

Acct ID: 520703 MTL: 071W01A002500 Date: 11/21/23 Appr: MLH Prop Class: 400 RMV Prop Class: 400
Situs: 15362 HILLCREST LN NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 51832 Year: 2024

Last Date Appraised: 09/29/2021 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: KOWALSKI, LEO JOHN IV Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 136930

RMV Land: 222490 RMV Imp: 0 RMV Total: 222490 MAV: 136930 MSAV: 0 SAV: 0

Comment: 22-23: GRH L4, 09/29/21

No Listing
Sales Code 20,36

Input MLH 1/12/23

Notations

No notation data available.

OSDs

No OSD data available.

Land

Site: 1 Code Area: 04500 Size: 1.59 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 222490 Exception: Y N

Adjustment(s): VWFR

Fire Patrol: Description:

Comments: 06-07: RECALC SETUP, APPR NO T41, 8/16/05

N/C

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

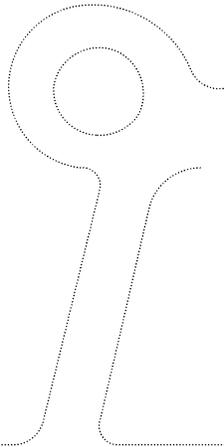
File No.: 520703 Parcel No.: 071W01A 02500
 Property Address: 15362 HILLCREST LANE NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

520703
071W01A 02500
SCALE = 1:30



-----F-----F-----F-----F-----



-----MADRONA HEIGHTS DRIVE NE-----

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals

Apex 10/11/2012 Jane
 UPDATED BY CJURAN 03/30/2022
 UPDATED BY CJURAN 01/04/2024

COMMENT TABLE 2

COMMENT TABLE 3

T47 GRH 09/29/2021
 MLH 11/21/2023

TAGS L4
 SV L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

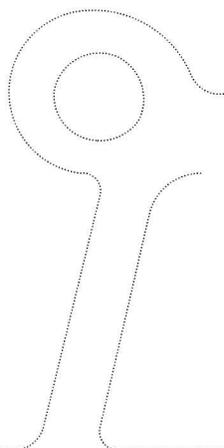
File No.: 520703 Parcel No.: 071W01A 02500
 Property Address: 15362 HILLCREST LANE NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

520703
071W01A 02500
SCALE = 1:30



-----F-----F-----F-----F-----



MADRONA HEIGHTS DRIVE NE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals

COMMENT TABLE 1

Apex 10/11/2012 Jane
UPDATED BY CJURAN 03/30/2022

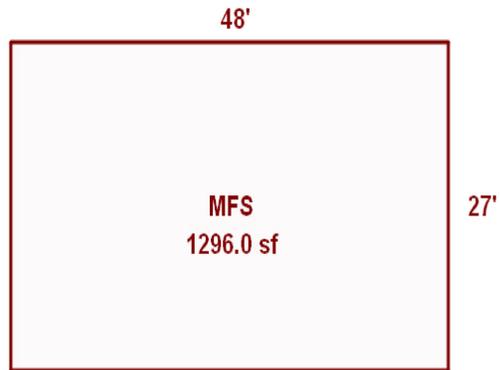
COMMENT TABLE 2

T47 GRH 09/29/2021
11/21/23 MLH

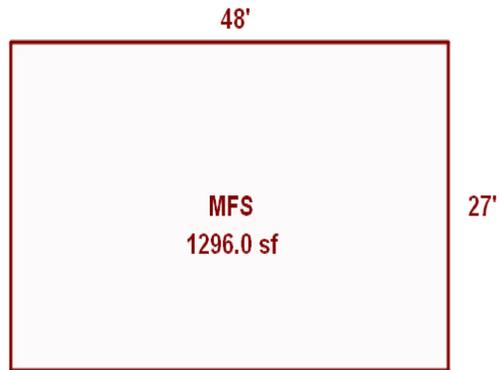
COMMENT TABLE 3

TAGS L4
SV L4

R20703
071W01A 02500



R20703
071W01A 02500



520703 MA GONE East

Aerial 4.17.21







R20703

01A 071W
071W-01A -02500 49376-673
400 0-6E 004-00-02-0
ALLIUS, HENRY E & JUDY F
<QUATROCHI, FRANK J & BARBARA L
1.59 ACRES

V0758P0074RD V0684P0368RC

4633 MADRONA HIEGHTS



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					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					

CALCULATIONS:

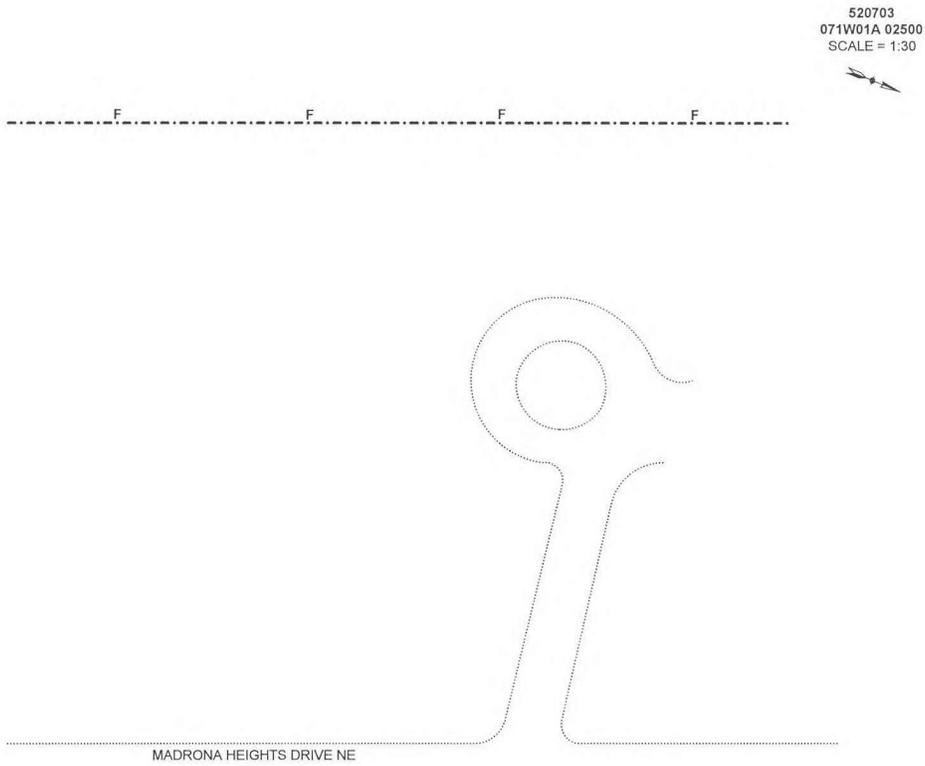
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520703 Parcel No.: 071W01A 02500
 Property Address: 15362 HILLCREST LANE NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



520703
 071W01A 02500
 SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals

COMMENT TABLE 1

Apex 10/11/2012 Jane
 UPDATED BY CJURAN 03/30/2022

COMMENT TABLE 2

T47 GRH 09/29/2021

COMMENT TABLE 3

TAGS L4

SKETCH/AREA TABLE ADDENDUM

Parcel No 071W01A 02500

File No R20703

SUBJECT

Property Address 4613 Madrona Heights

City **Silverton**

State **OR**

Zip **9738**

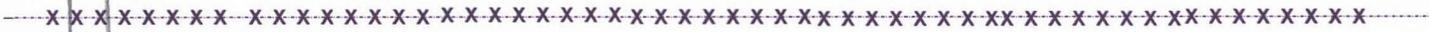
Owner

Client

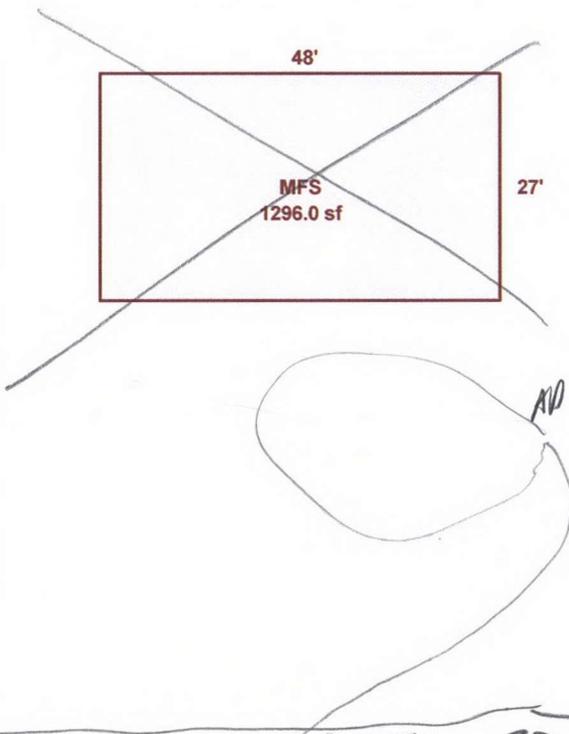
Appraiser Name

IMPROVEMENTS SKETCH

R20703
071W01A 02500
N



GARAGE



MJA

MADRONA HEIGHTS RD

Scale: 1 = 23

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	1296.0	150.0	1296.0
Net LIVABLE Area (rounded w/ factors)					1296

Comment Table 1

Apex 10/11/2012 Jane

Comment Table 2

Comment Table 3

Date: 4/17/21



R20703 071W01A 02500 Appr #: 31 Date 8.20.12 Prop Class 401 Prop Code F09R
 Situs Address Franchise Code 31 Year For: 2012-2013

Owner HARDER, JON M &

Notes: MWHL 9/9 Tags Cycle Sales Verification Other: _____

RMV Land: 144,600	RMV Imp: 32,310	RMV Total: 176,910	M50 Total: 131,350			
Seg.Type MA	Seg. # 1.1	Method: M04	Class 7D	Area 1296	Eff Area 1296	
Length 48	Width 27	Roof Cover COMP	Plumbing		Heat	
Fireplace		Inter. Comp:			Bedrooms	
Year Built 1991	Eff. Year Built 1991		Cond. P F <u>A</u> G E			
Adj Codes MSLCMD		Qty <u>7</u>	% Comp ____	Func ____	Econ ____	RMV: 31,400
Lump Sum _____	Except Code/Year _____	Comments _____				

Accessory Improvements

Out Buildings

Seg.Type MHSK	Seg. # 1.2	Method: M04	Class	Area 150	Eff Area 150	
Length	Width	Foundation	Ex. Wall WOOD	Roof Cover		
Roof Style		Floor	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt. 1991	Eff. Yr. Blt: 1991	
Cond. P F <u>A</u> G E	Adj. Codes		% Comp ____	Func ____	Econ ____	RMV: 910
Lump Sum _____	Except Code/Year _____	Comments _____				

R20703 071W01A 02500 Appr #: _____ Date _____ Prop Class 401 Prop Code F09R
 Situs Address _____ Franchise Code 31 Year For: 2012-2013
 Owner HARDER, JON M &

Tags _____ Cycle _____ Sales Verification _____ Other: _____

Notes: _____
 RMV Land: 144,600 RMV Imp: 32,310 RMV Total: 176,910 M50 Total: 131,350

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	RURAL AT MKT	008C	1.59	VIEWF.RUR 10000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres _____ Companion Accounts _____

10,19,12 ✓

Date 10/11/12 Clerk Jane **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 _____
- Reviewed by lead appraiser/comments _____

R20703 071W01A 02500 Prop Class: ⁴⁰⁰409 Prop Code: F09R Fran: 94 Appr #: 147 Date: 9/29/21
 Situs Address 15362 HILLCREST LN NE TTO LCB Insp: 1 2 3 (4) Cycle Tags Farm Forest
 Owner DECKELMANN, CHRISTOPHER & Pictom Sales Verif Other: _____

RMV Land: 296,610 RMV Imps: 35,860 RMV Total: 332,470 M50 Total: 171,340 For: 2022-2023

Notes: changes as noted, MA GONE on 4/17/21 close tag
Pictometry

Seg: 1.1 MA MFD STRUCT
 Method: M04 Roof Cover: COMP Int Comp: Adj: MSLCMD
 Class: 7D Roof Style: GONE on 4/17/21, pictometry
 Area: 1296 Eff 1296 Flooring: _____
 Dimens: 48 x 27 Plumbing: _____
 Found: Heat/AC: _____
 Ex Wall: Fireplace: _____
 AddFactor1: AddFactor2: Year: 1991 Eff: 1991 Adj: _____
 AddFactor3: RMV: 35,330
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements Placed at new location March 2021

Rue

Out Buildings
Seg: 1.2 MHSK MFD STRUCT
 Method: M04 Roof Cover: DELETE Int Comp: Adj: _____
 Class: Roof Style: _____
 Area: 150 Eff: 150 Flooring: _____
 Dimens: x Plumbing: _____
 Found: Heat/AC: _____
 Ex. Wall: WOOD Fireplace: Year: 1991 Eff: 1991 Value: 530
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____





71 W 21A 2500

8/16/05



R 20703

8.20.12

MA