

Acct ID: 515017 MTL: 052W240002300 Date: 3/16/26 Appr: CJ Prop Class: 551 RMV Prop Class: 451
 Situs: 13570 BOONES FERRY RD NE WOODBURN OR 97071 MaSaNh: 02 06 000 Unit: 29761 Year: 2026

Last Date Appraised: 04/13/2010 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:
 Owner: DELOYA NAVARRETE, JUAN Last Sales Date: 09/30/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 204490
 RMV Land: 422290 RMV Imp: 247130 RMV Total: 669420 MAV: 158160 MSAV: 46330 SAV: 105514

Comment: **NOT LISTED ON OPEN MARKET**

Notations **CODE:20**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

*Farm USE: Vegetables
 possible Livestock*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	03600	0

Land

Site: 1 Code Area: 03600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 76600 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 04-05: FARM USE APPROVED, NURSERY , NOT SPECIALLY ASSESSED FROM 96-97 THRU 03-04 06-07: RECALC SETUP;#36 11-15-05 06-07: 3.3 ACRES DISQ FARM DEF, PAT LIAB //F04-917 RWT

Site: 3 Code Area: 03600 Size: 3.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 290690 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 04-05: FARM USE APPROVED, NURSERY , NOT SPECIALLY ASSESSED FROM 96-97 THRU 03-04 06-07: RECALC SETUP;#36 11-15-05 06-07: 3.3 ACRES DISQ FARM DEF, PAT LIAB //F04-917 RWT

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 03600 Stat Class: 131 + Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 2384 % Complete: 100.00
 Desc: One Story Only *R, S, EP* *2000* Dimensions: RMV: 204650
 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	2384	3	FB-2	1976	1976	ROOF, FP - 1, HVAC, KIT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1976	12380	1	Y N

Bldg: 4 Code Area: 03600 Stat Class: 108 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 8720
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	3420	1994	8721	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 03600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100.00
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 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	Exception
Pump House	0	Finished	64	0	0	0	0		Y N

Accessories

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

Bldg: 3 Code Area: 03600 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1998 Sq.Ft: 1800 % Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 60x30

RMV: 19050

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	1800	0	0	1995	1998	FAIR	

Accessories

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

Bldg: 5 Code Area: 03600 Stat Class: 353 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1080 % Complete: 100.00

Desc: Machine Shed (MS)

Dimensions: 36x30

RMV: 11730

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
Machine Shed	5	Finished	1080	0	0	2007	2007	FAIR	

Accessories

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

Bldg: 6 Code Area: 03600 Stat Class: 354 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 960 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions:

RMV: 2630

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	5	Finished	960	0	0	1998	1998	FAIR	

Accessories

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

Bldg: 7 Code Area: 03600 Stat Class: 354 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 120 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions:

RMV: 350

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	5	Finished	120	0	0	2008	2008		

Accessories

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

052W24 02300

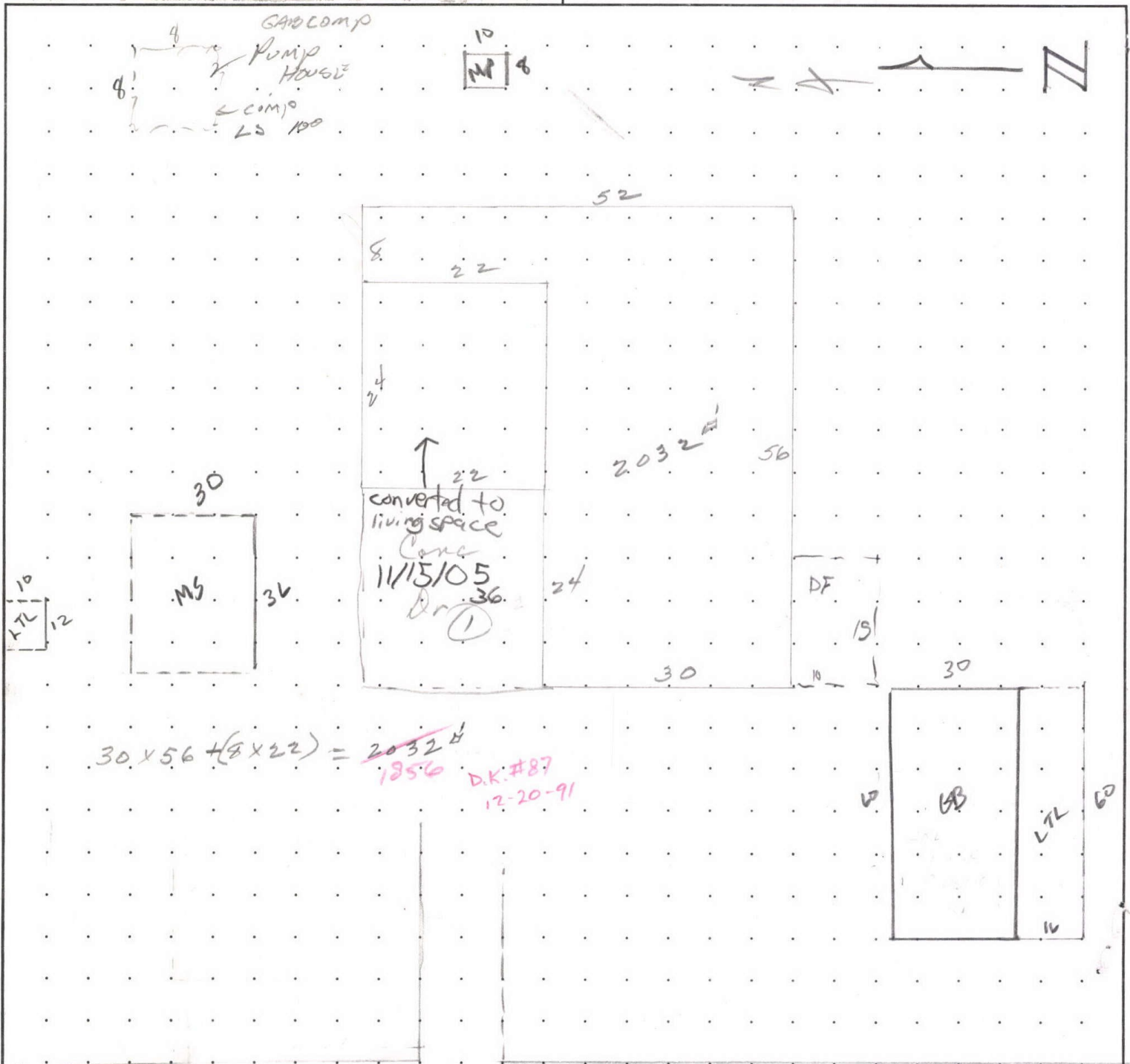
R15017

4.30 AC

13570 BOONES FERRY RD NE
WOODBURN, OR 97071

R15107

44361-000



$30 \times 56 + (8 \times 22) = 2032$
~~2032~~
 1856 D.K.#87
 12-20-91

13570 Boones Ferry Rd

Pt 2 Box 383 Woodburn

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
12-5-76	Stan	76 Acres 12-1-80 95000 corrected to 1856x ATS 12/20/91
8-13-80	LowL	
12-20-91	D.K.#87	
2-96	9215	
4-13-10	19 Sap	

SKETCH/AREA TABLE ADDENDUM

Parcel No R15017

File No 052W24 02300

SUBJECT

Property Address 13570 Boones Ferry Rd NE

City Woodburn

State OR

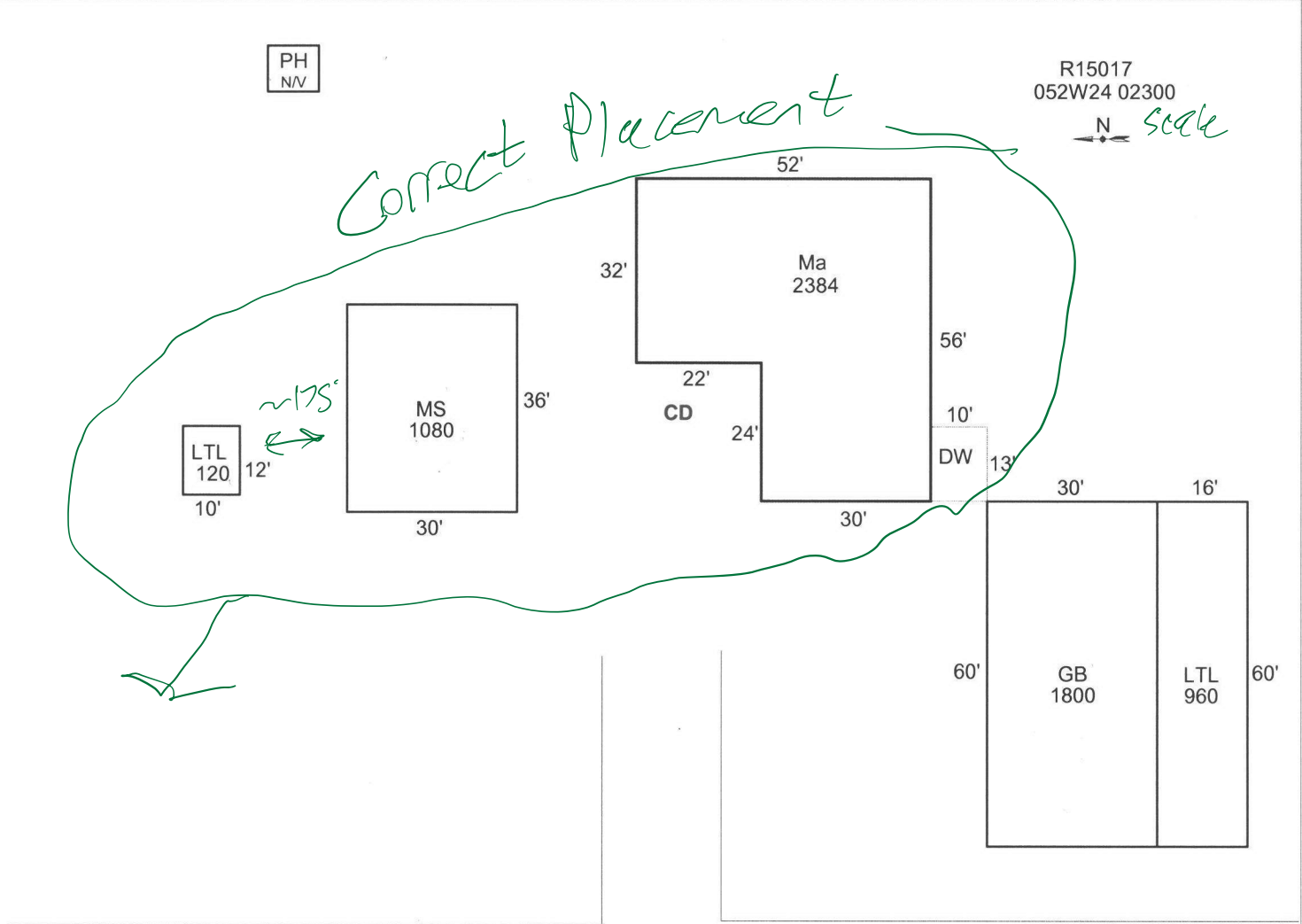
Zip 97071

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Ma	1.00	2384	216	2384
P/P	DW	1.00	130	46	130
OTH	GB	1.00	1800	180	
	LTL	1.00	960	152	
	PH	1.00	72	34	
	MS	1.00	1080	132	
	LTL	1.00	120	44	4032

Comment Table 1

Apex by JA 8/31/09

Comment Table 2

CS 3/16/26

Comment Table 3

SU L4

Net LIVABLE Area

(Rounded w/ Factors)

2384

ID # R15017
 MTL 52W-24-02300
 APP # 31 DATE 8/20/09

PROP CLASS _____
 PROP CODE _____
 SITUS 13570

Additional Comments:
ADD MS & LTL; ALSO CORRECT
WIDTH ON LTL SOUTH SIDE OF BB FROM 10 TO 16'
SEE SET SHEET

TAG yes no

Segment _____ Class _____ Area _____
 Eff. Area _____
 Roof Cover arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing _____
 Heat AC BB Ceilg FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Enclv e/p Hrth e/p
 Prefb e/p Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Trash
 # Bedrooms _____
 Yr blt _____ Eff yr _____
 Condition P F A G E
 Quality - minus Straight plus+
 %Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments:

Segment _____ Class _____ Area _____
 Eff. Area _____
 Roof Cover arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing _____
 Heat AC BB Ceilg FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Enclv e/p Hrth e/p
 Prefb e/p Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Trash
 # Bedrooms _____
 Yr blt _____ Eff yr _____
 Condition P F A G E
 Quality - minus Straight plus+
 %Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments:

Segment	MS	LTL
Class	S	S1
Dimensions	36x30	12x10 EST
Area		
Foundation	POST	POST
Exter Wall	BLENAM	WOOD
Wall Height	8	8
Roof Cover	BLENAM	BLENAM
Roof Style	GABLE	SHED
Flooring	DIRT	DIRT
Inter. Finish		
Plumbing		
Electric	110V	
Stalls/#		
Tack Room		
Washroom		
Misc.	PR MR. QUER	
	BEEN HERE SINCE 2007	
Yr Blt	2007	2009 EST
Eff Yr	2007	2009
Cond.	AUE	AUE
Func.	80 FUNC = OPEN ENDS	
% Comp.	100	100
LUMP SUM		
Except. Code	NEW	NEW
Except. Notes	(NO SB 125)	

Segment _____ Class _____ Area _____
 Eff. Area _____

Roof Cover arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood

Plumbing _____

Heat AC BB Ceilg FA H-wtr HP SC ST Zonal

Fireplace Dbl e/p Enclv e/p Hrth e/p
 Prefb e/p Sgl e/p Zerocl

Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Trash

Bedrooms _____
 Yr blt _____ Eff yr _____

Condition P F A G E
 Quality - minus Straight plus+

%Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments: _____

Segment _____ Class _____ Area _____
 Eff. Area _____

Roof Cover arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood

Plumbing _____

Heat AC BB Ceilg FA H-wtr HP SC ST Zonal

Fireplace Dbl e/p Enclv e/p Hrth e/p
 Prefb e/p Sgl e/p Zerocl

Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Trash

Bedrooms _____
 Yr blt _____ Eff yr _____

Condition P F A G E
 Quality - minus Straight plus+

%Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments: _____

Account Notes: _____

38.5 = 73
 8.5

75

R15017 052W24 02300 Appr #: _____ Date _____ Prop Class 551 Prop Code A93
 Situs Address 13570 BOONES FERRY RD NE Franchise Code 31 Year For: 2010-2011
 Owner HILDEBRANT, PAUL D

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 221,040 RMV Imp: 149,610 RMV Total: 370,650 M50 Total: 128,950

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM HOMESITE	008N	1.00		
2	FARM OSD	OSDA.RUR			
3	TWO BENCH IRR	008N	3.30		

Eff Acres Companion Accounts

Date 5/3/10 Clerk Chris ROUTING SLIP

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 Sue 5/4/10

Reviewed by lead appraiser/comments _____

R15017 052W24 02300 Appr #: 19 Date 4-13-10 Prop Class 551 Prop Code A93
 Situs Address 13570 BOONES FERRY RD NE Franchise Code 31 Year For: 2010-2011
 Owner HILDEBRANT, PAUL D

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 221,040	RMV Imp: 149,610	RMV Total: 370,650	M50 Total: 128,950
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Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 2384 Eff Area 2384
 Length Width Roof Cover Archd COMP Plumbing BATH2 Heat FA
 Fireplace SGL-P Inter. Comp: H&F, Rng, DW Bedrooms 3
 Year Built 1976 Eff. Year Built 1976 Cond. P F A G E
 Adj Codes RLCM3;R3+QLTY Qty 3+ % Comp ___ Func ___ Econ ___ RMV: 107,420
 Lump Sum ___ Except Code/Year ___ Comments _____

Accessory Improvements

Seg.Type YI3A Seg. # 1.2 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 4,000
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type AD Seg. # 4.1 Method: R05 Class Area 3420 Eff Area 3420
 Length Width
 Year Built Eff. Year Built: 1994 Cond. P F A G E % Comp ___ Econ ___ RMV: 8,120
 Lump Sum ___ Except Code/Year ___ Comments _____

Out Buildings

Seg.Type PH Seg. # 2.1 Method: F;N Class Area 64 Eff Area 64
 Length 8 Width 8 Foundation Conc Ex. Wall Plywd Roof Cover Comp
 Roof Style Gable Floor Conc Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum N Except Code/Year ___ Comments _____

Seg.Type GB Seg. # 3.1 Method: F98 Class 5 Area 1800 Eff Area 1800
 Length 60 Width 30 Foundation POST Ex. Wall BKENAM;10F Roof Cover BKENAM
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 1995 Eff. Yr. Blt: 1998
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 18,630
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type LTL Seg. # 5.1 Method: F98 Class Area 960 Eff Area 960
 Length 16 Width 60 Foundation Ex. Wall 10FT;BKENA Roof Cover BKENAM
 Roof Style SHED Floor Conc Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1998
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 2,480
 Lump Sum ___ Except Code/Year ___ Comments on GB

Seg.Type MS Seg. # 6.1 Method: F98 Class 5 Area 1080 Eff Area 1080
 Length 36 Width 30 Foundation POST Ex. Wall BKENAM;8FT Roof Cover BKENAM
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 2007 Eff. Yr. Blt: 2007
 Cond. P F A G E Adj. Codes FLCM;FUNC - only inside % Comp ___ Func ___ Econ ___ RMV: 8,570
 Lump Sum ___ Except Code/Year ___ Comments Alpca Barn

Seg.Type LTL Seg. # 6.2 Method: F98 Class 5 Area 120 Eff Area 120
 Length 12 Width 10 Foundation POST Ex. Wall WOOD;8FT Roof Cover BKENAM
 Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2008 Eff. Yr. Blt: 2008
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 390
 Lump Sum ___ Except Code/Year ___ Comments Animal shelter



Marion County
OREGON
ASSESSOR'S OFFICE

September 2, 2009

HILDEBRANT, PAUL D
13570 BOONES FERRY RD NE
WOODBURN, OR 97071

RE: Account Number (s) - R15017
Location - 13570 BOONES FERRY RD NE

ASSESSOR
Richard K. Kreitzer
(503) 588-5144
(503) 588-7985 (FAX)

**CHIEF DEPUTY
ASSESSOR**
W.A. Shawn Beaton
(503) 588-5480
(503) 588-7985 (FAX)

**BOARD OF
COMMISSIONERS**
Janet Carlson
Patti Milne
Sam Brentano
(503) 588-5212

**CHIEF
ADMINISTRATIVE
OFFICER**
John Lattimer
(503) 588-5212

WEBSITE
www.co.marion.or.us

Dear Property Owner:

We have completed the processing of your request for special assessment Zoned Farm Deferral on your property.

We have approved 3.3 acres of your property for the program. This approval will be reflected on your **2009-2010** tax statement. One acre for the home site and the on-site developments will received special assessment while the balance of the property is under the Zoned Farm deferral program.

If you have any questions, please feel free to contact this office at (503) 588-5049.

Sincerely,

Jane Allen
Special Assessment Section

G:\GROUP\DIR\Assessor\FARM LETTER\2009 Farm, forest letters R15017approval.doc

- - Appraisal Land and Improvement Information - -
 Property ID: R15017 (Real Estate) 052W24 02300

Neighborhood : NOR.RUR

- - Land Segments - -

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
L1	RURAL RESTRICTIVE	4.3000-AC	\$187,040	\$0
L2	ON SITE DEVELOPMENT		\$34,000	\$0
Land Totals Lgl AC(4.30)		4.3000-AC	\$221,040	

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	RESIDENTIAL	R		2	\$111,420
I2	PUMP HOUSE	F		1	\$0
I3	GENERAL PURPOSE BUILDING	F		1	\$19,100
I4	AD	R		1	\$8,210
I5	LTL	F		1	\$1,590
Improvement Totals					\$140,320

L*-Create Land
 C*L-Copy Land

I*-Create Improvement
 C*I-Copy Improvement

R-Recalculate
 (.) More

Enter selection or <RET> to Exit: _____

FARM OSD ----- OSDA.RUR
 FARM HOMESTE ----- 1.00 AC, USE 008NI
 TWO BENCH IER ----- 3.30 AC

 4.30 AC

31

YR FOR 96-97
ZONE 04C ZONING EFU
DATE APPR 2-5-96
APPR # 2R-15

DEF # ACCT ACRES 4.40
FOR # FIRE PATROL 4.30
STO # MH XREF #1

CLASS 502 TYPE: EFU X SA DEF FOR STO UGB 00 #2
HMSTD LOG DATE

OWNER NAME & ADDR:
MATVEEV, NEFODEY & IRINA
13570 BOONES FERRY RD
WOODBURN OR 97071

REMARKS:
9R-15 10-9-95 NO BERRIES, JUST WEEDS. OWNER
SAYS "FALLOW BETWEEN STRAWBERRY
CROPS."
NO FARMING PRACTICES OBSERVED.
SEND LETTER

SITUS:
13570 BOONES FERRY RD NE
WOODBURN OR 97071

MARKET LAND SCHEDULE (96E - GOOD)
OSD FAIR
SITE VALUE 7400 1,000
ACRE VALUE 27,045
ADJUSTMENT +1,000

STAT CLASS: A-635

3/8/96 Jrg letter #1

CODEAREA 103-00-03-0
YR LAND DESCRIPTION
MKT EFU HMSTD INCREMENT
MKT EFU HOMESITE
77 EFU 2 BENCH IRR

ACRES	TCV-A	NON-HMSTD	HOMESTEAD
			<u>8400</u>
1.00			<u>27,045</u>
3.40 <u>4.30</u>			
4.40			

$\$ 2,636/AC * 1.25 \text{ GOOD} = 27,045$

OSD'S
WELL
&
SEPTIC

5-21-96 NOT FARMING - Field overgrown
with weeds. DisQUALITY. Ref

0505, F04.917 RWT 11/8/04 Jane

5-9-05 Nursery stick planted, P27,

3/8/96 gca

Account Number

Map and Tax Lot

R15017

052W24 02300

Land: 1; Imp: HOMEBASE FOR A PAINTING BUSINESS. //04-05: MRS. OWNER CALLED ON 10-15 STATING SHE IS DOING NURSERY STOCK //ONSITE BY #10 3-11-04 SHOWS PLOWED FIELD, NO CROPS, SENDING INQUIRY LETTER 3-15 //4-6-04: PER #10 HE HAS RECEIVED LETTER AND LEASE FROM OWNER FOR NURSERY STOCK, RETAG FOR 1-05 FOR FOLLOWUP

Nursery stock planted, FU on 02 29, 5-9-05



Marion County
OREGON
ASSESSOR'S OFFICE

May 6, 2004

MATVEEV, IRINA
PO BOX 868
WOODBURN, OR 97071

RE: ACCOUNT NUMBER(S) – R15017

ASSESSOR
Doug Ebner
(503) 588-5144
(503) 588-7985 (FAX)

**BOARD OF
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WEBSITE
www.co.marion.or.us

Dear Property Owner:

We have completed the on-site inspection of the property designated above.

We have approved 3.4 acres of your property for the special assessment Zoned Farm land deferral program for the 2004-2005 tax year. The one acre homesite will remain at market value.

If you have any questions, please feel free to contact this office at (503) 588-5049.

SINCERELY,

**JANE ALLEN
SPECIAL ASSESSMENT SECTION**

G:\GROUPDIR\Assessor\FARM\LETTER\Farm programs\Approval for zoned farm deferral.doc



April 5, 2004

RECEIVED

APR 06 2004

MARION COUNTY ASSESSOR

Clint Luke
Farm/Forest Appraiser
Marion County Assessor's Office
P.O. Box 14500
Salem, OR 97309-5036

Re: Irina Matveev – Marion County Tax Account Number R15017
Property address: 13570 Boones Ferry Road NE, Woodburn, 97071
Our File No. 9401004

Dear Mr. Luke:

This office represents Irina Matveev. I am in receipt of your March 15, 2004, letter to Ms. Matveev indicating that her land that is currently assessed as Exclusive Farm Use may be disqualified and assessed at market value.

I contacted your office on April 1, 2004, and a call was returned to me that same day. At that time I inquired as to the income requirement mentioned in your letter. I was informed that there is no specific income amount required, but that proof of farming must be sent to your office in order to prevent a change of Ms. Matveev's Exclusive Farm Use assessment.

Enclosed is a copy of the Rental Agreement dated October 23, 2003, between Cam's Nursery and Irina Matveev regarding the rental of her 4.5 acres to Cam's Nursery for their nursery business. At the time you were at my client's property you noted that the field was plowed. My client indicates to me that the nursery will be planting the field with various nursery stock within the next month, and that plowing the field was a necessary step prior to planting. The nursery will be selling the plants grown at my client's property for profit, and therefore, as your office confirmed during our discussion, the property would still qualify for the assessment classification of Exclusive Farm Use.

If you have any questions, or need any further information, please feel free to contact my office. Please also contact me if you still intend to remove the classification from the property.

Thank you for your attention to this matter.

Very truly yours,

Sarah A. Matheny
E-mail: sarah@crothers.com
Extension/Voice Message #305

McNary Square Building
750 Front Street NE
Suite 100
Salem, Oregon 97301

Telephone (503) 378-0225
Facsimile (503) 371-2946
www.crothers.com

SAM:tcp
Enclosures
cc: Irina Matveev



12383 Carl Rd. • Woodburn, OR 97071 • Phone (503) 982-1736 • FAX (503) 982-1473

COPY

RENTAL AGREEMENT

Hariton & Nikon Cam (dba Cam's Nursery) will rent 4 1/2 acres located at 13570 Boones Ferry Rd. NE. Woodburn, Or 97071. Rent will start on Nov 1, 2003. Cam's Nursery will pay \$250. per acre. The length of the rent agreement will be for 4 years. Electric will paid by Cam's Nursery month by month per the usage. That amount will be determined by the bill history from the prior year. Cam's Nursery will be responsible for any repairs pertaining to the pump that was caused by their usage. Also Irina Matveev will not be responsible for any injuries by any person on the 4 1/2 acres doing work for Cam's Nursery

Signed *Hariton Cam* Date 10-23-03

Print Hariton Cam

Signed *Irina Matveev* Date 10-23-03

Print Irina matveev



Marion County

OREGON

ASSESSOR'S OFFICE

March 15, 2004

MATVEEV, IRINA
PO BOX 868
WOODBURN, OR 97071

RE: Account Number: R15017

ASSESSOR

Doug Ebner
(503) 588-5144
(503) 588-7985 (FAX)

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WEBSITE

www.co.marion.or.us

Your land identified above has been assessed under the Special Assessment program for zoned farmland in an area zoned as Exclusive Farm Use (EFU). This special valuation is applicable only to land being used exclusively in a bona fide farm operation with the intent of producing a profit in money. In addition, the property must meet an income requirement in three out of the latest five years. Land that does not meet these criteria is not entitled to the special valuation, and must be disqualified and assessed at market value.

An on-site inspection of the property that was conducted on March 11, 2004 indicated that the property was not planted to crops, field was plowed and property was for sale.

If you wish to provide information that would prevent this office from proceeding with the disqualification, it must be presented to us within 30 days of the date of this letter.

If you have any questions concerning this action, please feel free to contact me at (503) 588-5050.

Sincerely,

CLINT LUKE
Farm/Forest Appraiser

SEE ATTACHED
LEASE FROM
CAM NURSERY
RETURN 1-1-05
FOR FOLLOW UP

- - Modify Comments - -

Comments:

Land: 1; Imp: HOMEBASE FOR A PAINTING BUSINESS. //04-05: MRS. OWNER CALLED ON 10-15 STATING SHE IS DOING NURSERY STOCK

3-11-04 410

PLOWED FIELD AT LEAST ONCE

NO CROPS

PROPERTY 4 SALE

F/U DENIED

PICTURES ATTACHED

Enter Comments ('-' to Insert, '+' to Append) or 'X' to Exit:

R15017

SPECIAL ASSESSMENT CHECKS

Account #'S R15017
 MTL'S 052W-24-2300
 Location Description (If NO Address) 13570 BUSINESS FERRY

Appraiser Initials & # MA 31 Inspection Date: 8/20/09
 Describe Observed Farm/Forest Utilization and/or Unused Farm/Forest Acres:
Nursery Stock Alpacas, Vegetables FARM USE OK,
Pure Farm TAGS OK TO PUT BLDG
ON.

Who Was Contacted: Mr. owner Phone # (503) 860-9419
 Date of Contact: 8/20/09 Onsite OR Phone Contact: (Notes and/or recent history of property use)

Pictures Taken: Y OR N Send Letter: INQUIRY INTENT Please specify below any additional comments/notes to Clerks:
 IE Tag for New Building, Soil Class or Prop Code Changes, or If you want a STRONGER than (EASY) Inquiry Letter, Etc.
ADD NEW BLDGS - SEE SUB SHEET - ALSO CORRECTS DIM
ON LTL

Farm Use OK: Y OR N Tag for Follow up visit OR Start Disqualification Date: / /

Appraiser Initials & # _____ Inspection Date: / / _____
 Describe Observed Farm/Forest Utilization and/or Unused Farm/Forest Acres: _____

Who Was Contacted: _____ Phone # _____
 Date of Contact: / / _____ Onsite OR Phone Contact: (Notes and/or recent history of property use)

Pictures Taken: Y OR N Send Letter: INQUIRY INTENT Please specify below any additional comments/notes to Clerks:
 IE Tag for New Building, Soil Class or Prop Code Changes, or If you want a STRONGER than (EASY) Inquiry Letter, Etc.

Farm Use OK: Y OR N Tag for Follow up visit OR Start Disqualification Date: / /

SPECIAL ASSESSMENT CHECKS

Appraiser Initials & # _____	Inspection Date: ____ / ____ / ____	
Describe Observed Farm/Forest Utilization and/or Unused Farm/Forest Acres: _____		
Who Was Contacted: _____	Phone # _____	
Date of Contact: ____ / ____ / ____	Onsite OR Phone Contact: (Notes and/or recent history of property use)	
Pictures Taken: Y OR N	Send Letter: INQUIRY INTENT	Please specify below any additional comments/notes to Clerks:
IE Tag for New Building, Soil Class or Prop Code Changes, or If you want a STRONGER than (EASY) Inquiry Letter, Etc.		
Farm Use OK: Y OR N	Tag for Follow up visit OR Start Disquaification	Date: ____ / ____ / ____

Appraiser Initials & # _____	Inspection Date: ____ / ____ / ____	
Describe Observed Farm/Forest Utilization and/or Unused Farm/Forest Acres: _____		
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Pictures Taken: Y OR N	Send Letter: INQUIRY INTENT	Please specify below any additional comments/notes to Clerks:
IE Tag for New Building, Soil Class or Prop Code Changes, or If you want a STRONGER than (EASY) Inquiry Letter, Etc.		
Farm Use OK: Y OR N	Tag for Follow up visit OR Start Disquaification	Date: ____ / ____ / ____

26-1000-6
10-5
1
46
60

AFPR INITIALS & #: (10) DATE: 6-1-06 ACCOUNT#: 15017 CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: 4.30/31³⁰ Type of Crop: NONE Type of animals: NONE

2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y N Circle one Dry to Irrigated Irrigated to Dry Circle the appropriate one(s)
Soil Class Change: _____

4. UNUSED FARMLAND? Y N Circle one AMOUNT OF ACRES?: AN DESCRIBE STATUS OF UNUSED ACRES: WEEDY PASTURE
NO CROPS - MAYBE A FEW LEFT OVER SCRUBS: FIELD

5. UNPLANTED FOREST LAND ACRES: Y / N Circle one AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y N Circle one

7. NEW BUILDINGS OR MS? Y / N Circle one Describe: _____

8. NO ONE HOME, LCB Y / N

DATE OF PHONE CALL: _____ WHO WAS CONTACTED? 7-7-06 (10)

DISCUSSION NOTES: PROPERTY LISTED 4 SALES
WEEDY PASTURE - APPEARS TO BE A
FEW LEFT OVER NURSERY STOCK
NO RESPONSE TO
10 DAY

9. NEED INQUIRY LETTER SENT? Y N Circle one HAVE PICTURES BEEN TAKEN? Y N Circle one

10. CHECK 1-1- 2 FOR CONTINUED FARM/FOREST QUALIFICATION
DEPENDS ON LETTER

AFPR INITIALS & #: _____ DATE: _____ ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____

2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y / N Circle one Dry to Irrigated Irrigated to Dry Circle the appropriate one(s)
Soil Class Change: _____

4. UNUSED FARMLAND? Y / N Circle one AMOUNT OF ACRES?: _____ DESCRIBE STATUS OF UNUSED ACRES: _____

5. UNPLANTED FOREST LAND ACRES: Y / N Circle one AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N Circle one

8. NO ONE HOME, LCB Y / N

7. NEW BUILDINGS OR MS? Y / N Circle one Describe: _____

DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: _____

9. NEED INQUIRY LETTER SENT? Y / N Circle one HAVE PICTURES BEEN TAKEN? Y / N Circle one

10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION

SPECIALY ASSESSED LAND APPRAISAL CARD

Page _____ of _____

Input Date: ____ / ____ / ____ By _____

Print Date: 4/7/2006

Account # **R15017**

Code Area 10300030

Map Tax Lot: 052W24 02300

Additional Accounts: () Fire Patrol (Y / N) Fire Patrol Acres _____ Inside UGB? (Y / N)
 (That make up this tax lot)

Date Appraised ____ / ____ / ____ Appraiser _____ Year For 2007-08 Account # Acres 4.30

Property Class 551 Prop Code A03S Maint. Area 04C Zoning EFU

Prop Situs Addr: 13570 BOONES FERRY RD NE
 WOODBURN, OR 97071

LAND REAL MARKET VALUE FOR ACREAGE:

Land Seg #	Yr. of Liab.	Land Type	Soil Class/Land Description	Acres	Land Sched.	Land Adj.	Exception Codes
R15017.1		1021	EFU HOMESITE	1.00	_____	_____	_____
R15017.2	77	3220	TWO BENCH IRR	3.30	_____	_____	_____
R15017.3	4	1001	EFU HMSTD INCREMENT		_____	_____	_____

of Farm Related Homesites _____

Remarks _____

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

See "Over" for Farm Use Info

Effective Acres: 4.40
 (Basis of Market Value)

- - Property Event Entry - -

Prop ID: R15017 (Real Estate) Owner: (528828)
 MTL : 052W24 02300 HILDEBRANT, PAUL D
 Legal : ACRES 4.30, 06-07: 3.3 ACRES DISQ FARM
 DEF, PAT LIAB \$7207.66

- Event ID : 2117449
 - 1. Event Code : 2009FARM
 - 2. Description : FARM/FOREST INFORMATION
 - 3. Event Date : 08/06/09
 - 4. Event Time : 09:32am
 - 5. Staff ID : ACROCKET
 - 6. Comment : 09-10: TALKED TO MR OWNER 8-6-09, WANTS ON FARM DEFERRAL AND WILL PROVIDE PROOF OF NURSERY STOCK SALES FOR 2009. PLEASE VERIFY FARM USE.
- Source : EVENT

*Please call before going out
503/860 9419*

Enter Field Number or <RET> to Exit: _____

Base 42-60'

11.5

60



10.30.95



10 30 '95



R15017

30x36 MS

8/24/09



R15017

11/15/05

36



R15017

12x10 LTL



02/07/2007

R15017

8x8 PH



02/07/2007

R15017

30 x 60 GB
10 x 60 LTV



02/07/2007

R15017

30 x 36 MS



02/07/2007

R15017

Rear of Res



02/07/2007

R 15017

Res

FORMERLY IN NURSERY STOCK
NOW WEEDY PASTURE



LISTED 4 SALE

SUBJECT
RES



~~06-1-06~~
1215017

52W 24 2300







R15017 - 52w24 02300

NURSERY STOCK JL 29

5-9-05

3-11-04





4 Sale Sign

52W 24 2300

LOOKS LIKE THE FIELD WAS PLOWED
NO MORE THEN ONCE. NO CROPS
OBSERVED

