

Acct ID: 520605 MTL: 071W01D002000 Date: 1/4/24 Appr: MLH Prop Class: 409 RMV Prop Class: 409  
 Situs: 14890 ALLUIS LN NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 41835 Year: 2024

Last Date Appraised: 05/01/2020 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2024 - Tags/Permit (MS REMODEL)  
 Owner: SPRUCE PROPERTIES LLC Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 154830  
 RMV Land: 274410 RMV Imp: 40140 RMV Total: 314550 MAV: 154830 MSAV: 0 SAV: 0  
 Comment: LEVEL 4 C19 5-1-20 CL10

*Active MLS Listing: 809955*

*update EYB of MA from Remodel Close tag*

*Input MLH 5/24/24*

Notations No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	04500	0

Land  
 Site: 1 Code Area: 04500 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 229410 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 06-07: RECALC SETUP, APPR NO 19, 8/26/05

Improvements - Residence / Manufactured Structures  
 Bldg: 1 Code Area: 04500 Stat Class: 457 Year Blt: 1991 Eff Year Blt: 1987 Sq.Ft: 1296 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 23490  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*1991-2003 M/M*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1296	<u>3</u>	FB-2	1991	1987	KIT+SKIRT, <u>2 Bath, Roof+, HVAC+</u>	Y N

*M/M I/O I/O M/M*

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK <i>I already updated in orcats</i>	5	160	1987	704	1	Y N

*M/M*

Improvements - Accessory Buildings  
 Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: Eff Year Blt: Sq.Ft: 1056 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 436 RMV: 13300  
 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	4	Finished	1056	0	0	0	0	<i>MP</i>	Y N

*Already updated in orcats*

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 341 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 132 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 840  
 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	4	Finished	132	0	0	1988	1988	<i>Already updated in orcats</i>	Y N

*Already updated in orcats*

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 384 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 1860  
 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	4	Finished	384	0	0	1988	1988	<i>Fair</i>	Y N

*MP*

**Accessories**

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

Bldg: 5    Code Area: 04500    Stat Class: 354    Year Blt:    Eff Year Blt:    Sq.Ft: 160    % Complete: 100  
Desc: Lean-to Light (LTL)    Dimensions:    RMV: 650  
Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

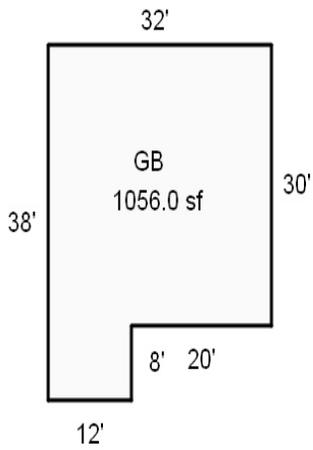
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	160	0	0	0	0		

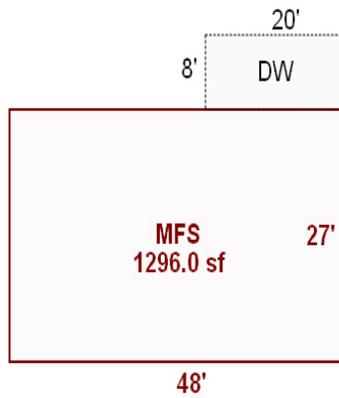
*Already updated in sheets*

**Accessories**

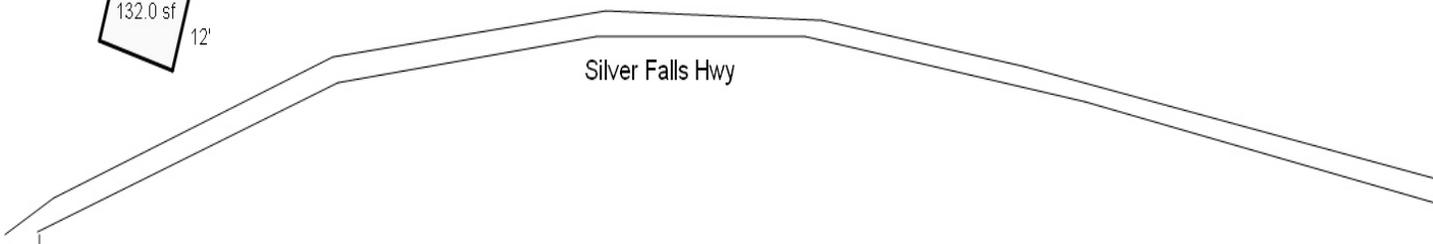
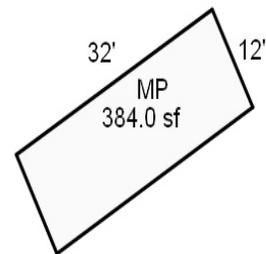
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					



R20605  
071W01D 02000



\_\_\_\_\_  
Alluis Lane  
\_\_\_\_\_



Silver Falls Hwy

















R20605

01D 071W  
071W-01D -02000 49306-715  
130 0-6E F09 004-00-00-0  
TISHMACK, GEORGE & ANN  
<ALLUIS, HENRY & JUDY  
2.00 ACRES  
ANNEXATION NO 89-548  
MH X212259-P

14890 QUALL RD  
V0609P0346RC V0669P0298RC



ACCOUNT NUMBER

CODE AREA NO.

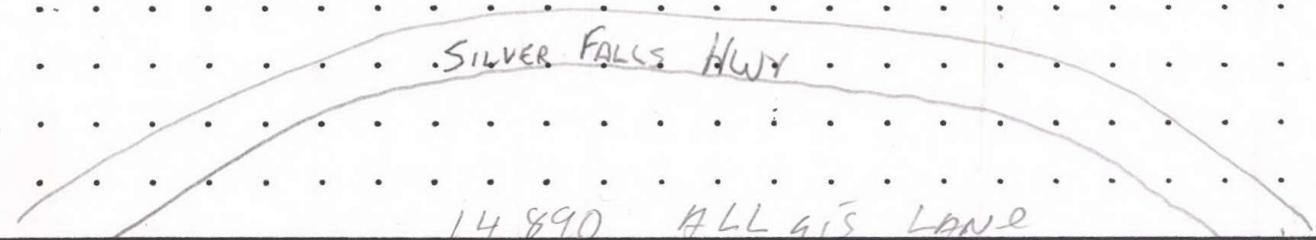
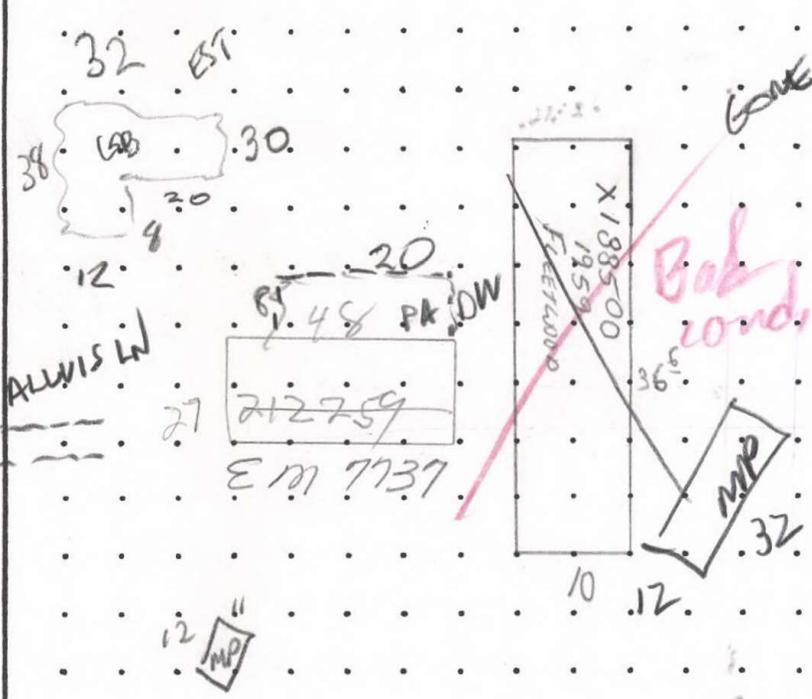
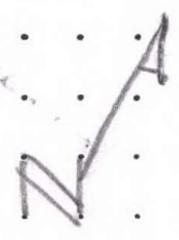
VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO. J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP IMP			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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							All Other					
							Homestead					
							All Other					

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. **R 20605**  
**49306-715**

MAP NO. **A-7-1W** **2000**



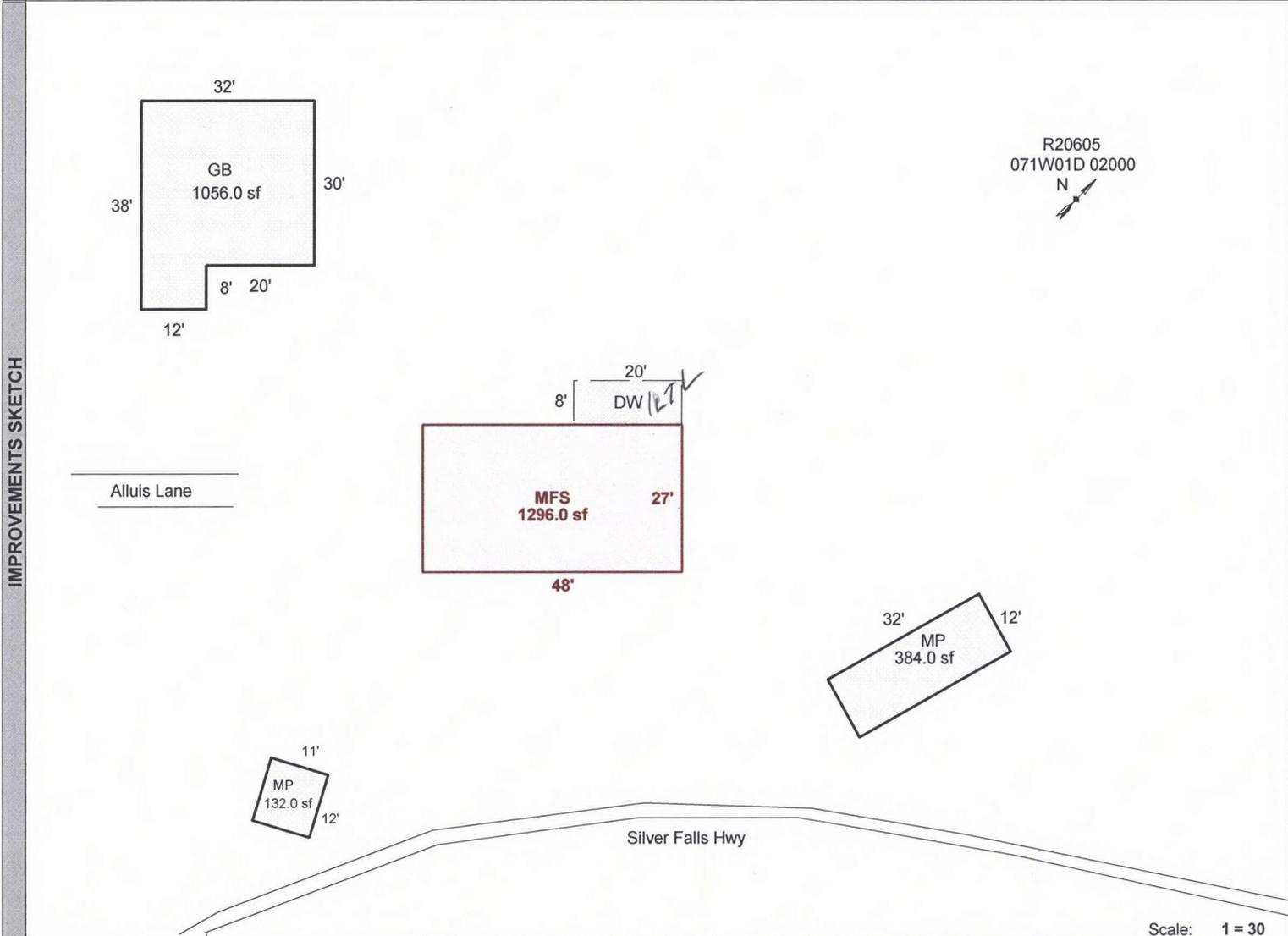
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
6-3-88	KRBOS (V)	
8/6/92	52	
8.3.12	31	

# SKETCH/AREA TABLE ADDENDUM

Parcel No 071W01D 02000

File No R20605

SUBJECT	Property Address 14890 Alluis Ln NE		
	City <b>Silverton</b>	State <b>OR</b>	Zip <b>97381</b>
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MFS	1.00	1296.0	150.0	1296.0
	GBA1	MP	1.00	384.0	88.0	
		GB	1.00	1056.0	140.0	
	MP	1.00	132.0	46.0	1572.0	
P/P	DW	1.00	160.0	56.0	160.0	
<p>Net LIVABLE Area (rounded w/ factors) <span style="float: right;">1296</span></p> <p>Net BUILDING Area (rounded w/ factors) <span style="float: right;">1572</span></p>						

Comment Table 1	
Apex 10/04/2012 Jane	
Comment Table 2	Comment Table 3

R20605 071W01D 02000 Appr #: 31 Date 8.3.12 Prop Class 401 Prop Code F09R  
 Situs Address 14890 ALLUIS LN NE Franchise Code 31 Year For: 2012-2013  
 Owner THOMAS, ROBERT RAY &

Tags Cycle Sales Verification Other: \_\_\_\_\_  
 Notes: NON LCB - LOTS OF DOGS - ADD SELS; CHANGES AS NOTED

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RMV Land: 141,780 RMV Imp: 28,050 RMV Total: 169,830 M50 Total: 108,660

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Seg.Type MA Seg. # 1.1 Method: M04 Class 5D Area 1296 Eff Area 1296  
 Length 48 Width 27 Roof Cover COMP Plumbing BATH2 Heat FA  
 Fireplace Inter. Comp: H&F;RNG Bedrooms 3  
 Year Built 1991 Eff. Year Built 1991 Cond. P F A G E  
 Adj Codes MSLCMD 1987 Qty 5 % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 27,610  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments Deft maint

**Accessory Improvements**  
Bevat, WEEDS, Debris in yard = est of dim. on same segs

**Out Buildings**

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Seg.Type MHSK Seg. # 1.2 Method: M04 Class \_\_\_\_\_ Area 150 Eff Area 150  
 Length \_\_\_\_\_ Width \_\_\_\_\_ Foundation \_\_\_\_\_ Ex. Wall METAL/WOOD Roof Cover \_\_\_\_\_  
 Roof Style \_\_\_\_\_ Floor \_\_\_\_\_ Plumbing \_\_\_\_\_  
 Heat \_\_\_\_\_ Int. Comp. \_\_\_\_\_ Elect. \_\_\_\_\_ Yr. Blt. 1991 Eff. Yr. Blt: 1991  
 Cond. P F A G E Adj. Codes \_\_\_\_\_ % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 440  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

R20605 071W01D 02000 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F09R  
 Situs Address 14890 ALLUIS LN NE Franchise Code 31 Year For: 2012-2013  
 Owner THOMAS, ROBERT RAY &

Tags Cycle Sales Verification Other: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 RMV Land: 141,780 RMV Imp: 28,050 RMV Total: 169,830 M50 Total: 108,660

Segment	GB	MP	MP	DW	LTL	Land
Class	4	4	4			
Dim/Size	1056	12x11	32x12	20x8	→	
Foundation	POST	PIERS	PIERS			
Exter Wall	METAL, WOOD	VINYL	WOOD		OPEN	
Wall Height	8	8	8		8	
Inter Finish						
Roof Cover	Metal, Comp	Roll	Roll		METAL	
Roof Style	SHED, GABLE	Gable	Shed		SHED	
Flooring		WOOD	WOOD			
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr		1988	1988			
Cond.		Fair	Ave			
% Good	1					
% Comp		100	100			
Lump Sum						
Except. Code	INN, ONLY					

UNKNOWN HOW LONG HERE

← NIV = CONDITION & CONST. QUALITY INVENTORY ONLY →

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008C	2.00		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 10/4/12 Clerk Jane **ROUTING SLIP**

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

Data entry reviewed by/comments CORRECT EYB OF MA & COND & SKIPPING

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

Appraiser response \_\_\_\_\_

Reviewed by lead appraiser/comments \_\_\_\_\_

10.8.12

R20605

8.3.02



MA DW LTL



MP 32x12



49306-715  
15 7-124





MP

12x11

8.3.12



MP 32x12

R 20605



DW LTL

MA



GB 1056 # EST

$$\begin{aligned} & 38 \times 12 = 456 \\ & 20 \times 30 = 600 \\ & \hline & 1056 \end{aligned}$$