

Summary

Acct ID: 542504 MTL: 061E30A000600 Date: 12/22/22 Appr: W Prop Class: 401 RMV Prop Class: 401
 Situs: 16324 PLEASANT VALLEY DR NE SILVERTON OR 97381 MaSaNh: 01 06 000 Unit: 119076 Year: 2022
 Owner: LARIONOV, FRED & LARIONOV, ALEXSANDRA K **CLUKE 4/5/23** Roll Type: R 2023
 Cycle 1 Permits Sales Verification Other: _____ Inspection level: 1 3 4 LCB TTO INSP PICT MLS AV: 681310
 RMV Land: 257930 RMV Imp: 1067220 RMV Total: 1325150 MAV: 681310 MSAV: 0 SAV: 0

Comment: **PLEASE CHANGE YI, ADD SP PULL TAG**
 Notations: **PLEASE CHANGE YI, ADD SP PULL TAG**
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	40500	0
1	MKTN	OSD - NO LANDSCAPE	24000	40500	0

Land

Code Area: 40500 Site: 1 Size: 2.80 Acres Use Code: 004 Zone: AR SAV Use: Exception: 0
 Class: Description: RMV: 193930 **0.58 4BI**
 Adjustment(s): H2OAR, NOZNE, 01IMP Fire Patrol: Description: **1.42 2BI**
 Comments: 18-19: PER #94 ADD 2ND OSD / 06-07: RECALC SETUP;#10 7-18-05// 07-08: PER #31 ON WATER FRONTAGE PRO **0.80 4HD**
 WATER ADJ

Improvements - Residence / Manufactured Structures

Imp ID: 340178 Bldg 1 Code Area: 4050 Year Blt: 2003 Eff Year Blt: 2003 Dimensions: % Complete: 100
 Stat Class: 152 + Desc: Multi Story above grade Sq.Ft: 3701 RMV: 840890
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Garage Attached	764	0	0	0		5	2003	2003	HIP, ARCMP
Second Floor	1584	0	0	4	FB-2	5 +	2003	2003	BATH - 2, AC
First Floor	2117	0	0	1	FB-1	5 +	2003	2003	BATH - 1, RNG, MICRO, DW, CKTP, HRTHP, HRTHE, AC, ARCMP

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	5	12850	2003	29234	1

Imp ID: 340192 Bldg 4 Code Area: 4050 Year Blt: 2004 Eff Year Blt: 2004 Dimensions: % Complete: 100
 Stat Class: 108 Desc: Residential Other Improvements Sq.Ft: 0 RMV: 2440
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	1	48	2004	1281	1
WOOD DECK	1	48	2004	525	1

Imp ID: 340200 Bldg 5 Code Area: 4050 Year Blt: 2017 Eff Year Blt: 2017 Dimensions: % Complete: 100
 Stat Class: 141 Desc: One Story Only Sq.Ft: 596 RMV: 160690
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
First Floor	596	0	0	1	FB-1	4	2017	2017	H-WTR, BATH - 1, ARCMP, DW

Accessories

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

Imp ID: 340205 Bldg 6 Code Area: 4050 Year Blt: Eff Year Blt: Dimensions: % Complete: 100
 Stat Class: 107 Desc: Yard Improvements Sq.Ft: 0 RMV: 10130
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD <u>✓</u>	<u>6</u>	0	0	7500	1

Imp ID: 372382 Bldg 9 Code Area: 4050 Year Blt: Eff Year Blt: Dimensions: % Complete: 100
 Stat Class: 907 Desc: Residential Solar Panel/Array Sq.Ft: 0 RMV: 2500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
SOLAR PANELS	1	0	2022	2500	1

remove solar panels and exemption - wrong acct

Improvements - Accessory Buildings

Imp ID: 340182	Bldg 2	Code Area: 40500	Year Blt: 2003	Eff Year Blt: 2003	Dimensions: 60x40	% Complete: 100
Stat Class: 351	Desc: General Purpose Building (GB)				Sq.Ft: 2400	RMV: 39770
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	2400	0	0	0		6	2003	2003	ARCMP, 16FT, CNCFL, 110V, GABLE, CNCFD

Accessories

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

Imp ID: 340189	Bldg 3	Code Area: 40500	Year Blt: 2004	Eff Year Blt: 2004	Dimensions: 16x12	% Complete: 100
Stat Class: 341	Desc: Multi Purpose Shed (MP)				Sq.Ft: 192	RMV: 5390
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	192	0	0	0		6	2004	2004	GABLE, WDFL, PIERS, BKENM, WOOSD, 8FT

Accessories

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

Imp ID: 361957	Bldg 7	Code Area: 40500	Year Blt: 2010	Eff Year Blt: 2010	Dimensions:	% Complete: 100
Stat Class: 355	Desc: Lean-to Heavy (LTH)				Sq.Ft: 144	RMV: 860
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	144	0	0	0		6	2010	2010	BKENM, DIRT, POST, SHED

Accessories

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

Imp ID: 362311	Bldg 8	Code Area: 40500	Year Blt: 2017	Eff Year Blt: 2017	Dimensions:	% Complete: 100
Stat Class: 355	Desc: Lean-to Heavy (LTH)				Sq.Ft: 640	RMV: 4550
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	640	0	0	0		6	2017	2017	DIRT, POST, SHED, ARCMP

Accessories

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

Comments: _____

Segment: _____ Class: _____ Area: _____

Stat Class: _____ Effective Area: _____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other: _____

Plumbing: _____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other: _____

Bedrooms: _____ Qty: _____ Year Blt: _____ Eff Yr Blt: _____

% Good: _____ % Complete: _____ Functional: _____

Economic: _____ Exception: _____ Lump Sum: _____

Comments: _____

Interior Walls: PANEL DRYWALL

Skirting: METAL WOOD VINYL FBRGL CBLOCK BRICK

Segment: SP Plumbing: _____

Stat Class: 108 Heat: _____

Class: _____ Electric: _____

Dimension/Size: 16x40 640 Misc.: _____

Foundation: _____ Year Built: 2022

Exterior Wall: _____ Effective Yr Built: _____

Interior Finish: _____ Condition: _____

Roof Cover: _____ % Complete: 100

Roof Style: _____ Lump Sum: _____

Flooring: _____ Exception Code: NEW

UNCOVERED 50% FINL

Tag: Y N _____

Segment: _____ Class: _____ Area: _____

Stat Class: _____ Effective Area: _____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other: _____

Plumbing: _____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other: _____

Bedrooms: _____ Qty: _____ Yr Blt: _____ Eff Yr Blt: _____

% Good: _____ % Complete: _____ Functional: _____

Economic: _____ Exception: _____ Lump Sum: _____

Comments: _____

Segment: _____ Plumbing: _____

Stat Class: _____ Heat: _____

Class: _____ Electric: _____

Dimension/Size: _____ Misc.: _____

Foundation: _____ Year Built: _____

Exterior Wall: _____ Effective Yr Built: _____

Interior Finish: _____ Condition: _____

Roof Cover: _____ % Complete: _____

Roof Style: _____ Lump Sum: _____

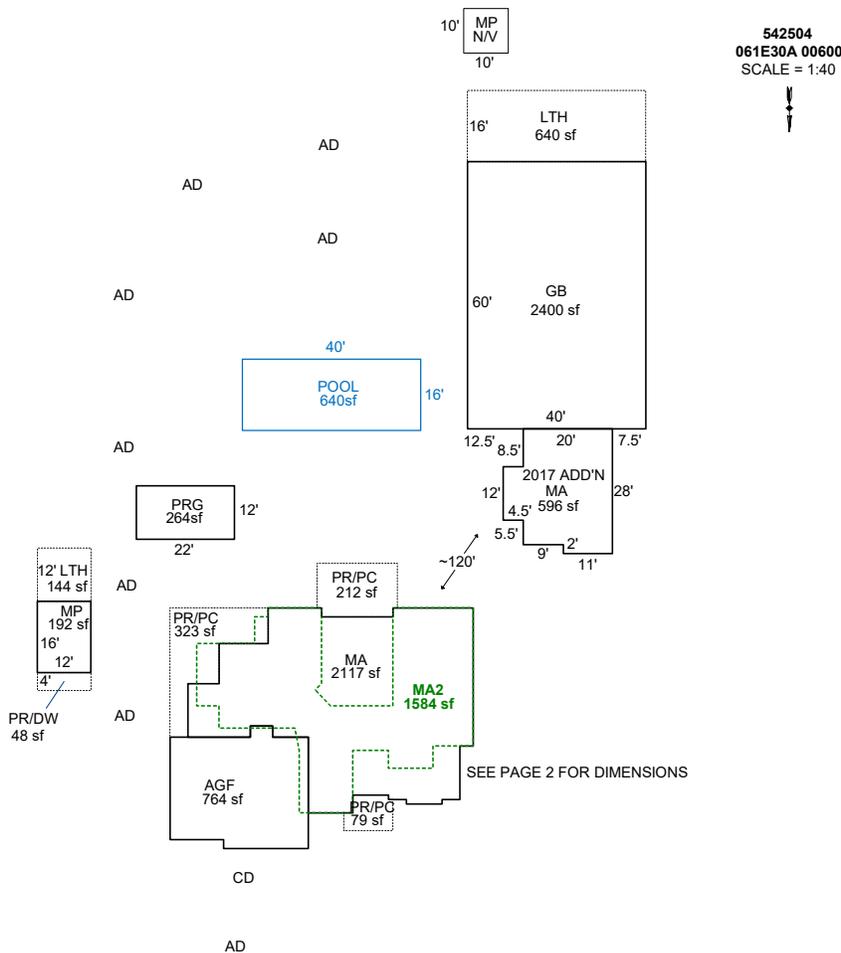
Flooring: _____ Exception Code: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542504 Parcel No.: 061E30A 00600
 Property Address: 16324 PLEASANT VALLEY DR
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	2400.0	200.0		DRAWN BY JRONDEMA 9/8/17 UPDATED BY JRONDEMA 2/19/19 UPDATED BY CJURAN 01/26/2022 555-21-011545 UPDATED BY CJURAN 12/21/2021					
	MP	1.0	192.0	56.0							
	LTH	1.0	144.0	48.0							
	LTH	1.0	640.0	112.0							
	PRG	1.0	264.0	68.0	3640.0						
GLA1	MA	1.0	2116.5	233.0							
	MA	1.0	596.0	105.0	2712.5						
GLA2	MA2	1.0	1583.6	267.1	1583.6						
GAR	AGF	1.0	763.5	117.0	763.5						
OTH	POOL	1.0	640.0	112.0	640.0						
P/P	PR/DW	1.0	48.0	32.0		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>12.8.17 SR #94 TAGS #10 CL 12/12/2022</td> <td>TAGS L2</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	12.8.17 SR #94 TAGS #10 CL 12/12/2022	TAGS L2
	COMMENT TABLE 2	COMMENT TABLE 3									
	12.8.17 SR #94 TAGS #10 CL 12/12/2022	TAGS L2									
	PR/PC	1.0	79.0	38.0							
PR/PC	1.0	212.0	60.0								
PR/PC	1.0	323.0	102.0	662.0							
	Net LIVABLE	cnt	3 (rounded)		4,296						
	Net BUILDING	cnt	5 (rounded)		3,640						

SKETCH/AREA TABLE ADDENDUM

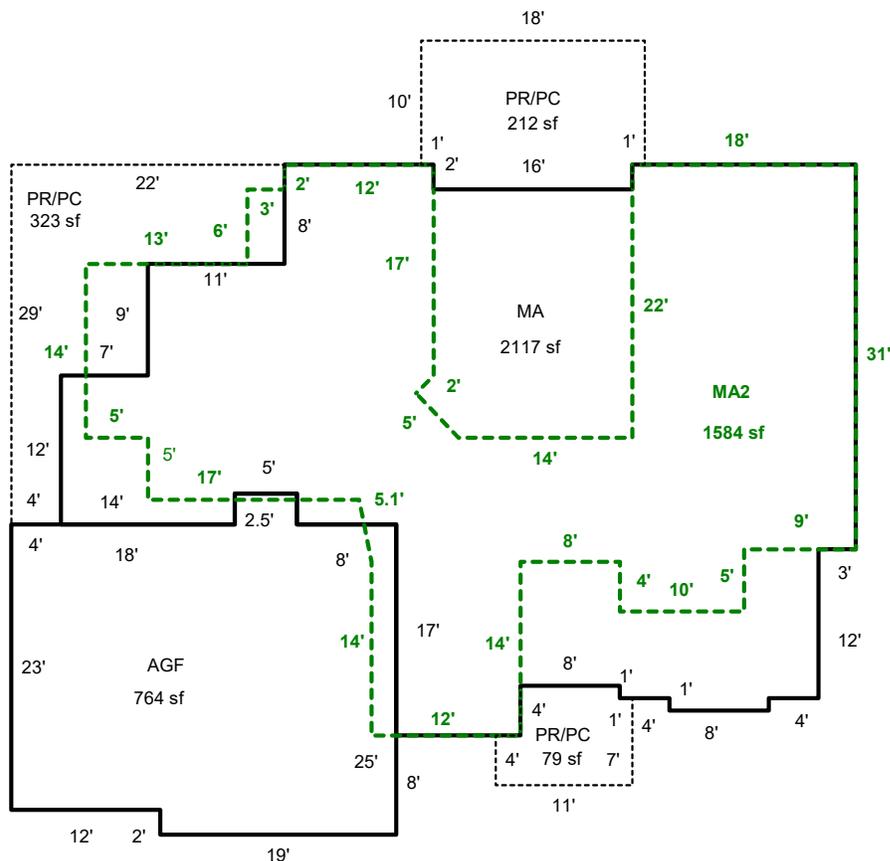
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 Client: Client Address:
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SKETCH

SEE PAGE 1 FOR ALL BUILDINGS

542504
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Sketch by Apex Sketch

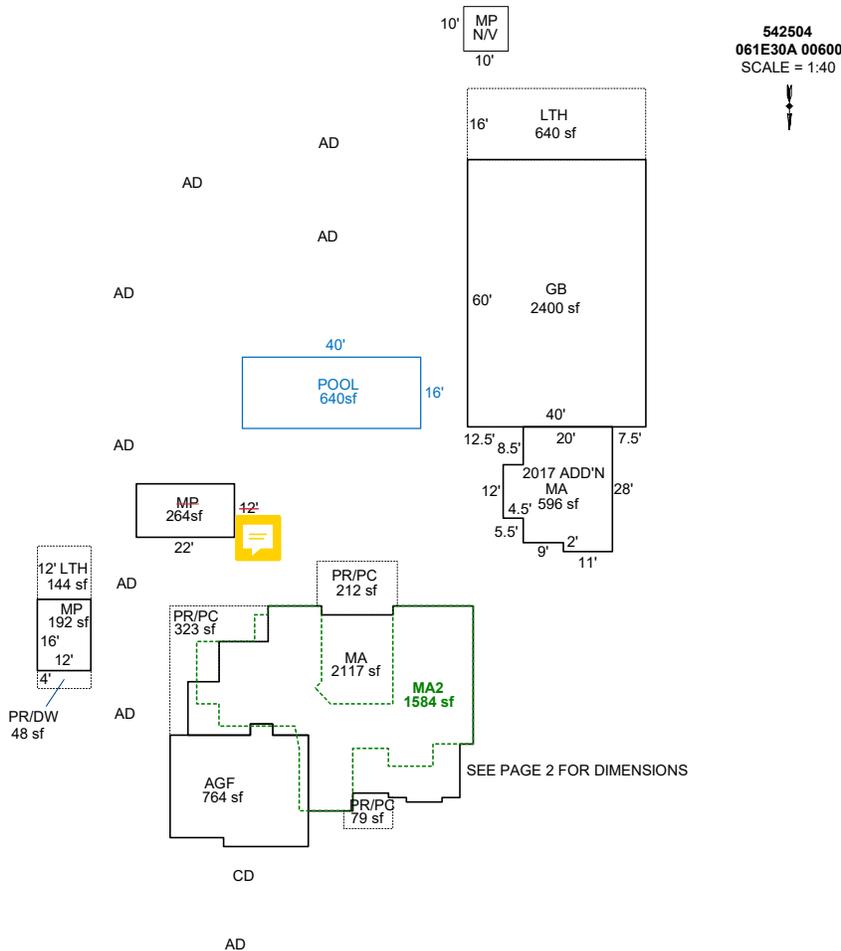
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GLA1	MA	1.0	2116.5	233.0	2116.5	DRAWN BY JRONDEMA 9/8/17 UPDATED BY JRONDEMA 2/19/19 UPDATED BY CJURAN 01/26/2022 555-21-011545 UPDATED BY CJURAN 12/21/2021		
GLA2	MA2	1.0	1583.6	267.1	1583.6			
GAR	AGF	1.0	763.5	117.0	763.5			
P/P	PR/PC	1.0	79.0	38.0				
	PR/PC	1.0	212.0	60.0				
	PR/PC	1.0	323.0	102.0	614.0			
Net LIVABLE						cnt	2 (rounded)	3,700
						COMMENT TABLE 2	COMMENT TABLE 3	
						12.8.17 SR #94 TAGS #10 CL 12/12/2022	TAGS L2	

SKETCH/AREA TABLE ADDENDUM

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	2400.0	200.0		DRAWN BY JRONDEMA 9/8/17 UPDATED BY JRONDEMA 2/19/19 UPDATED BY CJURAN 01/26/2022 555-21-011545 UPDATED BY CJURAN 12/21/2021	
	MP	1.0	192.0	56.0			
	LTH	1.0	144.0	48.0			
	LTH	1.0	640.0	112.0			
	MP	1.0	264.0	68.0	3640.0		
GLA1	MA	1.0	2116.5	233.0			
	MA	1.0	596.0	105.0	2712.5		
GLA2	MA2	1.0	1583.6	267.1	1583.6		
GAR	AGF	1.0	763.5	117.0	763.5		
OTH	POOL	1.0	640.0	112.0	640.0		
P/P	PR/DW	1.0	48.0	32.0		COMMENT TABLE 2	
	PR/PC	1.0	79.0	38.0			
	PR/PC	1.0	212.0	60.0		COMMENT TABLE 3	
	PR/PC	1.0	323.0	102.0	662.0		
	Net LIVABLE	cnt	3	(rounded)	4,296		
	Net BUILDING	cnt	5	(rounded)	3,640		

SKETCH/AREA TABLE ADDENDUM

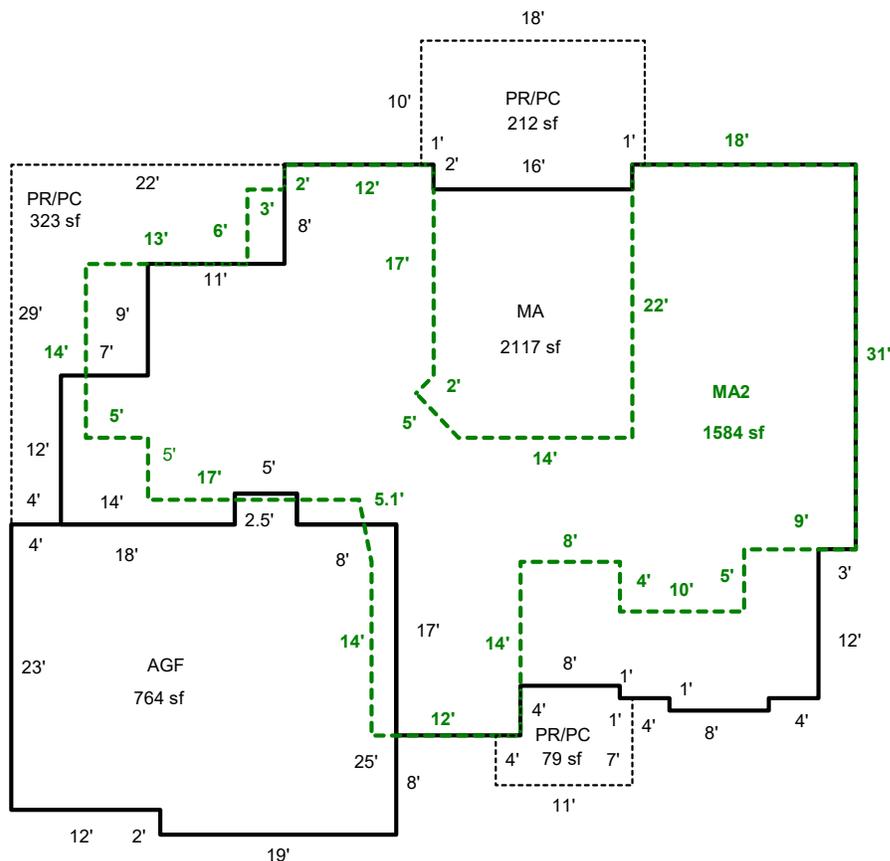
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SKETCH

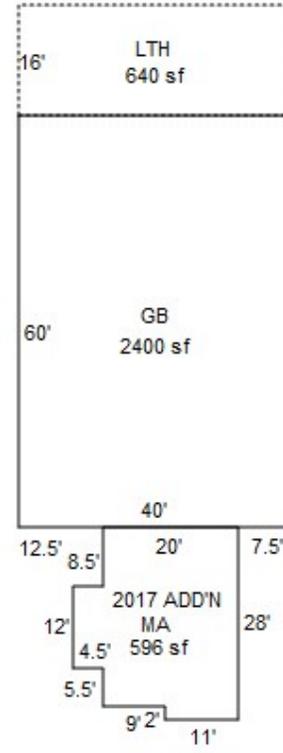
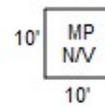
SEE PAGE 1 FOR ALL BUILDINGS

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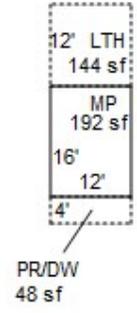


Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	2116.5	233.0	2116.5	DRAWN BY JRONDEMA 9/8/17 UPDATED BY JRONDEMA 2/19/19 UPDATED BY CJURAN 01/26/2022 555-21-011545 UPDATED BY CJURAN 12/21/2021	
GLA2	MA2	1.0	1583.6	267.1	1583.6		
GAR	AGF	1.0	763.5	117.0	763.5		
P/P	PR/PC	1.0	79.0	38.0			
	PR/PC	1.0	212.0	60.0			
	PR/PC	1.0	323.0	102.0	614.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						12.8.17 SR #94 TAGS #10 CL 12/12/2022	TAGS L2
Net LIVABLE		cnt	2 (rounded)		3,700		

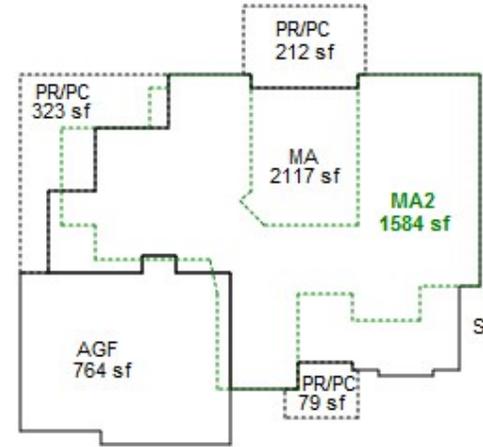


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AD

AD



SEE PAGE 2 FOR DIMENSIONS

CD

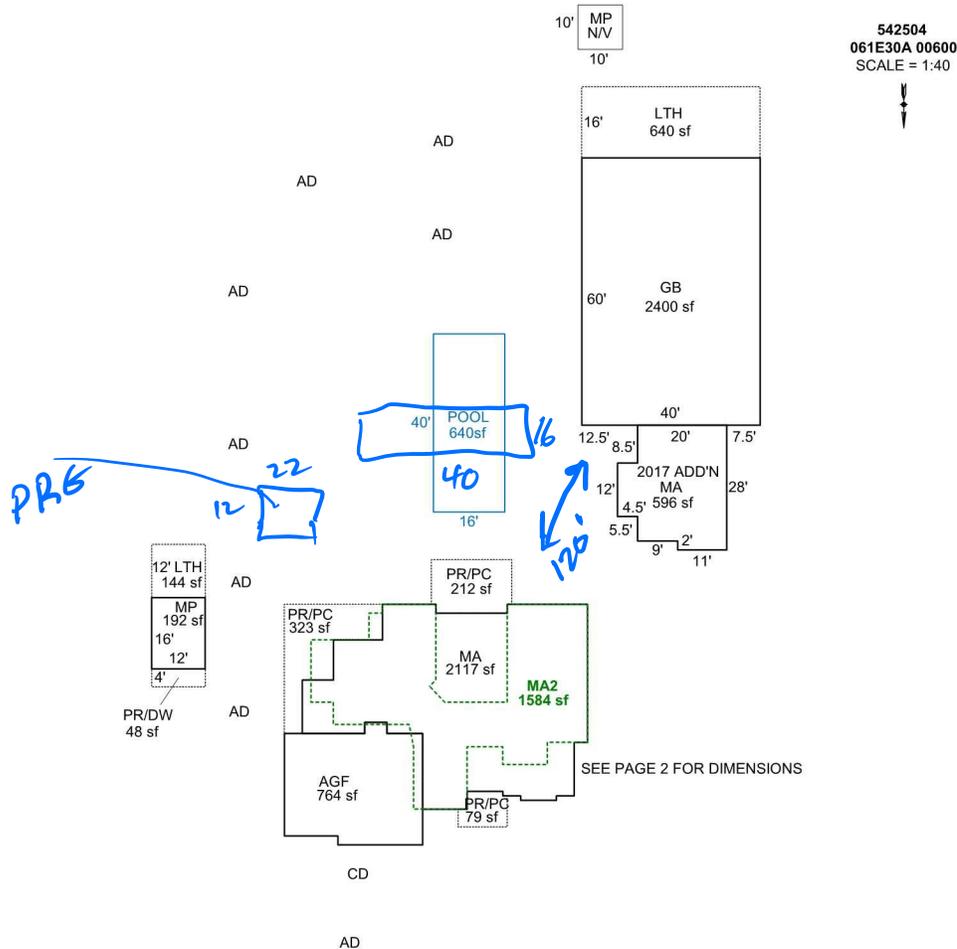
AD

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2400.0	200.0	
	MP	1.0	192.0	56.0	
	LTH	1.0	144.0	48.0	
	LTH	1.0	640.0	112.0	3376.0
GLA1	MA	1.0	2116.5	233.0	
	MA	1.0	596.0	105.0	2712.5
GLA2	MA2	1.0	1583.6	267.1	1583.6
GAR	AGF	1.0	763.5	117.0	763.5
OTH	POOL	1.0	640.0	112.0	640.0
P/P	PR/DW	1.0	48.0	32.0	
	PR/PC	1.0	79.0	38.0	
	PR/PC	1.0	212.0	60.0	
	PR/PC	1.0	323.0	102.0	662.0
	Net LIVABLE	cnt	3	(rounded)	
Net BUILDING	cnt	4	(rounded)		3,376

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/8/17
 UPDATED BY JRONDEMA 2/19/19
 UPDATED BY CJURAN 01/26/2022 555-21-011545

COMMENT TABLE 2

12.8.17 SR #94 TAGS

12-12-22 @ TAGS

COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

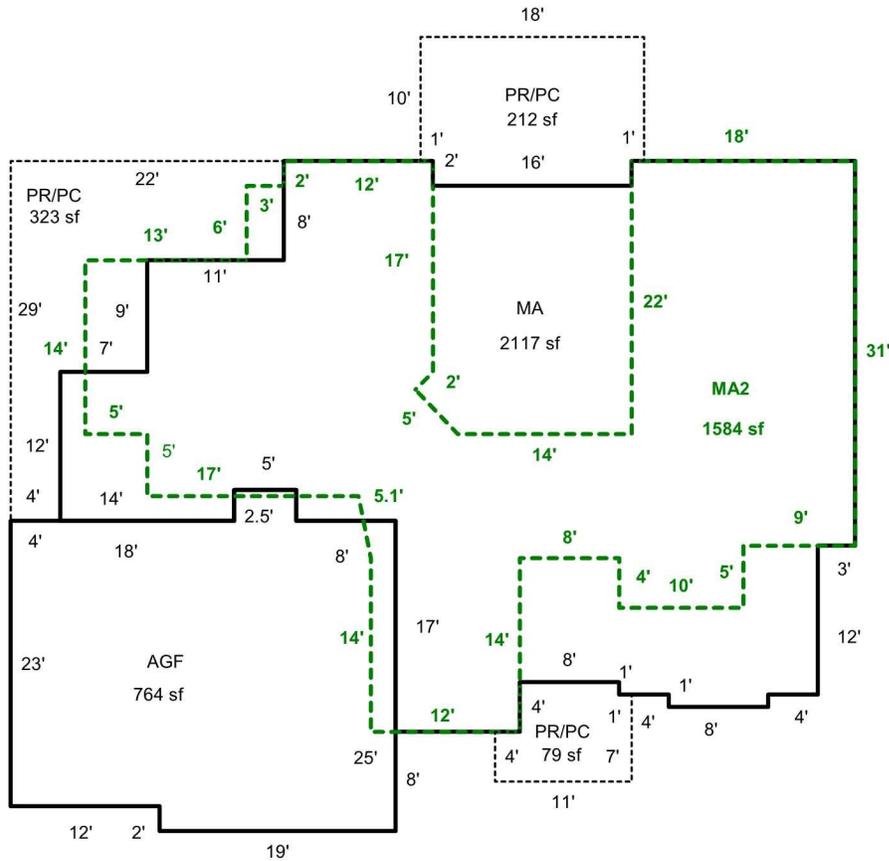
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SEE PAGE 1 FOR ALL BUILDINGS

542504
061E30A 00600
SCALE = 1:20



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AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2116.5	233.0	2116.5
GLA2	MA2	1.0	1583.6	267.1	1583.6
GAR	AGF	1.0	763.5	117.0	763.5
P/P	PR/PC	1.0	79.0	38.0	
	PR/PC	1.0	212.0	60.0	
	PR/PC	1.0	323.0	102.0	614.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/8/17
 UPDATED BY JRONDEMA 2/19/19
 UPDATED BY CJURAN 01/26/2022 555-21-011545

COMMENT TABLE 2

12.8.17 SR #94 TAGS

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,700



R42504

MA/AGF/CD AD N side

02/14/2019



R42504

Gb 60x40/ MA NE side

02/14/2019



R42504

GB 60x40 LTE 40x18, MP10x10

AD

02/14/2019



R42504

MA/PR/PC S side

02/14/2019

A photograph showing a large, dark green evergreen tree on the left side of a well-maintained green lawn. In the background, a white building with a dark roof is partially visible, surrounded by other trees, some of which are bare, suggesting a winter or late autumn setting. The sky is overcast.

R42504

MP 16x12,LTH10x10

W side

02/14/2019

