

Summary

Lead Appr: WW 11/3 Clerk: _____ Lead Clerk: _____ Appr: MDL Inspect

Print Date: 9/29/2025

Acct ID: 535509 MTL: 092W22D001300 Date: 10/21/25 Appr: MDL Prop Class: 459 RMV Prop Class: 409
Situs: 12713 WOODPECKER DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 37797 Year: 2025

Last Date Appraised: 09/10/2024 Appraiser: MATT LORD Tag: Y N Tag info:
Owner: COOPER, BRANDON C Last Sales Date: 06/09/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 229060
RMV Land: 378160 RMV Imp: 167100 RMV Total: 545260 MAV: 229060 MSAV: 0 SAV: 0
Comment:

26 Sale-Resale

OSDs 26-27 Sale MLS 825706 DOM 57

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR <u>AVB</u>	40000	05545	0

Land

Site: 1 Code Area: 05545 Size: 3.97 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2B1SS Value Source: Rural Restrictive Description: TWO BENCH IRR SOUTH SPECIAL RMV: 258450 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:
 Comments: 00550040 05-06: DISQUALIFY PROPERTY FROM FARM DEF. /06-07: FARM USE OK

Site: 2 Code Area: 05545 Size: 1.28 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 79710 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:
 Comments: 00550040 05-06: DISQUALIFY PROPERTY FROM FARM DEF. /06-07: FARM USE OK

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 05545 Stat Class: 467 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1620 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 141930
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	6	Finished	1620	4	FB-2	2005	2005	BATH - 2, SKRT+, HVAC+, KIT, ROOF	Y N

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 107 Year Blt: Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: RMV: 18580
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	2005	17527	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05545 Stat Class: 354 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 288 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 24x12 RMV: 230
 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	288	0	0	1980	1980		Y N

Accessories

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

Bldg: 2 Code Area: 05545 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 576 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 24x24 RMV: 6360
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

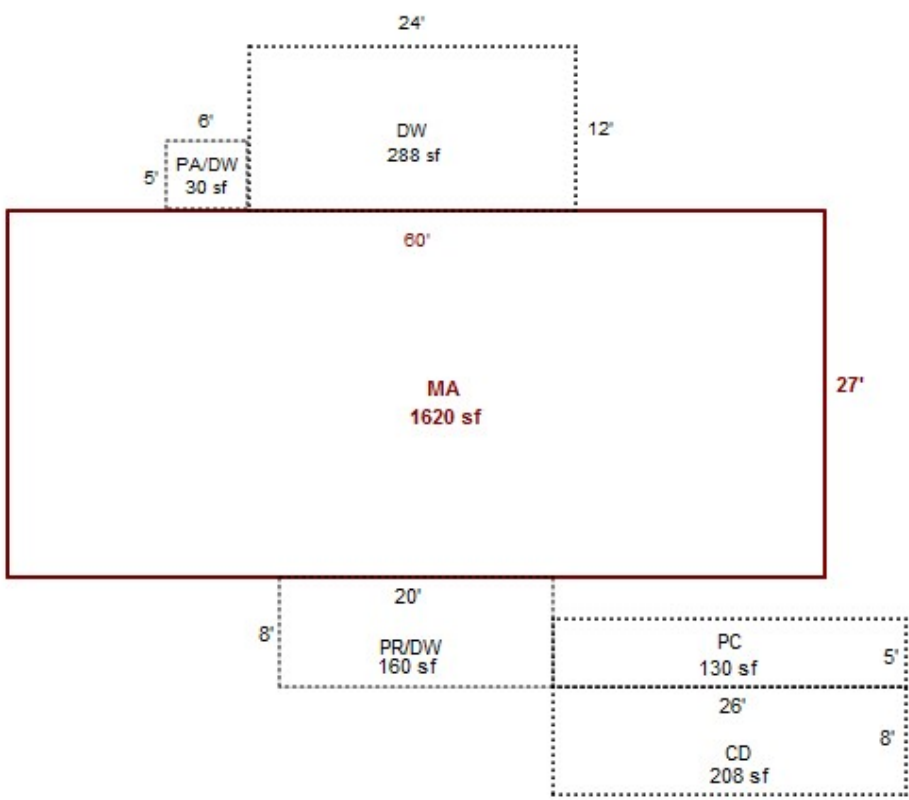
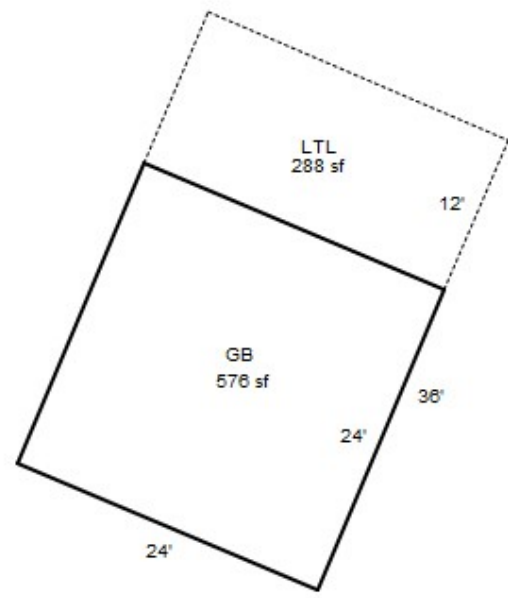
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	576	0	0	1998	1998	FAIR
								Exception: Y N

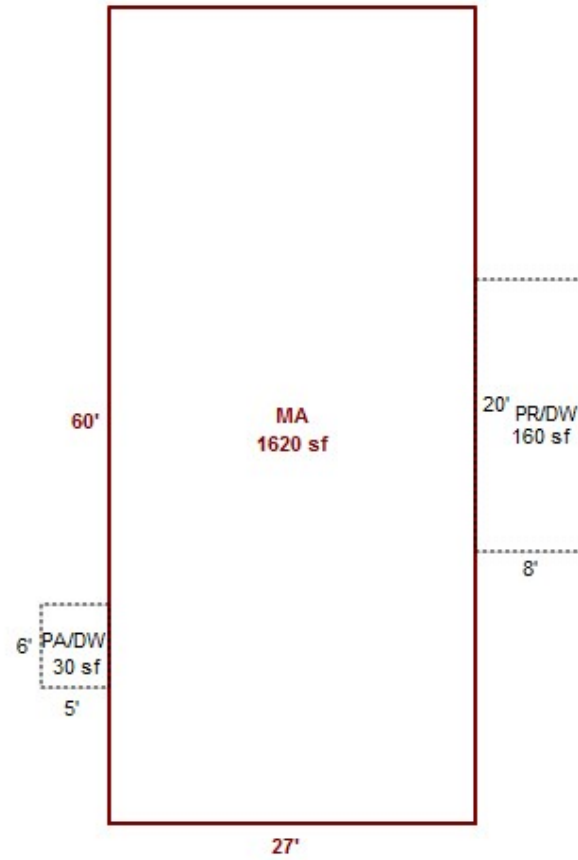
Accessories

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

R35509
092W22D 01300
SCALE=1:20



R35509
092W22D 01300
SCALE=1:20



4-18-19

R35509 GB & LTL



4-18-19

R35509 MFS 60x27





2017. 11. 27 13:37



Acct ID: 535509 MTL: 092W22D001300 Date: **9.10.24** Appr: **WW** Prop Class: 459 RMV Prop Class: 459
 Situs: 12713 WOODPECKER DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 37797 Year: 2024

Last Date Appraised: 04/18/2019 Appraiser: MATT LORD Retag: Y N Tag info:
 Owner: KNIELING, DORIS V Roll Type: R
 Cycle Tag Sales Verification Other: **VEA Exempt IQ** Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 205920
 RMV Land: 306230 RMV Imp: 149220 RMV Total: 455450 MAV: 205920 MSAV: 0 SAV: 0
 Comment:

UPDATE SOIL, MOVE YI, UPD INV

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	05545	0

Land

Site: 1 Code Area: 05545 Size: 5.25 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BISS Value Source: Rural Restrictive Description: TWO BENCH IRR SOUTH SPECIAL RMV: 271230 Exception: Y N
 Adjustment(s): IRR, GSOIL **3.97 2BISS 1.28 2BDSS** Fire Patrol: Description:
 Comments: 00550040 05-06: DISQUALIFY PROPERTY FROM FARM DEF. /06-07: FARM USE OK

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 05545 Stat Class: 467 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1620 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 142280
 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	6	Finished	1620	4	FB-2	2005	2005	BATH - 2, KIT, HVAC+, ROOF, SKRT+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	6	208	2018	629	1	Y N
DECK	6	30	2005	416	1	Y N
DECK	6	160	2005	2218	1	Y N
DECK	6	288	2005	3992	1	Y N
PATIO	6	130	2005	450	1	Y N
ROOF EXTENSION OR PATIO COVER	6	30	2005	548	1	Y N
ROOF EXTENSION OR PATIO COVER	6	160	2005	2923	1	Y N

change to 107 Y13AVG 2005

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05545 Stat Class: 354 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 288 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 24x12 RMV: 310
 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
Lean-to Light Duty	4	Finished	288	0	0	1980	1980	FAIR	Y N

Accessories

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

Bldg: 2 Code Area: 05545 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 576 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x24 RMV: 6630
 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
General Purpose Bldg	5	Finished	576	0	0	1998	1998	FAIR	Y N

Accessories

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



4-18-19

R35509 MFS 60x27



092W22D 01300

R35509

551 01E A99

00550040

00550040

4.1.2003

KNIELING, JACOB J & DORIS V

5.25 Acres

12713 WOODPECKER DR SE

5ve

1/30/02

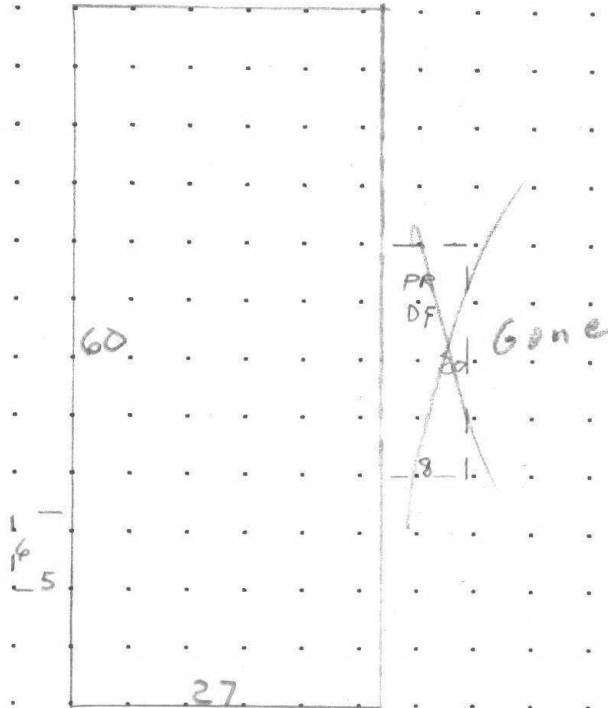
767 3012

M336116 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R35509

MAP NO: 092 W 22 D TAX LOT: 01300

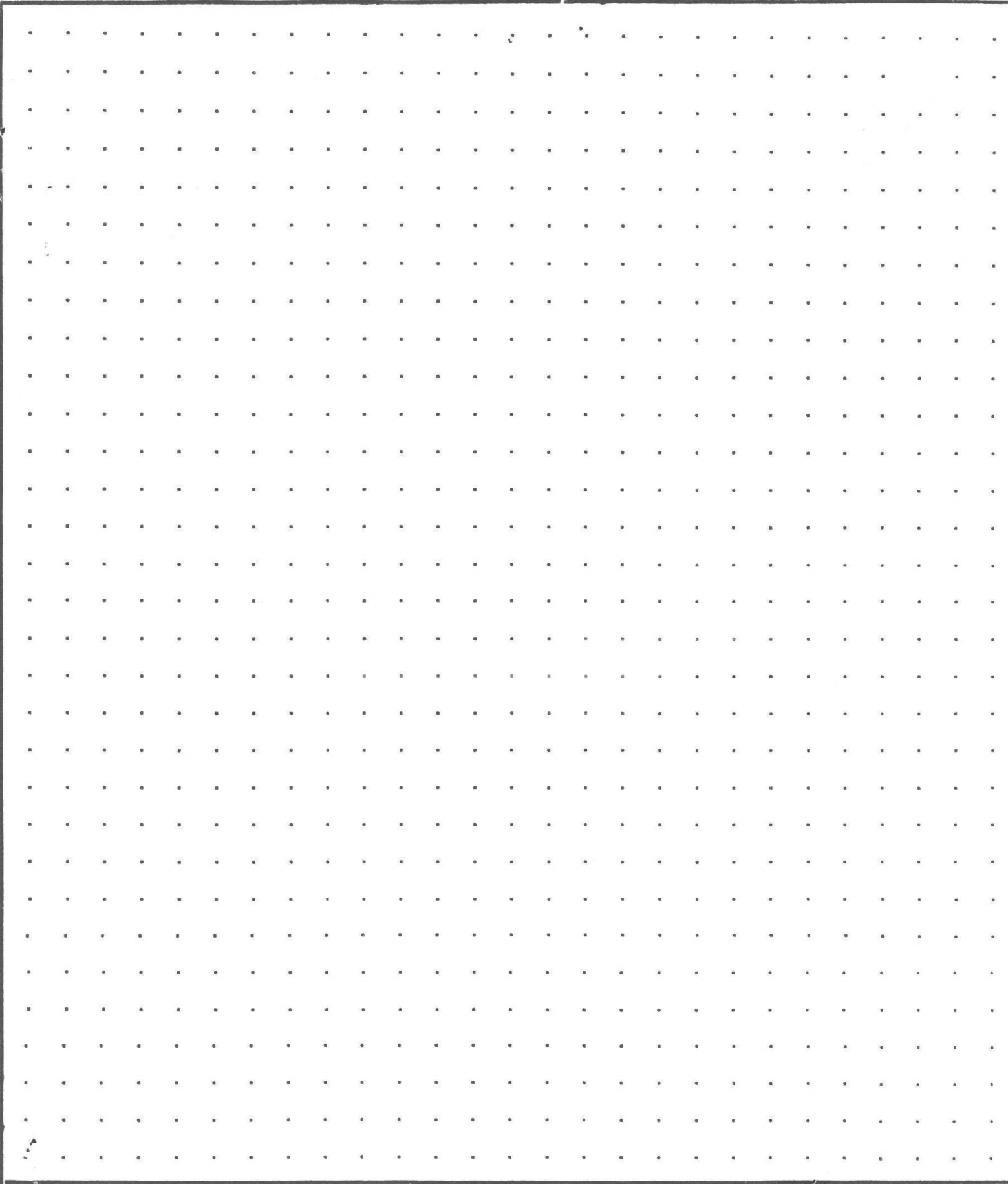
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N



CALCULATIONS: $27 \times 60 = 1620 \text{ sq ft}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 2005	ADDRESS: 12713 Woodpecker Dr, SS	SALES	
DATE	BY	REMARKS:	BUILDER: Oakwood	Date	Am't.
1/9/06	36	Cycle NW			
11-27-17	96				
4-18-19	per				



CALCULATIONS:

SCALE: 1" = 20'

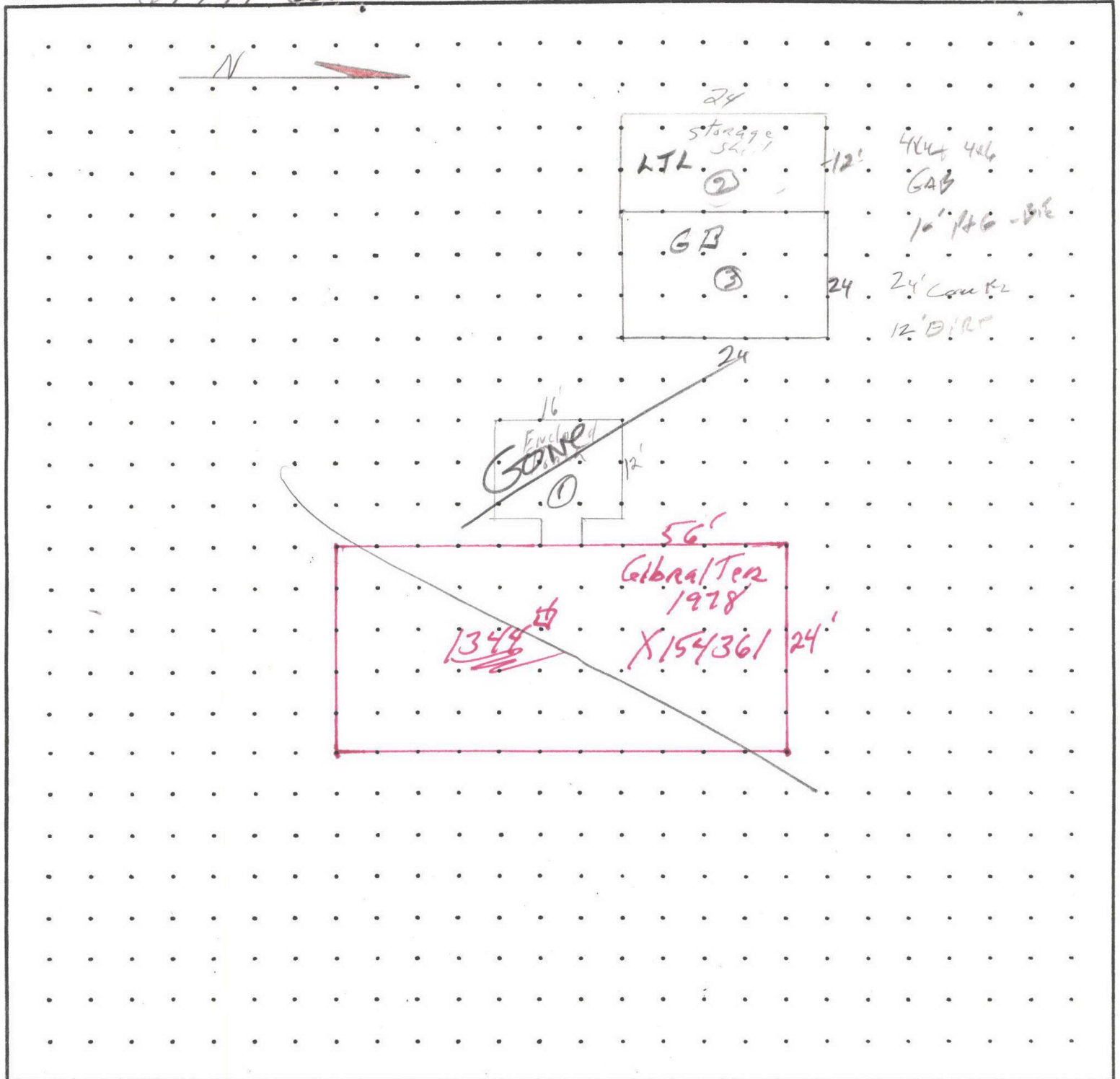
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

61797-000

MAP NO.

22-9-2W



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
12-18-84	Allan	
5-28-92	R # 83	
8-01-02	Kinney ³⁴	NW

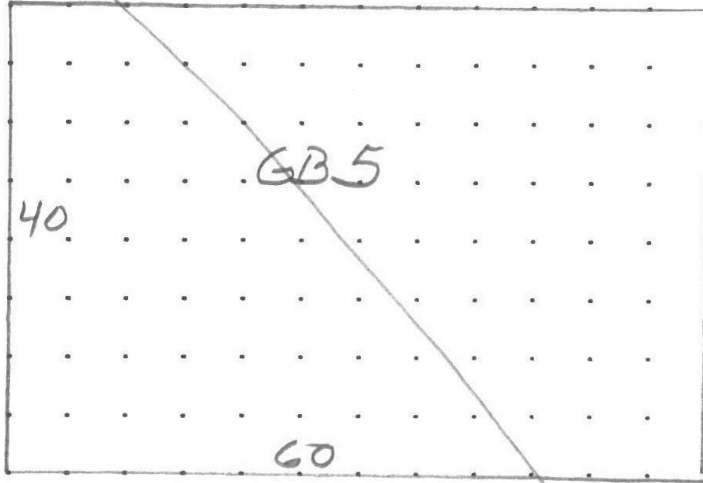
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R35509

MAP NO: 092W22D TAX LOT: 01300



Gone / Fire 11/3/04



MFS. 200 FT →

CALCULATIONS:

$$40 \times 60 = 2400 \text{ \#}$$

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT: 2006

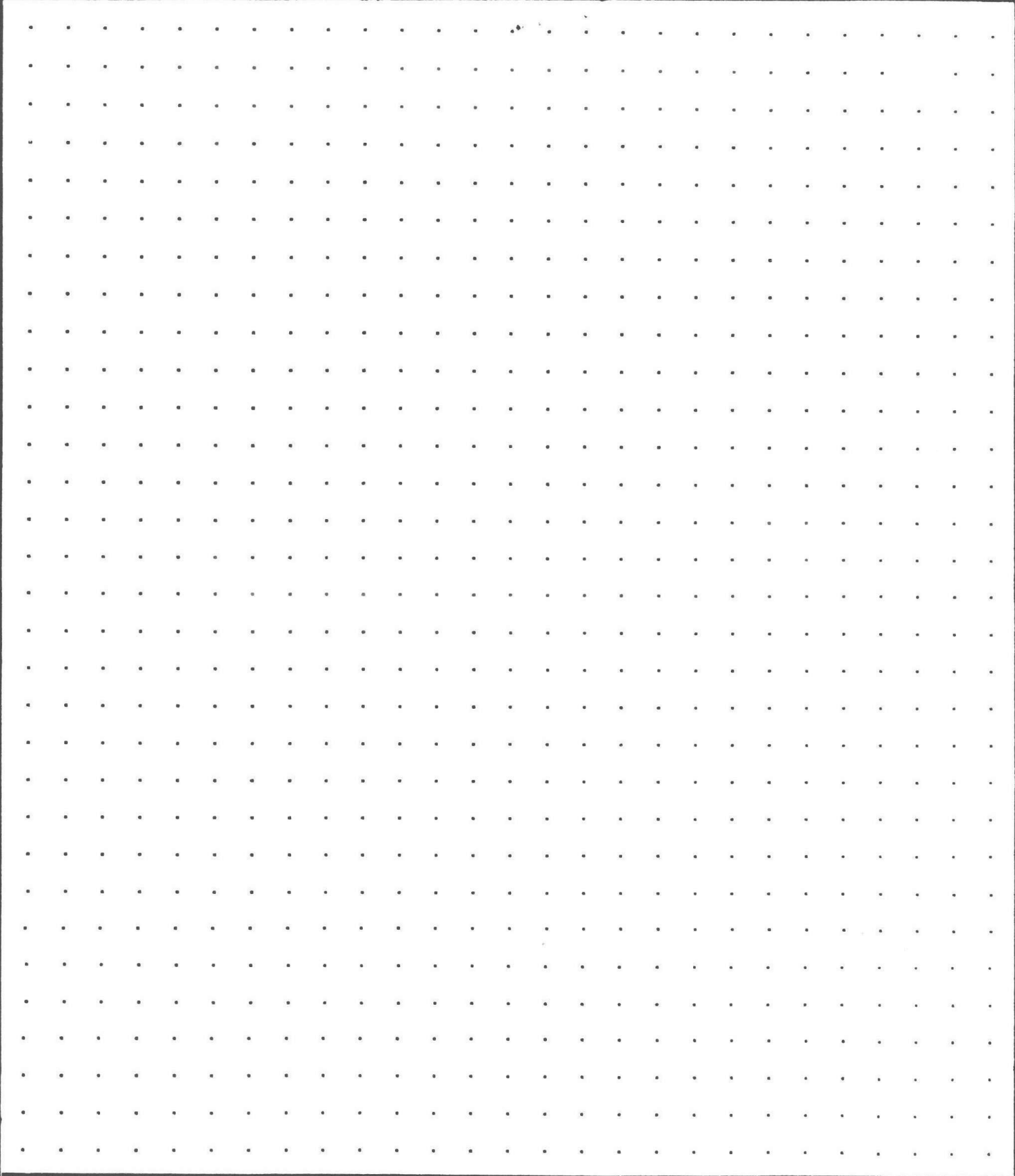
ADDRESS: 12713 Woodpecker Dr SE

SALES
Date Amt.

DATE
4/06/07

BY
36

REMARKS: _____
BUILDER: _____



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 092W22D 01300

File No R35509

Property Address 12713 WOODPECKER DR SE

City TURNER

County MARION

State OR

Zip 97392


Owner

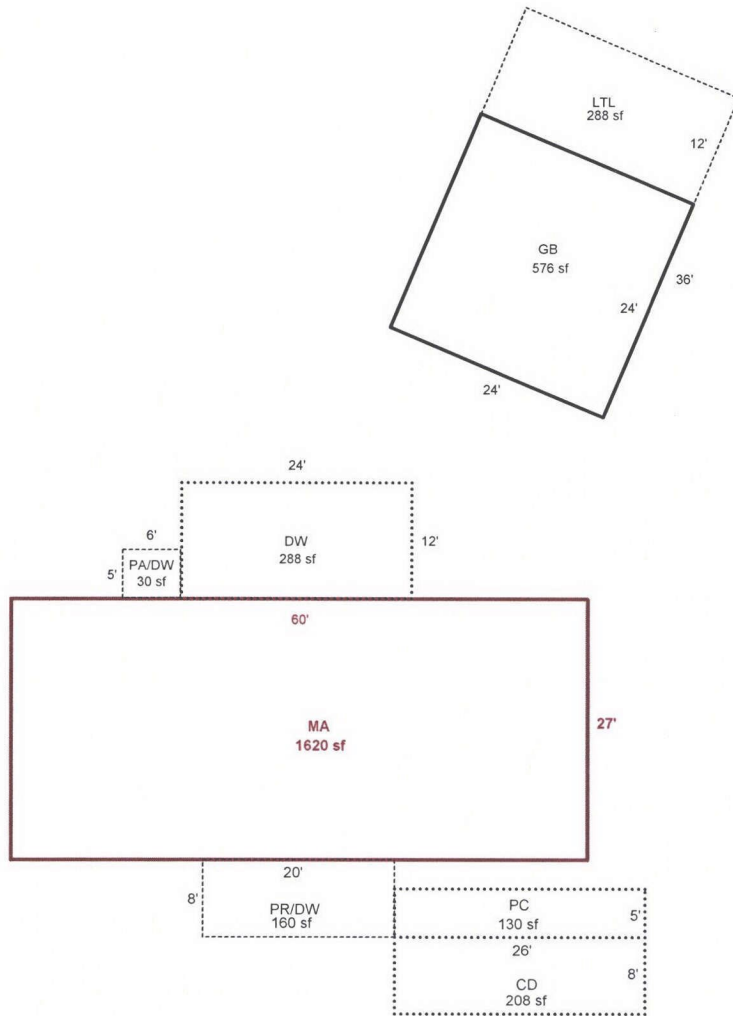
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R35509
092W22D 01300
SCALE=1:20
N 



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1620	174	1620
GBA1	GB	1.00	576	96	576
LTL	LTL	1.00	288	72	288
P/P	PR/DW	1.00	160	56	
	PA/DW	1.00	30	22	190
DW	DW	1.00	288	72	
	CD	1.00	208	68	496
PC	PC	1.00	130	62	130

Comment Table 1

DRAWN BY JRONDEMA 6/6/18
UPDATED BY CHRIS 4/22/19

Comment Table 2

Comment Table 3

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

1620
864

R35509 092W22D 01300 Prop Class: 459 Prop Code: F09R Fran: 10 Appr #: _____ Date: _____
 Situs Address 12713 WOODPECKER DR SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner KNIELING, DORIS V Pictom Other: _____
 RMV Land: 196,470 RMV Imps: 76,910 RMV Total: 273,380 M50 Total: 188,970 For: 2019-2020

Notes: _____

Segment	PC	CD	PW	DW	Land
Class					
Dim/Size	26x5	26x8	24x12	6x5	
Foundation					
Exter Wall					
Wall Height					
Inter Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Electric				with 3.5	
Misc.					
Yr Blt	2005	2018	2005	2005	
Eff Yr	2005	2018	2005	2005	
Cond.					
% Good	100	100	100	100	
% Comp	100	100	100	100	
Lump Sum					
Except. Code	FO	NEW	FO	FO	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008SI	5.25		
2	ON SITE DEVELOPMENT	OSDF.RUR			

Eff Acres Companion Accounts

Zone: EFU

Routing Slip

Date: 4/24 Clerk: Amy Clerk Comments: _____

Appraiser Response: 04 [Signature] 5-31-19

Return to appraiser after input Review by lead appraiser

R35509 092W22D 01300 Prop Class: 459 Prop Code: F09R Fran: 10 Appr #: 29 Date: 4/8/19

Situs Address 12713 WOODPECKER DR SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner KNIELING, DORIS V Pictom Other.

RMV Land: 196,470 RMV Imps: 76,910 RMV Total: 273,380 M50 Total: 188,970 For: 2019-2020

Notes: update Inv.

Seg: 3.1 MA MFD STRUCT
Method: M04 Roof Cover: COMP Int Comp: CKTP;DW;H&F;OVEN- Adj: MSLCMD
Class: 6D Roof: S
Area: 1620 Eff 1620 Flooring:
Dimens: 60 x 27 Plumbing: BATH2 Electrical: Qty: _____
Found: Heat/AC: FA Bedrooms: 4 % Comp: _____
Ex Wall: Fireplace: Year: 2005 Eff: 2005 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 62,010
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 3.3 PR MFD STRUCT
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 160 Eff: 160 Flooring: _____
Dimens: 20 x 8 Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 3,130
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: 2 L/S: _____

Seg: 3.4 DW MFD STRUCT
Method: R05 160 160 Roof Cover: Int Comp: Adj:
Class: 190 190 Roof Style: _____
Area: 190 Eff: 190 Flooring: _____
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 2,820
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: PR L/S: _____

Seg: 3.5 PR MFD STRUCT
Method: R05 Roof Cover: Int Comp: Adj: _____
Class: Roof Style: _____
Area: 30 Eff: 30 Flooring: _____
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: 2005 Eff: 2005 RMV: 360
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 1.1 ~~MP~~ 2TL MULTI/MISC PURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
Class: 4 Roof Style: _____
Area: 288 Eff: 288 Flooring: CONC
Dimens: 24 x 12 Plumbing: Electrical: % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall: WOOD Fireplace: Year: Eff: 1980 Value: 1,120
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: Jo Comment/Adj: _____ L/S: _____

Seg: 2.1 GB GENERAL PURPOSE BUILDING
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
Class: 5 Roof Style: _____
Area: 576 Eff: 576 Flooring: CONC
Dimens: 24 x 24 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall: 10FT;BKENAM Fireplace: Year: 1998 Eff: 1998 Value: 5,830
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.2 MHSK MFD STRUCT
Method: M04 Roof Cover: Int Comp: Adj:
Class: Roof Style: _____
Area: 174 Eff: 174 Flooring: _____
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Func: _____
Ex Wall: CBLOCK Fireplace: Year: 2005 Eff: 2005 Value: 1,640
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

NAME KNIELING, DORIS V

HOME ID# 144287

XPLATE EM54343

M# M 336116

R# R 35509

MAP 092W22D 01300



DEPARTMENT OF TRANSPORTATION
DIVISION OF MOTOR VEHICLE SERVICES
1000 LANA AVE NE, SALEM OREGON 97314

CERTIFICATION EXEMPTING A MANUFACTURED STRUCTURE FROM TITLE AND REGISTRATION

For new (MCO) or never-titled-in-Oregon structures only.

Reel 2448
Page 436

INSTRUCTIONS:

- 1) Prepare two duplicate originals;
- 2) Complete all areas of the form and sign before notary;
- 3) Provide duplicate original certification to the county recorder where located;
- 4) Surrender the Manufacturer's Certificate of Origin (MCO) or Out-of-State Title to DMV;
- 5) Mail to: DMV Title Exemption Desk, 1905 Lana Ave NE, Salem, Oregon 97314; and
- 6) Furnish a copy to the county tax collector.

(For County Use) After recording return to:

TICOR TITLE
 947 GEARY ST. SE
 ALBANY, OR 97322
 PH 541-926-5548
 FAX 541-924-2974

19-76070

Legal description of manufactured structure

EXEMPT FILE #

YEAR	MAKE	STYLE	VEHICLE IDENTIFICATION NUMBER (VIN)	WIDTH	LENGTH
2005	OAKWOOD		GOOR23N28935 AB ✓	324"	672"

Legal description and street address of real property:

TAX ACCOUNT NUMBER FOR REAL PROPERTY:
R35509 ✓

See attached legal description

PRINTED NAME OF OWNER(S) DORIS V. KNIELING	OOL / ID / CUSTOMER # 559403	DATE OF BIRTH 8/25/28	TELEPHONE # (5)
PRINTED NAME OF OWNER(S) DORIS V. KNIELING ✓	OOL / ID / CUSTOMER #	DATE OF BIRTH	TELEPHONE # ()

RESIDENCE ADDRESS (STREET, CITY, STATE, ZIP CODE)

12713 Woodpecker Dr SE, Turner, OR 97392 ✓

MAILING ADDRESS (STREET, CITY, STATE, ZIP CODE)

same

SECURITY INTEREST HOLDER NAME AND ADDRESS

Vanderbilt Mortgage & Finance, Inc., P.O. Box 4007, Maryville, TN 37802

SECURITY INTEREST HOLDER NAME AND ADDRESS

CERTIFICATIONS

I certify that in accordance with ORS 820.510:

- The same person owns the manufactured structure and the real property on which the manufactured structure is or will be situated;
- The manufactured structure is or will be affixed to the real property and subject to taxation by the county in which it is located as an improvement to the real property;
- Each person with a security interest in the manufactured structure and each person with a security interest in the real property approves the exemption from registration and titling; and
- A duplicate original of the certification is being submitted for recording to the county clerk for the county in which the real property is located.

SIGNATURE OF OWNER

X Doris V. Knieling ✓

SIGNATURE OF OWNER

X

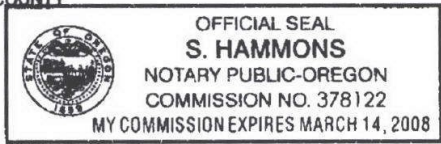
Subscribed, sworn and acknowledged before me this 18 day of Nov., 2004

by Doris V. Knieling in the county of Juniata

NOTARY

S. Hammons
SIGNATURE OF NOTARY PUBLIC

My commission expires 3.14.08



TICOR TITLE

18-76070

LEGAL DESCRIPTION

Beginning on the center line of the county road at a point which is North 2.655 chains and North 43° 44' West 4.494 chains from the Southeast corner of the Donation Land Claim of Joseph Davis and wife No. 43, in Township 9 South, Range 2 West of the W.M. and from thence running South 84° 57' West 15.144 chains to an iron pipe; thence North 4° 30' West 3.75 chains to an iron pipe; thence North 84° 57' East 12.144 chains to the center line of the county road; thence South 43° 44' East 4.75 chains to the place of beginning.

REEL:2446

PAGE: 436

March 04, 2005, 11:08 am.

CONTROL #: 135487

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 41.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

- - Appraisal Land and Improvement Information - -
Property ID: R35509 (Real Estate) 092W22D 01300

Neighborhood :

- - Land Segments - -

Land #	Description.....	PROP CLS	Size	RMV Total	Special Use
L1	RURAL RESTRICTIVE EFU Homestead		1.0000-AC	\$19,400	\$0
L2	RURAL RESTRICTIVE Four bench IRR		4.2500-AC	\$82,460	\$0
L3	ON-SITE DEVELOPMENT EFU Homestead Incr.			\$20,500	\$0
Land Totals Lgl AC(5.25)			5.2500-AC	\$122,360	

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	MULTI/MISC PURPOSE BUILDING	F		1	\$1,690
I2	GENERAL PURPOSE BUILDING	F		1	\$6,150
I3	MFD STRUCT	M		5	\$66,120
Improvement Totals					\$73,960

L*-Create Land
C*L-Copy Land

I*-Create Improvement
C*I-Copy Improvement

R-Recalculate
(.) More

Enter selection or <RET> to Exit: ___

Disqualified last year.
Put back on special assessment farm use.
Owner now has plenty of cows.

36 4/14/06



M 336 116

1/9/06

35



2017.11.27 13:37



M336116

1/9/06

36



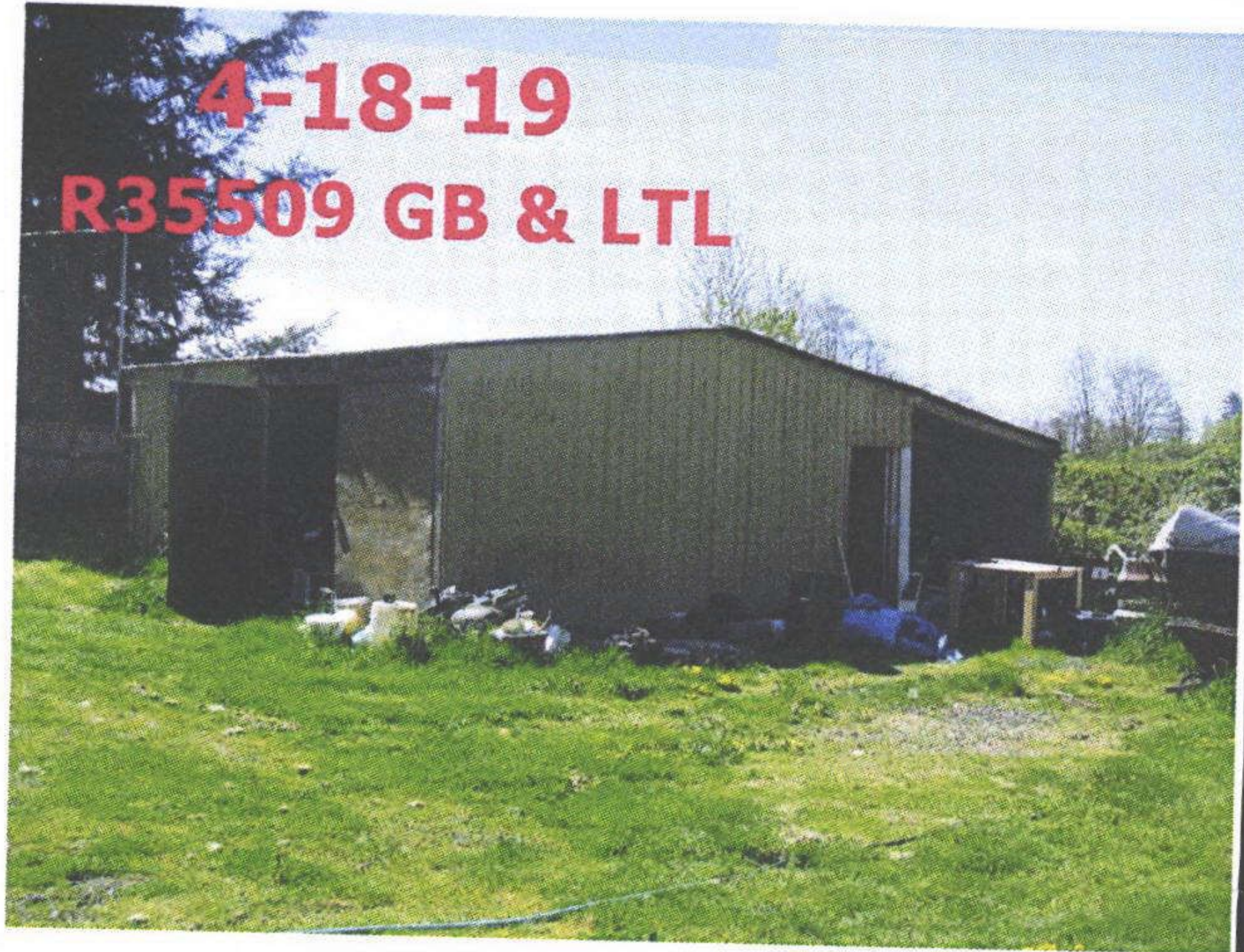
4-18-19

R35509 MFS 60x27

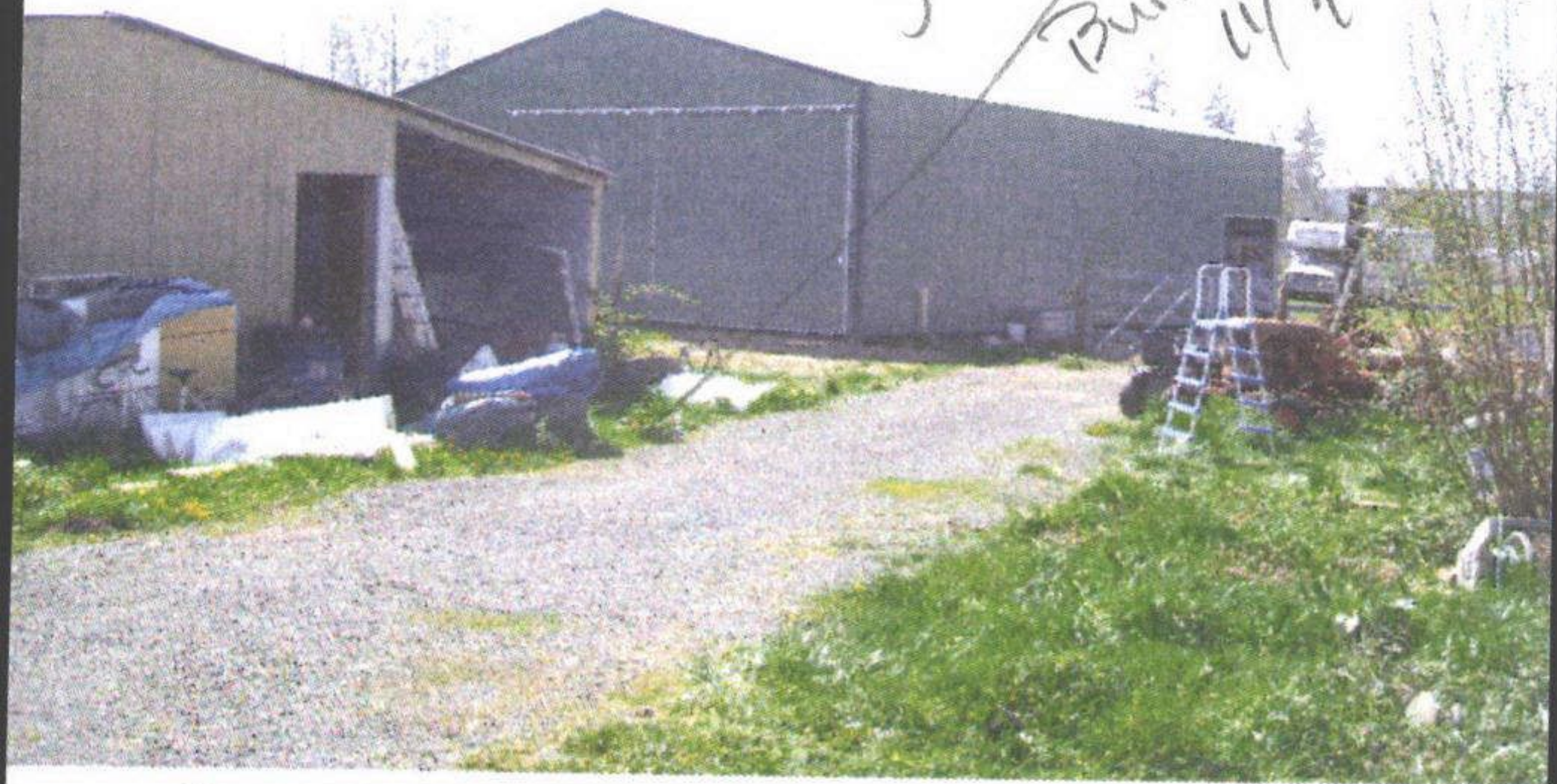


4-18-19

R35509 GB & LTL



gone
burned
4/3/08



R35509

4/6/07

36