	elvb	134 1926
11-19-74	Keyes	
7-10-80	Keyes	1136
7-28-88	Keyes	
1-11-96	CE#10	

26x40 + 4x24 = 1136

(1040) (96)

12x30 = 360

SKETCH/AREA TABLE ADDENDUM

Parcel No 051W21 02200

File No R14016

SUBJECT

Property Address 14021 WILCO HWY NE

City WOODBURN

State OR

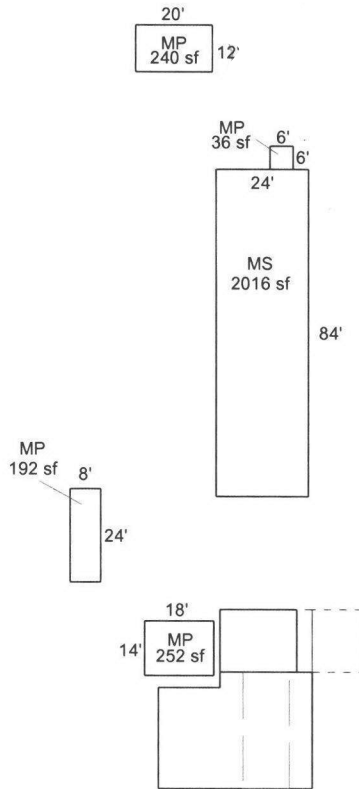
Zip 97071

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



UPD R14016
051W21 02200



See Page 2 For Res Dimensions

Scale: 1 = 50

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1136	140	1136
GLA2	ATTF	1.00	360	84	360
GBA1	MS	1.00	2016	216	
	MP	1.00	192	64	
	MP	1.00	252	64	
	MP	1.00	240	64	
	MP	1.00	36	24	2736
AGF	AGF	1.00	320	72	320
P/P	PR	1.00	64	40	
	CD	1.00	208	58	272

Comment Table 1

APEX BY CE 10/29/10

Comment Table 2

CJ 3/18/26

Comment Table 3

SV L4

Net LIVABLE Area (rounded w/ factors) 1496
 Net BUILDING Area (rounded w/ factors) 2736

SKETCH/AREA TABLE ADDENDUM

Parcel No 051W21 02200

File No R14016

Property Address 14021 WILCO HWY NE

City WOODBURN

State OR

Zip 97071

Owner

Client

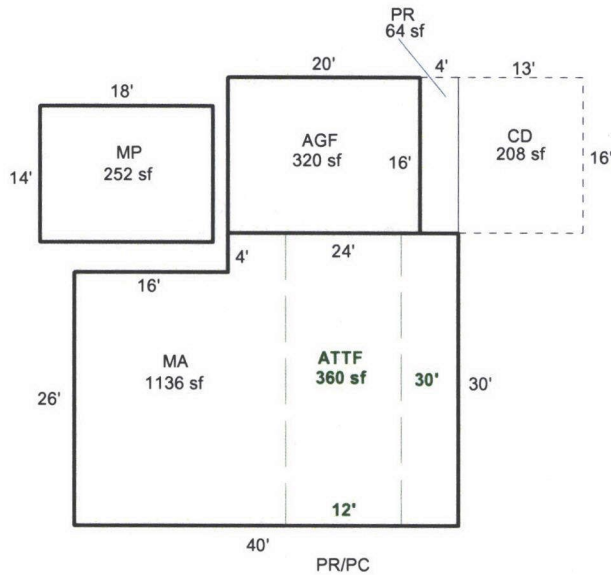
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R14016 UPD
051W21 02200

See Page 1 for All Bldgs



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1136	140	1136
GLA2	ATTF	1.00	360	84	360
GBA1	MP	1.00	252	64	252
AGF	AGF	1.00	320	72	320
P/P	PR	1.00	64	40	
	CD	1.00	208	58	272
Net LIVABLE Area		(rounded w/ factors)			1496
Net BUILDING Area		(rounded w/ factors)			252

Comment Table 1

APEX BY CE 10/29/10

Comment Table 2

Comment Table 3

R14016 051W21 02200 Appr #: _____ Date _____ Prop Class 551 Prop Code A63S
 Situs Address 14021 WILCO HY NE Franchise Code 31 Year For: 2010-2011
 Owner MOLODIH, MIN &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 153,860 ✓ RMV Imp: 78,980 ✓ RMV Total: 232,840 M50 Total: 98,350

Segment	MP	MP					Land
Class	S	S					
Dim/Size	20x12	6x6					
Foundation	FRAME	POST					
Exter Wall	WOOD	WOOD					
Wall Height	8	8					
Inter Finish							
Roof Cover	METAL	METAL					
Roof Style	GABLE	GABLE					
Flooring	DIRT	DIRT					
Plumbing							
Electric	NIV						
Misc.	WOOD						
Yr Blt	INV. ONLY						
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008N	1.00		
3	TWO BENCH IRR	008NI	9.00		

Eff Acres 34.57 Companion Accounts R14011 051W21 02300

ROUTING SLIP

Date 10/29/10 Clerk Chris

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response 11.2.10

Reviewed by lead appraiser/comments _____

R14016 051W21 02200 Appr #: 31 Date 10.18.10 Prop Class 551 Prop Code A63S
 Situs Address 14021 WILCO HY NE Franchise Code 31 Year For: 2010-2011
 Owner MOLODIH,MIN &

Tags Cycle Sales Verification Other: _____
 Notes: NO LCBMS, ANOTHER CONFIRMED ADD Y1'S, ADD MD'S CHANGES AS NOTED

RMV Land: 153,860 RMV Imp: 78,980 RMV Total: 232,840 M50 Total: 98,350

Seg.Type MA Seg. # 1.1 Method: R05 ARCMP Class 3 Area 1136 Eff Area 1136
 Length Width Roof Cover COMP Plumbing BATH1 Heat BB
 ✓ Fireplace Inter. Comp: H&F CHANGE EST Bedrooms 2
 Year Built 1926 Eff. Year Built 1926 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 44,660
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type ATTF Seg. # 1.2 Method: R05 Class 3 Area 360 Eff Area 360
 Length Width Roof Cover Plumbing Heat BB
 ✓ Fireplace Inter. Comp: Bedrooms 1
 Year Built 1926 Eff. Year Built 1926 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 11,820
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGF Seg. # 1.3 Method: R05 ARCMP Class 3 Area 320 Eff Area 320
 Length 20 Width 16 Roof Cover COMP Plumbing Heat
 ✓ Fireplace Inter. Comp: Bedrooms
 Year Built 1926 Eff. Year Built 1926 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 9,270
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type CD Seg. # 1.4 DELETE Method: R05 Class Y13F = CD Area 208 Eff Area 208
 Length 16 Width 13 PR'S PC'S
 ✓ Year Built Eff. Year Built: 1926 Cond. P F A G E % Comp ___ Econ ___ RMV: 630
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type MS Seg. # 2.1 Method: F98 Class 5 Area 2256 Eff Area 2256
 Length 24 84 Width 24 Foundation CONC Ex. Wall 10FT;METAL Roof Cover METAL
 ✓ Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. 220V Yr. Blt. Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 8,980
 Lump Sum ___ Except Code/Year ___ Comments ADJUSTING DIM & SQ FTG

Seg.Type MP Seg. # 3.1 Method: F98 Class 5 Area 192 Eff Area 192
 Length 24 Width 8 Foundation FRAME Ex. Wall 8FT;METAL Roof Cover METAL
 ✓ Roof Style GABLE Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,450
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type MP Seg. # 4.1 Method: F98 Class 6 Area 252 Eff Area 252
 Length 18 Width 14 Foundation CONC Ex. Wall 8FT;MASNRY Roof Cover SHAKE
 ✓ Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1973
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 2,170
 Lump Sum ___ Except Code/Year ___ Comments ___





43494-000.

21-5-1W