

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 8/6/24

Print Date: 1/25/2024

Acct ID: 560600 MTL: 081E01D000500

Date: 6/11/24 Appr: MLH Prop Class: 649

Situs: 2804 SPRING VILLA ST SE SILVERTON OR 97381

MaSaNh: 03 06 001

Unit: 105139

RMV Prop Class: 409

Year: 2024

Last Date Appraised: 07/26/2022 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: FITZSIMMONS, LAURA J Roll Type: R

Cycle

 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 64201

RMV Land: 363330 RMV Imp: 25340 RMV Total: 388670 MAV: 63090 MSAV: 1111 SAV: 1948

Comment: 22-23 L2 7/26/22 CLUKE

503 428 0790

update inventory

Owner verified gone 9/15/23

~~Manuf gone after 1/1 Tug to remove from office~~

Notations

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
RP	DFL	DESIGNATED FORESTLAND

OSDs

EMAIL MINDY TO REMOVE WHEN FINALED

Count	Code	Description	RMV	Code Area	Exception
2	MKTF	OSD - FAIR	35000	04480	0

Land

Site: 1	Code Area: 04480	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Market Homesite	Description:			RMV: 55840	Exception: Y N
Adjustment(s):		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: 400088//09-10: HOMESITE IS NOT SPEC ASS'D DUE TO ZONING BEING A NON-RESOURCE ZONE//05-06: RECALC SETUP;#10 4/23/04						
Site: 2	Code Area: 04480	Size: 1.12 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 62540	Exception: Y N
Adjustment(s):		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1994 / 00400088						
Site: 3	Code Area: 04480	Size: 2.88 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description:			RMV: 160810	Exception: Y N
Adjustment(s):		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: 00400088						
Site: 4	Code Area: 04480	Size: 0.88 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 49140	Exception: Y N
Adjustment(s):		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1994 / 400008// 05-06: RECALC SETUP;#10 4/23/04						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04480	Stat Class: 443	Year Blt: 1971	Eff Year Blt: 1971	Sq.Ft: 804	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 12' WIDE SINGLE			Dimensions: 60x12		RMV: 16990	
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	4	Finished	804	0	FB-1	1971	1971	BATH - 1, FP - 1, KIT-, HVAC+, ROOF, SKIRT	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 04480	Stat Class: 341	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 960	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 24x20		RMV: 7150	
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:
Unfinished Office	6	Finished	480	0	0	1988	1988	FAIR	Y N
Multi-Purpose Bldg	6	Finished	480	0	0	1988	1988	-	Y N

Accessories

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

Bldg: 2

Bldg: 2	Code Area: 04480	Stat Class: 341	Year Blt: 1993	Eff Year Blt: 1993	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 10x12		RMV: 1200	

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	Already updated N/c		
Multi-Purpose Bldg	5	Finished	120	0	0	1993	1993				Exception: Y N
Accessories											
Description				Class	Size SqFt		Eff Yr Blt	RMV		Quantity	
No accessory data available											

Bldg: 3

Code Area: 04480

Stat Class: 341

Year Blt: 2000

Eff Year Blt: 2000

Sq.Ft: 100

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions:

RMV: 0

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	
Multi-Purpose Bldg	6	Finished	100	0	0	2000	2000		Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									



SKETCH/AREA TABLE ADDENDUM

Parcel No R60600

File No 081E 01D 00500

Property Address 2804 Spring Villa Rd

City SilvertonState ORZip 97381

Owner

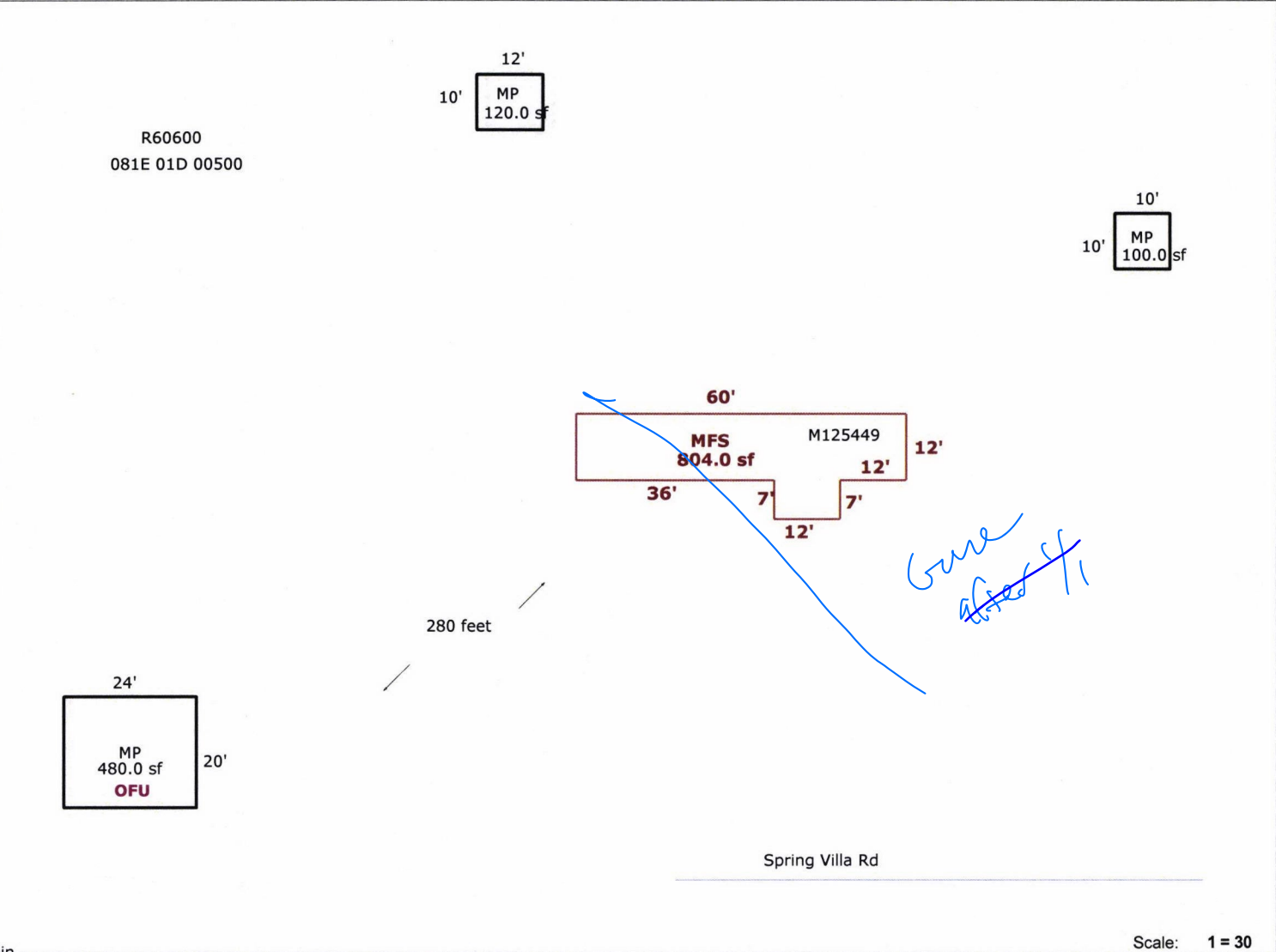
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

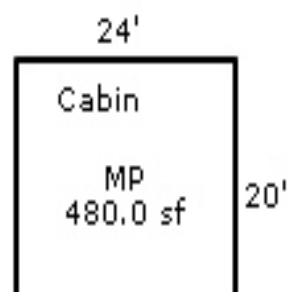
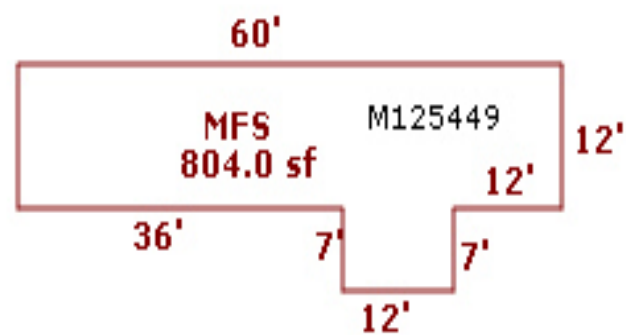
AREA CALCULATIONS



Cabin

Scale: 1 = 30

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 4/25/2011 Jane	
GLA1	MFS	1.00	804.0	158.0	804.0		
GBA1	MP	1.00	480.0	88.0			
	MP	1.00	120.0	44.0			
	MP	1.00	100.0	40.0	700.0		
OTH	OFU	1.00	480.0	88.0	480.0		
Net LIVABLE Area (rounded w/ factors)						Comment Table 2	
Net BUILDING Area (rounded w/ factors)						Comment Table 3	
						6/11/24 MTH Cycle L2	
804							
700							





Acct ID: 560600 MTL: 081E01D000500
Situs: 2804 SPRING VILLA ST SE SILVERTON, OR 97381
Owner: FITZSIMMONS, LAURA J

Input 9/1/22

Date: 7/26 Appr: 4E Prop Class: 649 RMV Prop Class: 409
MaSaNh: 01 06 903 Unit: 105139 Year: 2022
Roll Type: R

Cycle Tag Permits Sales Verification Other: Inspection Level: 1 2 3 4 LCB TTO INSP PICT MLS
RMV Land: 200860 RMV Imp: 21370 RMV Total: 222230 MAV: 54130 MSAV: 587 AV: 54717 SAV:939
Comment:

Notations:
Code: DFL Description: DESIGNATED FORESTLAND

FABRICIUS
LOUDED GATE +
POSTED

Land:													
Code	Area:	Site:	Size:	Class:	Desc:	Use Code:	Zone:	SAV Use:	Adjustment:	Fire Patrol:	Fire Patrol Desc:	RMV:	Exception:
04480	1	1.00 Acres				005	AR5		NOZNE, 01IMP	SA004	FIRE PATROL	33970	0
04480	2	1.12 Acres		DFLC	DESIG FOREST FCO	005	AR5	011	NOZNE, 01IMP	SA004	FIRE PATROL	38050	0
04480	3	2.88 Acres				005	AR5		NOZNE, 01IMP	SA004	FIRE PATROL	97840	0

OSDs:
Count: Desc: RMV: Code Area: Exception:
1 OSD - FAIR 31000 0448 0

Accessory Structures:
Imp ID: 15282 Bldg: 1 Code Area: 0448 Yr Blt: 1971 Eff Yr Blt: 1971 Sq.Ft.: 804 Dimens: 60x12 Adjust RMV: 0 Exception: 0
Stat Class: 443 Desc: MANUF STRUCT, CLASS 4, 12' WIDE SINGL Econ %: 100 Other %: 100 Func Obsc: 100 Adjust: % Comp: 100
Type: First Floor Yr Blt: 1971 Eff Yr Blt: 1971 Beds: 0 Baths: FB-1
Inventory: COMP, H&F, FA, PANEL, HRTHP, BATH - 1, Class: 4 Finished SqFt: 804 Low Cost SqFt: 0 Unfinished SqFt: 0
SKMTL
Accessory: Class: 0 Eff Yr Blt: 0 Sq.Ft.: 0 RMV: 0 Quantity: 0

NC

Acct ID: 560600 MTL: 081E01D000500
Situs: 2804 SPRING VILLA ST SE SILVERTON, OR 97381
Owner: FITZSIMMONS, LAURA J

Date: _____ Appr: _____ Prop Class: 649 RMV Prop Class: 409
MaSaNh: 01 06 903 Unit: 105139 Year: 2022
Roll Type: R

Cycle Tag Permits Sales Verification Other: _____ Inspection Level: 1 2 3 4 LCB TTO INSP PICT MLS

RMV Land: 200860 RMV Imp: 21370 RMV Total: 222230 MAV: 54130 MSAV: 587 AV: 54717 SAV:939
Comment:

Imp ID: 318163	Bldg: 1	Code Area: 0448	Yr Blt: 1988	Eff Yr Blt: 1988	Sq.Ft.: 960	Dimens: 24x20	Adjust RMV: 0	Exception: 0
Stat Class: 341	Desc: Multi Purpose Shed (MP)		Econ %: 100	Other %: 100	Func Obsc: 100		Adjust:	% Comp: 100
	Type: Unfinished Office		Yr Blt: 1988	Eff Yr Blt: 1988	Beds: 0	Baths:		
Inventory:			Class: 6	Finished SqFt: 480	Low Cost SqFt: 0	Unfinished SqFt: 0		
Accessory:			Class: 0	Eff Yr Blt: 0	Sq.Ft.: 0	RMV: 0	Quantity: 0	
Imp ID: 318163	Bldg: 1	Code Area: 0448	Yr Blt: 1988	Eff Yr Blt: 1988	Sq.Ft.: 960	Dimens: 24x20	Adjust RMV: 0	Exception: 0
Stat Class: 341	Desc: Multi Purpose Shed (MP)		Econ %: 100	Other %: 100	Func Obsc: 100		Adjust:	% Comp: 100
	Type: Multi-Purpose Bldg		Yr Blt: 1988	Eff Yr Blt: 1988	Beds: 0	Baths:		
Inventory: PLYWD, 8FT, COMP, GABLE, WDFL, CNCFD, 110V			Class: 6	Finished SqFt: 480	Low Cost SqFt: 0	Unfinished SqFt: 0		
Accessory:			Class: 0	Eff Yr Blt: 0	Sq.Ft.: 0	RMV: 0	Quantity: 0	
Imp ID: 318169	Bldg: 2	Code Area: 0448	Yr Blt: 1993	Eff Yr Blt: 1993	Sq.Ft.: 120	Dimens: 10x12	Adjust RMV: 0	Exception: 0
Stat Class: 341	Desc: Multi Purpose Shed (MP)		Econ %: 100	Other %: 100	Func Obsc: 100		Adjust:	% Comp: 100
	Type: Multi-Purpose Bldg		Yr Blt: 1993	Eff Yr Blt: 1993	Beds: 0	Baths:		
Inventory: VERT, 6FT, METAL, GABLE, FRAME, DIRT			Class: 5	Finished SqFt: 120	Low Cost SqFt: 0	Unfinished SqFt: 0		
Accessory:			Class: 0	Eff Yr Blt: 0	Sq.Ft.: 0	RMV: 0	Quantity: 0	
Imp ID: 363772	Bldg: 3	Code Area: 0448	Yr Blt: 2000	Eff Yr Blt: 2000	Sq.Ft.: 100	Dimens:	Adjust RMV: 0	Exception: 0
Stat Class: 341	Desc: Multi Purpose Shed (MP)		Econ %: 100	Other %: 100	Func Obsc: 100		Adjust:	% Comp: 100
	Type: Multi-Purpose Bldg		Yr Blt: 2000	Eff Yr Blt: 2000	Beds: 0	Baths:		
Inventory: VERT, 8FT, COMP, GABLE, WDFL, FRAME			Class: 6	Finished SqFt: 100	Low Cost SqFt: 0	Unfinished SqFt: 0		
Accessory:			Class: 0	Eff Yr Blt: 0	Sq.Ft.: 0	RMV: 0	Quantity: 0	

NL

NC

NL

NL

Cycle Tag Permits Sales Verification Other:_____ Inspection Level: 1 2 3 4 LCB TTO INSP PICT MLS

RMV Land: 200860 RMV Imp: 21370 RMV Total: 222230 MAV: 54130 MSAV: 587 AV: 54717 SAV:939

Comment:

Comments: _____

Segment:_____ Class:_____ Area:_____ Stat Class:_____ Effective Area:_____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL SHAKE TCLAY TCONC WOO

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 HF OVEND/S MICRO RNG TRASH

Other:_____

Bedrooms:_____ Qlty:_____ Year Built:_____ Effective Year Built:_____

% Good:_____ % Complete:_____ Functional:_____ Economic:_____

Exception:_____ Lump Sum:_____

Comments: _____

Interior Walls: PANEL DRYWALL Skirting: METAL WOOD VINYL FBRGL CBLOCK BRICK

Segment:	_____	Plumbing:	_____
Stat Class:	_____	Heat:	_____
Class:	_____	Electric:	_____
Dimensions/Size:	_____	Misc.:	_____
Foundation:	_____	Year Built:	_____
Exterior Wall:	_____	Eff Yr Built:	_____
Interior Finish:	_____	Condition:	_____
Roof Cover:	_____	% Complete:	_____
Roof Style:	_____	Lump Sum:	_____
Flooring:	_____	Exception Code:	_____

Tag: Y N _____

Segment:_____ Class:_____ Area:_____ Stat Class:_____ Effective Area:_____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL SHAKE TCLAY TCONC WOO

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 HF OVEND/S MICRO RNG TRASH

Other:_____

Bedrooms:_____ Qlty:_____ Year Built:_____ Effective Year Built:_____

% Good:_____ % Complete:_____ Functional:_____ Economic:_____

Exception:_____ Lump Sum:_____

Comments: _____

Segment:	_____	Plumbing:	_____
Stat Class:	_____	Heat:	_____
Class:	_____	Electric:	_____
Dimensions/Size:	_____	Misc.:	_____
Foundation:	_____	Year Built:	_____
Exterior Wall:	_____	Eff Yr Built:	_____
Interior Finish:	_____	Condition:	_____
Roof Cover:	_____	% Complete:	_____
Roof Style:	_____	Lump Sum:	_____
Flooring:	_____	Exception Code:	_____



081E01D 00500

R60599 & R60600

SPRING VILLA SUBDIVISION, LOT 12, ACRES 5.88

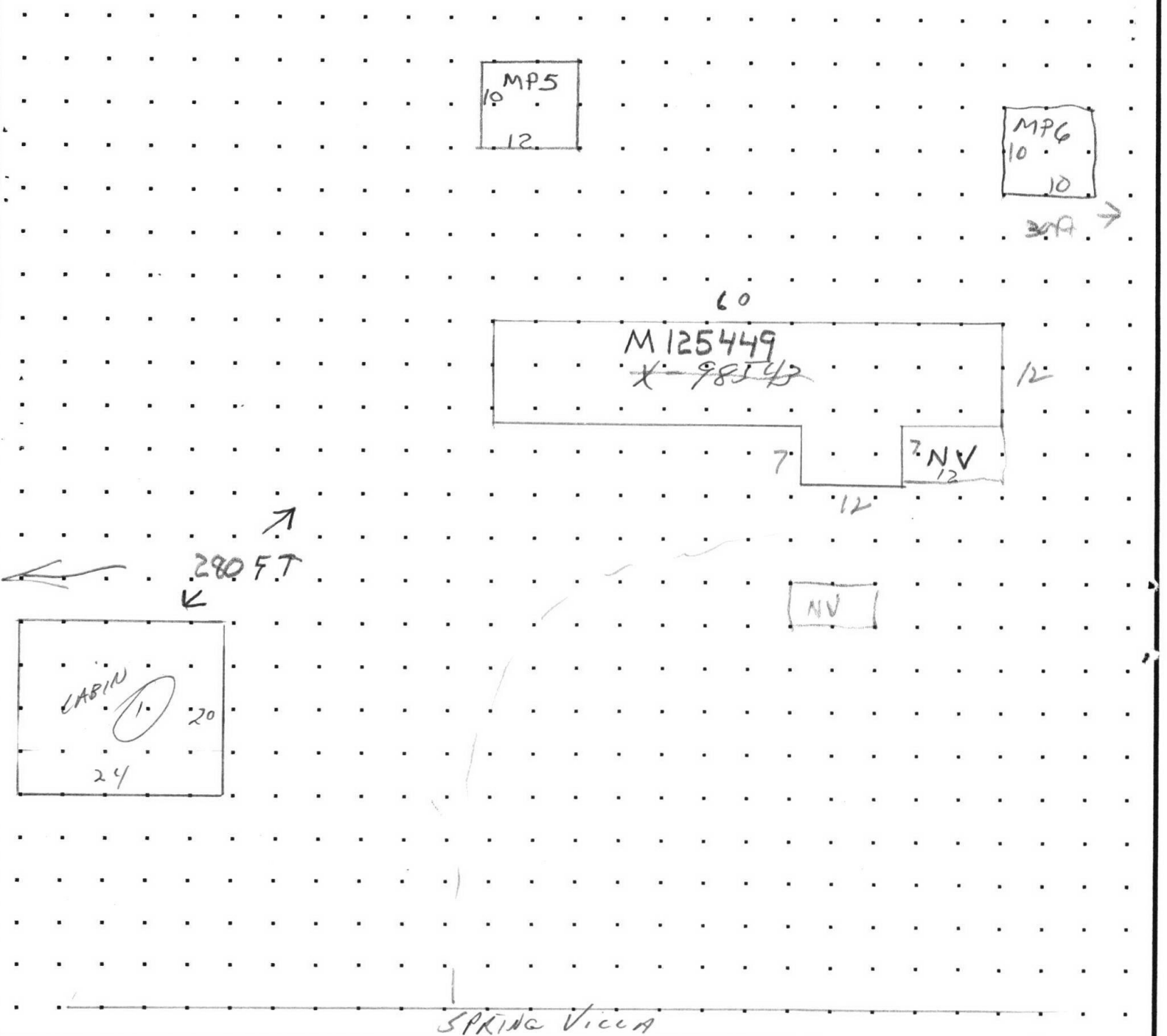
RG0600

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: ~~74660-138~~ M125449

MAP NO: 81E-1D

TAX LOT: 00500



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

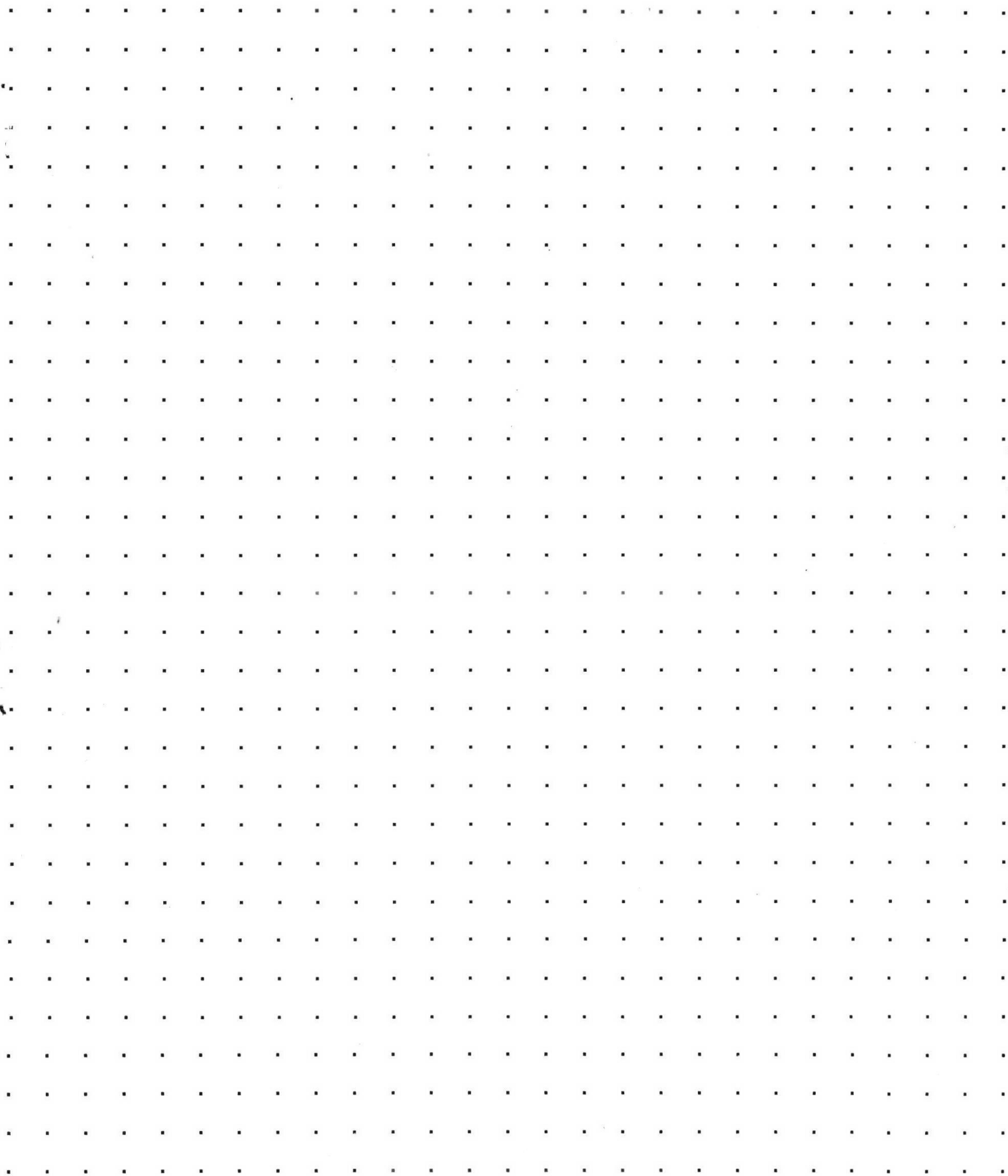
ADDRESS: 2804 SPRING VILLA RD.

SALES
Date Amt.

DATE 10-28-90 BY ~~AL~~ 483

REMARKS:

BUILDER:



CALCULATIONS:

SCALE: 1" = 20'

Prop Code A99S**Situs Address**

Franchise Code 36

Year For: 2011-2012

Owner FITZSIMMONS, DAVID C & LAURA J

Tags

Cycle

Sales Verification

Other:

Notes: Change OSD's. OFU is in MP (seg. 1)

RMV Land: 158.860

RMV Imp: 6,370

RMV Total: 165,230

M50 Total: 39,550

Segment	05U	MP	MP				Land
Class		5	6				
Dim/Size	20X24 480#	10X12 120#	10X10 100#				
Foundation		FRAME	FRAME				
Exter Wall		VERT	VERT				
Wall Height		6FT	8FT				
Inter Finish							
Roof Cover		METAL	COMP				
Roof Style		GABLE	GABLE				
Flooring		DIRT	WOOD				
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1988	1993	2000				
Cond.	AVE	AVE	AVE				
% Good							
% Comp	100	100	100				
Lump Sum							
Except.Code	inventory only	RNEW	RNEW				

Land Segments

Seg.	No	Description	Schedule	Acres	Adjustment Codes	Exception Code
	1	MARKET HOMESITE	008S	1.00		
	2	DESIG FOREST FC0	008S	1.12		
	3	RURAL AT MKT	008S	2.88		
	4	ON SITE DEVELOPMENT	OSDA.RUR		OSDF.RUR	

Eff Acres 5.88

Companion Accounts M125449 R60599 081E01D 00500;081E01D 00500

Date 4/25/11 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 OK #36 DB 5/23/11

☐ Reviewed by lead appraiser/comments

R60600081E01D 00500

Appr #:36 Date 3/23/11

Prop Class 641

Prop Code A99S

Situs Address

Franchise Code 36

Year For: 2011-2012

Owner FITZSIMMONS,DAVID C & LAURA J

Notes: Add OFU. Change YI's. Add MP5, MP6.

Tags Cycle Sales Verification Other:

RMV Land: 158,860

RMV Imp: 6,370

RMV Total: 165,230

M50 Total: 39,550

Accessory Improvements

Out Buildings

Seg.Type MP	Seg. # 1.1	Method: F09	Class 6	Area 480	Eff Area 480
Length 24	Width 20	Foundation CONC	Ex. Wall PLYWD;8FT	Roof Cover COMP	
Roof Style GABLE		Floor WOOD	Plumbing		
Heat	Int. Comp.		Elect. <u>110</u> ✓	Yr. Blt. 1988	Eff. Yr. Blt: 1988
Cond. P <u>F</u> A G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____ RMV: 6,370
Lump Sum _____	Except Code/Year _____	Comments _____			

R60599

081E01D 00500

Appr #:

36

Date

3/23/11

Prop Class

641

Prop Code

A90

Situs Address

Franchise Code

36

Year For:

2011-2012

Owner

FITZSIMMONS,DAVID C & LAURA J

Tags

Cycle

Sales Verification

Other:

Notes:

RMV Land:

21,970

RMV Imp:

0

RMV Total:

21,970

M50 Total:

320

Accessory Improvements

Out Buildings

R60599081E01D 00500Appr #: 36Date 3/23/11Prop Class 641Prop Code A90

Situs AddressFranchise Code 36Year For: 2011-2012

Owner FITZSIMMONS,DAVID C & LAURA J

TagscycleSales VerificationOther:

Notes:

RMV Land: 21,970RMV Imp: 0RMV Total: 21,970M50 Total: 320

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	DESIG FOREST FC0	008S	0.88		

Eff Acres 5.88Companion Accounts M125449 R60600 081E01D 00500;081E01D 00500

ROUTING SLIP

Date Clerk

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

RGD400

3/23/11







M/25449

3/23/11

