

Acct ID: 520605 MTL: 071W01D002000 Date: **11/20/23** 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:

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: 27220 RMV Total: 301630 MAV: 154830 MSAV: 0 SAV: 0

Comment: LEVEL 4 C19 5-1-20 CL10

NO Listing

Permit for heat pump, siding, Electrical

Tag for updates MLS 809955

Notations *Sales code 20*

No notation data available.

Input MLH 1/30/24

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: **4BD** 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 *Acct 134300* Dimensions: *refined* RMV: 10570
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: *Maint Roof* Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1296	0	FB-2	1991	1987	SKIRT, KIT-, <i>Roof, 2 Bath</i>	Y N

HVAC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK <i>Chng to YI 3F</i>	5	160	1987	704	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: **351** Year Blt: Eff Year Blt: *1987* Sq.Ft: *1056* % Complete: 100
 Desc: General Purpose Building (GP) *MP* Dimensions: *Some of building removed* RMV: *13300*
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: *Conversion error zero value* 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		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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 *N/C*

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>fair pk</i>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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 *N/C*

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		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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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		

Conversion error zero value

Accessories

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

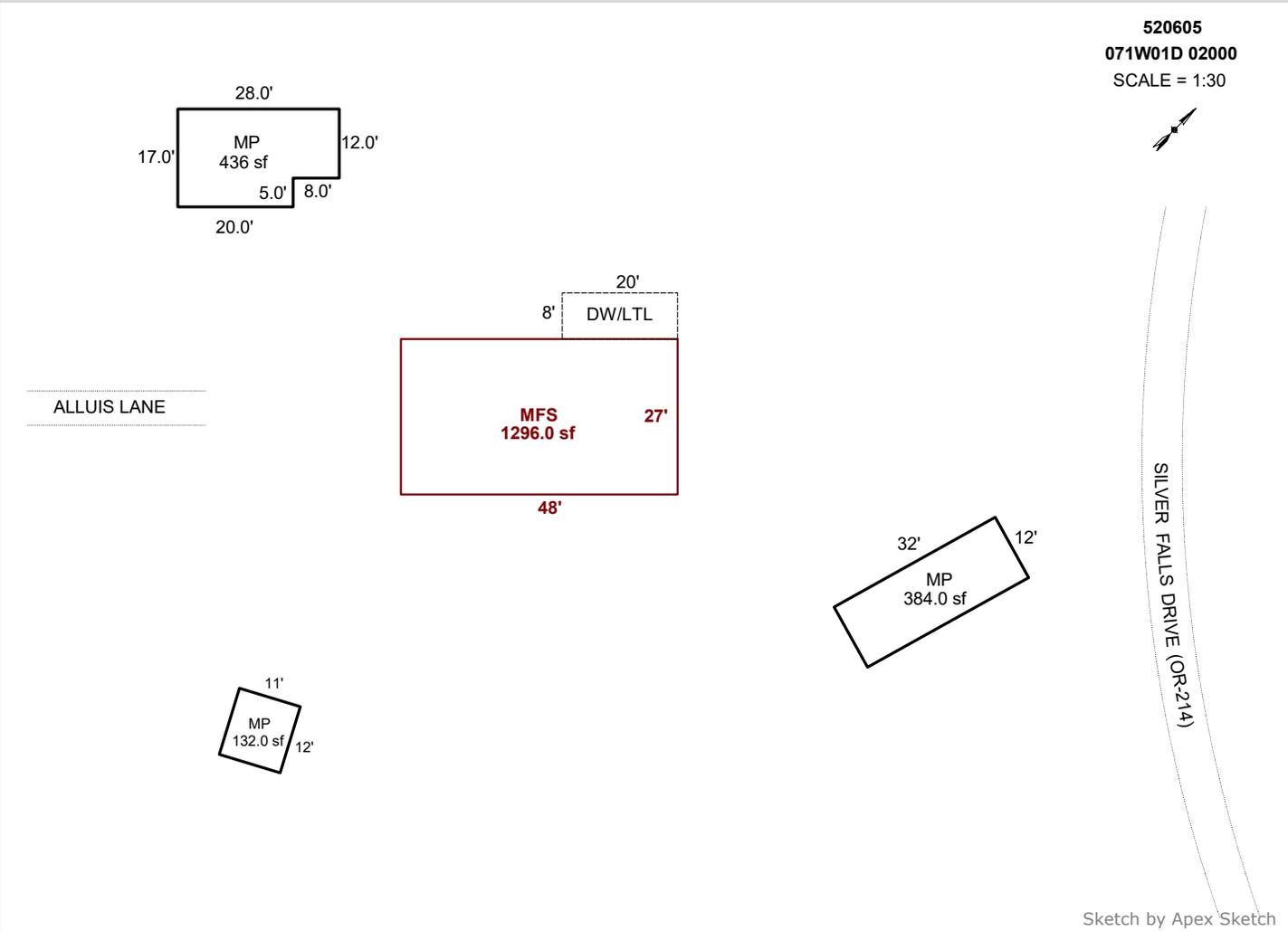


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520605 Parcel No.: 071W01D 02000
 Property Address: 14890 ALLUIS LANE NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	384.0	88.0	
	MP	1.0	436.0	90.0	
	MP	1.0	132.0	46.0	952.0
GLA1	MFS	1.0	1296.0	150.0	1296.0
P/P	DW/LTL	1.0	160.0	56.0	160.0

COMMENT TABLE 1

Apex 10/04/2012 Jane
 UPDATED BY CJURAN 01/08/2024

COMMENT TABLE 2

MLH 01/04/2024

COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	1	(rounded)	1,296
Net BUILDING	cnt	3	(rounded)	952

































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.

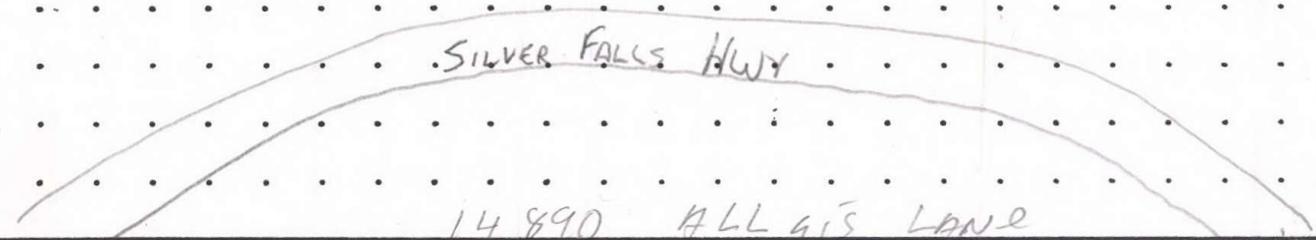
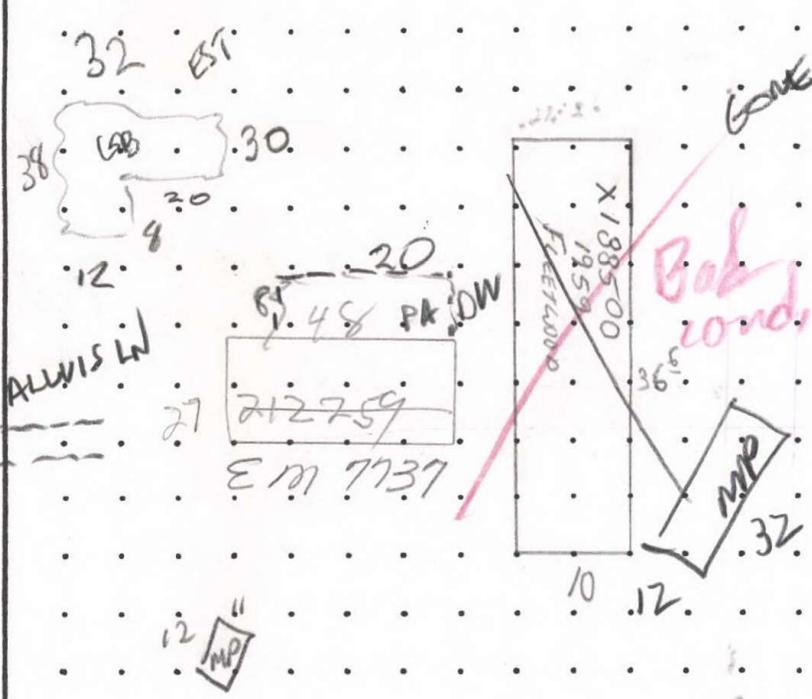
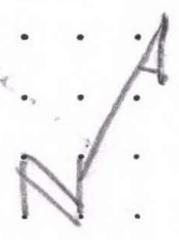
VALUATION SUMMARY OF REAL PROPERTY

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					
							Homestead					
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							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	

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

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

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 Deff maint

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

Out Buildings

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 &

Notes: _____
 Tags Cycle Sales Verification Other: _____
 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	Vynyl	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

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