

Acct ID: 520693 MTL: 071W01A001200 Date: **8/14/24** Appr: **MLH** Prop Class: 409 RMV Prop Class: 409
 Situs: 15376 QUALL RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 51822 Year: 2024

Last Date Appraised: 01/30/2019 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
 Owner: SAMOILOV, RODION Program Change
 Cycle Tag Sales Verification Other: **Veterans Ex** Inspection level: 1 2 3 **4** LCB TTO INSP Roll Type: R
 RMV Land: 253390 RMV Imp: 281726 RMV Total: 535116 MAV: 305070 MSAV: 0 SAV: 0
 Comment:

update inventory of Tag for possible remodel '25

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: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 208390 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 01-02: F01-429 LLA BETWEEN R20693 AND R20677 BEING TREATED AS A SEG BECAUSE OF LARGE ACREAGE CHANGE 06-07: RECALC SETUP, APPR NO T41, 8/15/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 148 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 97200
 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
Garage Detached	4	Unfinished	576	0	0	2002	2002	ROOF	Y N
Garage Detached	3	Unfinished	480	0	0	2002	2002	ROOF SF	Y N

Accessories

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

Bldg: 2 Code Area: 04500 Stat Class: 478 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 2557 % Complete: 100
 Desc: MANUF STRUCT, CLASS 7, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 143260
 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	7	Finished	2557	4	FB-2	1998	1998	BATH - 2, KIT-, HVAC+, ROOF, SKRT+	Y N

Accessories

Description *PR/DW 78 SF* Class Size SqFt Eff Yr Blt RMV Quantity
 No accessory data available

Bldg: 3 Code Area: 04500 Stat Class: 107 Year Blt: Eff Year Blt: 1998 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 39940
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1998	32736	1	Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 04500 Stat Class: 357 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 480 % Complete: 100
 Desc: Frost Control Dimensions: 24x20 RMV: 1326
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

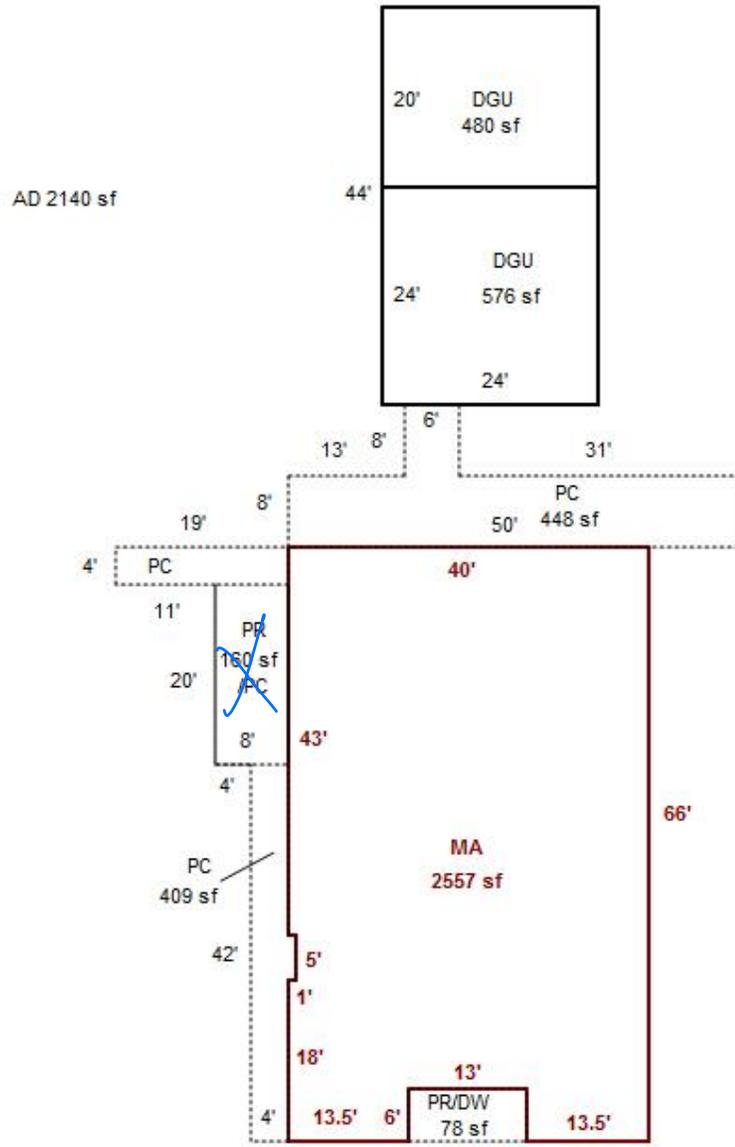
No floor data available

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	480	0	0	2016	2016	Exception: Y N

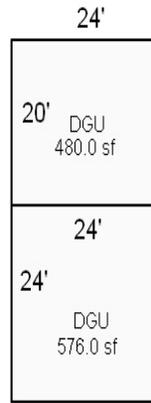
Accessories

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

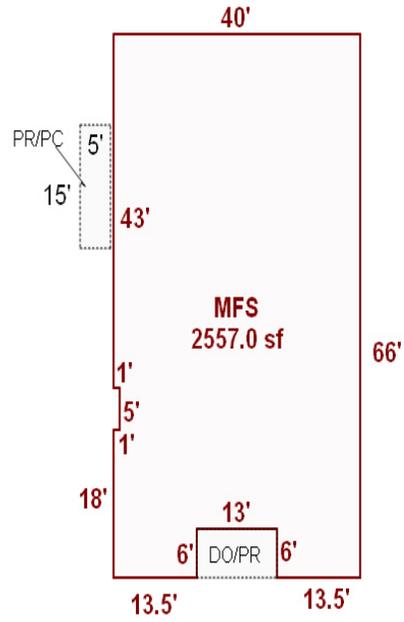
R20693
071W01A 01200
SCALE=1:30



8/14/24 MLH



R20693
071W01A 01200



R20693
MA, DGU
1/30/2019



R20693

RV

1/30/2019

071W01A 01200

R20693

15376 QUALL RD NE
SILVERTON, OR 97381

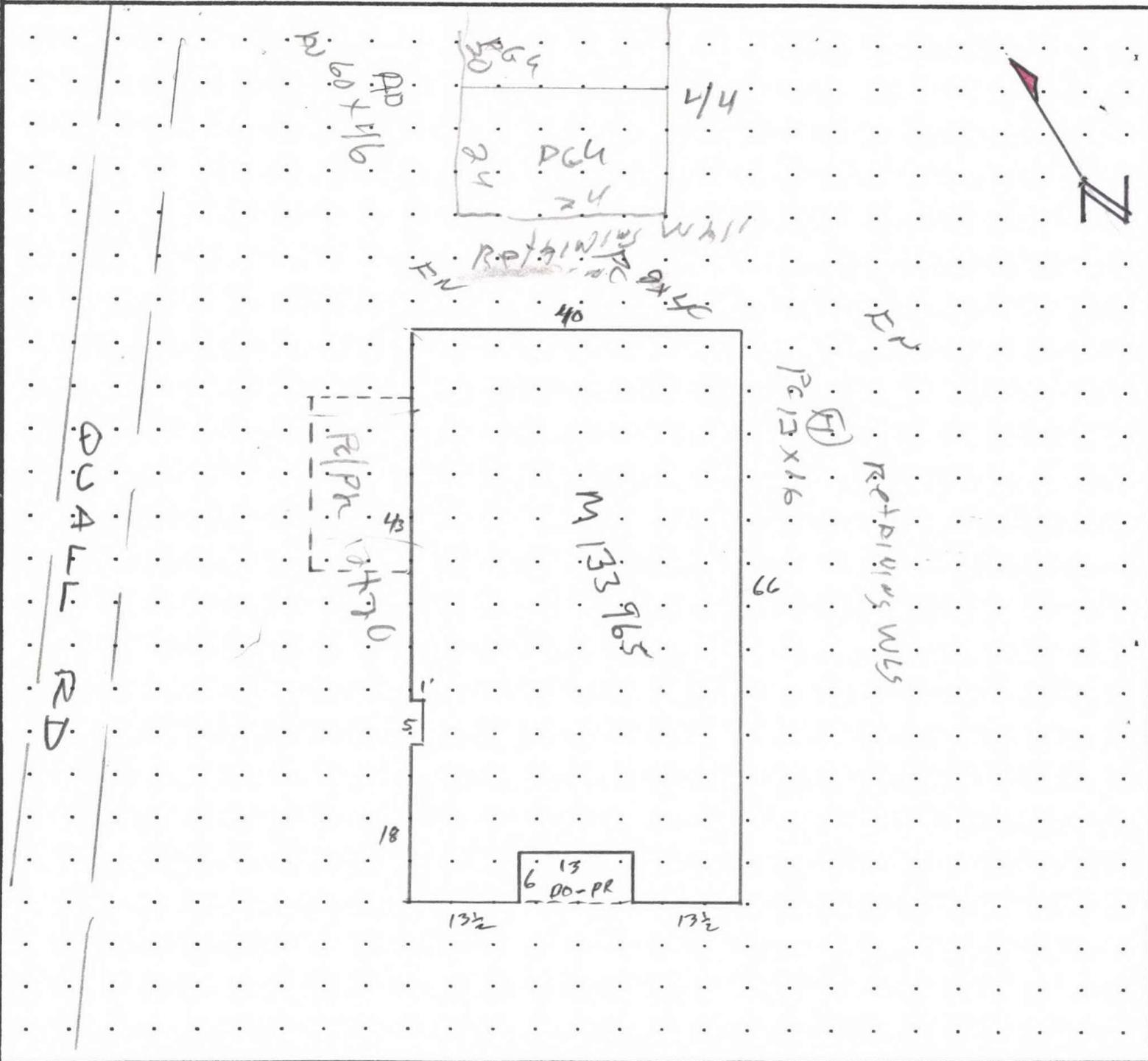
DOGS 1/30/19

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R20693

MAP NO: 7-16-1A

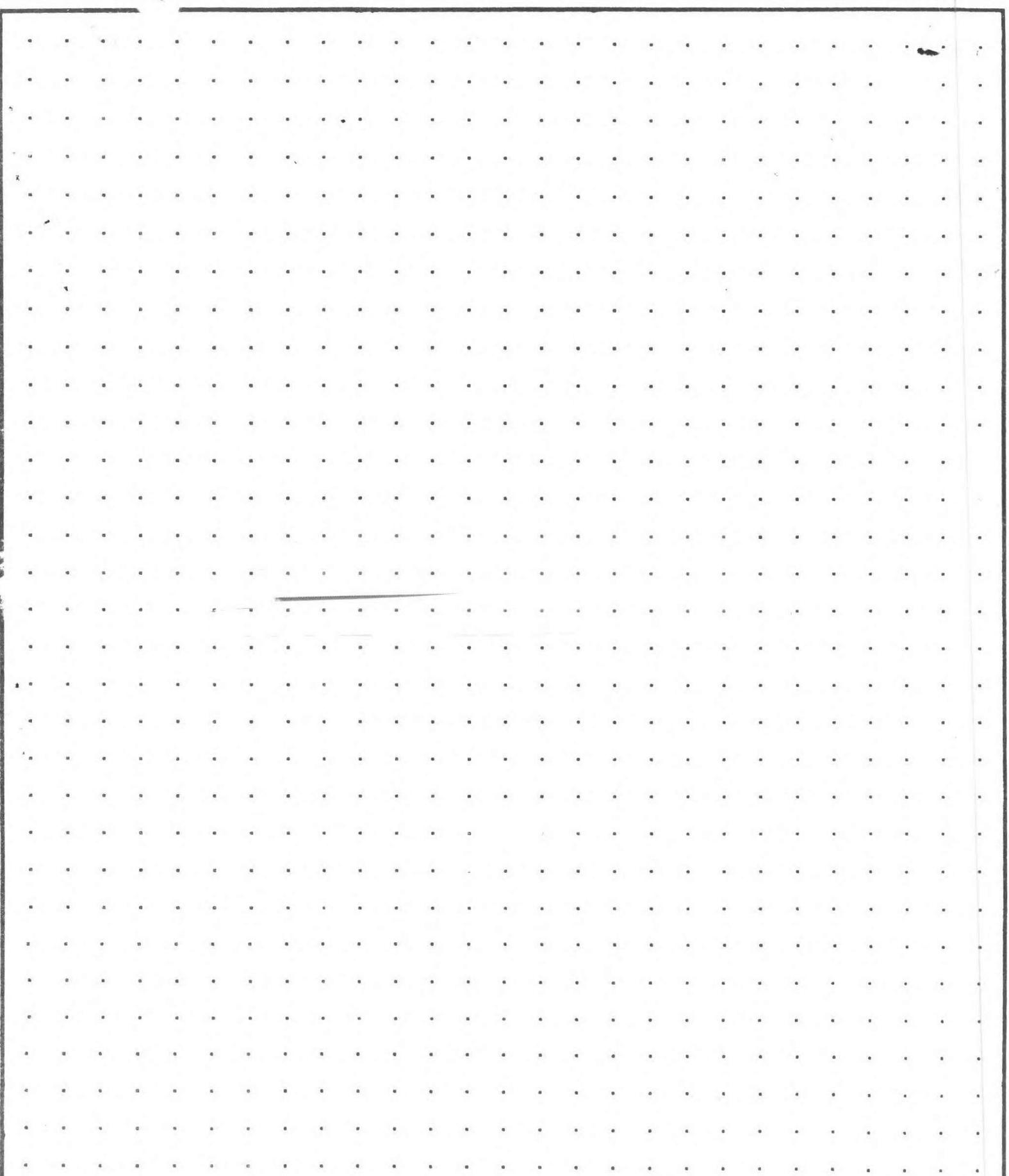
TAX LOT: 1200



CALCULATIONS: $40 \times 66 = 2640$
 $- 6 \times 13 = - 78$
 $- 5 + 1 = - 5$
 $\hline 2557 \text{ ft}^2$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: 15 376 96011 RD NE SILVERTON 97381	SALES Date Amt.	
DATE	BY	REMARKS:	BUILDER: 98 Fleetwood		
1/10/02	52				
8.14.12	31				
1/3/12	NV	0065			



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 071W01A 01200

File No R20693

SUBJECT

Property Address 15376 Quall Rd NE

City Silverton

State OR

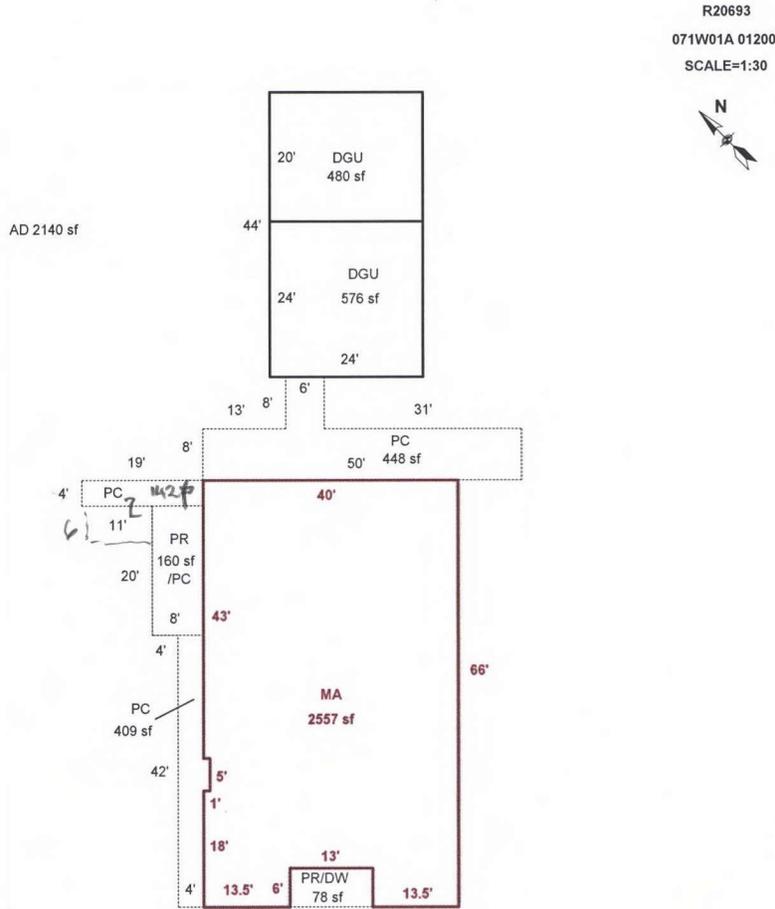
Zip 97381

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2557	226	2557
GAR	DGU	1.00	576	96	
	DGU	1.00	480	88	1056
E/P	PR/DW	1.00	78	38	
	PC	1.00	409	172	
	PC	1.00	448	132	
	PR	1.00	160	56	1095
Net LIVABLE Area (rounded w/ factors)					2557

Comment Table 1

Apex 8/17/12 Jane
UPDATED BY JRONDEMA 2/1/19

Comment Table 2	Comment Table 3

R20693 071W01A 01200 Prop Class: 409 Prop Code: F09R Fran: 94 Appr #: 31 Date: 1/30/19

Situs Address 15376 QUALL RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner RATHBUN,LAWRENCE Pictom Other: DUES DUE FROM ROAD

RMV Land: 197,500 RMV Imps: 177,120 RMV Total: 374,620 M50 Total: 236,740 For: 2019-2020

Notes: RY PLACEMENT ONLY, PULL TAG; ADD FC
YI'S INVENTORIED, REST = N/C

Seg: 2.1 MA MFD STRUCT
Method: M04 Roof Cover: ARCOMP Int Comp: DW;H&F Adj: MSLCMT
Class: 7T Roof:
Area: 2557 Eff 2557 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty:
Found: Heat/AC: HP Bedrooms: 4 % Comp:
Ex Wall: Fireplace: Year: 1998 Eff: 1998 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 84,000
Exc Code: Comment/Adj: L/S: ✓

Accessory Improvements

Seg: 1.3 YI4G DGU,DGU,YI4G
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Adj:
Ex Wall: Fireplace: Year: 2002 Eff: 2002 RMV: 21,000 ✓
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

SEE ATTACHED LIST FOR YI'S PRESENT

Out Buildings

Seg: 1.1 DGU DGU,DGU,YI4G
Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4
Class: 4 Roof Style: GABLE
Area: 576 Eff: 576 Flooring: CONC
Dimens: 24 x 24 Plumbing: Electrical: 110V % Comp:
Found: CONC Heat/AC: Bedrooms: Func:
Ex Wall 10FT;PLYWD Fireplace: Year: 2002 Eff: 2002 Value: 41,010
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S: ✓

Seg: 1.2 DGU DGU,DGU,YI4G
Method: R05 Roof Cover: BKENAM Int Comp: Adj: RLCM3
Class: 3 Roof Style: FLAT
Area: 480 Eff: 480 Flooring: CONC
Dimens: 24 x 20 Plumbing: Electrical: % Comp:
Found: CONC Heat/AC: Bedrooms: Func:
Ex Wall 6FT;PLYWD Fireplace: Year: 2002 Eff: 2002 Value: 29,490
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S: ✓

Seg: 2.2 MHSK MFD STRUCT
Method: M04 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 212 Eff: 212 Flooring:
Dimens: x Plumbing: Electrical: % Comp:
Found: Heat/AC: Bedrooms: Func:
Ex Wall CBLOCK Fireplace: Year: 2002 Eff: 2002 Value: 1,620
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S: ✓

R20693 071W01A 01200

Prop Class: 401 Prop Code: F09R Fran: 94

Appr #: 94

Date: 12/8/17

Situs Address 15376 QUALL RD NE

TTO LCB Insp

Cycle Tags Farm Forest Sales Verif

Owner RATHBUN,LAWRENCE

Pictom

Other:

RMV Land: 155,500

RMV Imps: 145,820

RMV Total: 301,320

M50 Total: 229,850

For: 2017-2018

Notes: N/C - re-tag for 1/1/19

Seg: 2.1 MA MFD STRUCT
 Method: M04 Roof Cover: ARCMP Int Comp: DW;H&F Adj: MSLCMT
 Class: 7T Roof:
 Area: 2557 Eff: 2557 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: % Comp: _____
 Found: Heat/AC: HP Bedrooms: 4 Func: _____
 Ex Wall: Fireplace: Year: 1998 Eff: 1998 RMV: 67,280
 Exc Code: Comment/Adj: N/C L/S: _____

Accessory Improvements

Seg: 1.3 YI4G DGU,DGU,YI4G
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: 2002 Eff: 2002 RMV: 15,900
 Exc Code: Comment/Adj: N/C L/S: _____

Out Buildings

Seg: 1.1 DGU DGU,DGU,YI4G
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4
 Class: 4 Roof Style: GABLE
 Area: 576 Eff: 576 Flooring: CONC
 Dimens: 24 x 24 Plumbing: Electrical: 110V % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: 10FT;PLYWD Fireplace: Year: 2002 Eff: 2002 Value: 35,430
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 1.2 DGU DGU,DGU,YI4G
 Method: R05 Roof Cover: BKENAM Int Comp: Adj: RLCM3
 Class: 3 Roof Style: FLAT
 Area: 480 Eff: 480 Flooring: CONC
 Dimens: 24 x 20 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: 6FT;PLYWD Fireplace: Year: 2002 Eff: 2002 Value: 25,480
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 2.2 MHSK MFD STRUCT
 Method: M04 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 212 Eff: 212 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: CBLOCK Fireplace: Year: 2002 Eff: 2002 Value: 1,730
 Exc Code: Comment/Adj: N/C L/S: _____

071W 01A 01200

R 20693

12-7-16

Attention Property Owner: A land use proposal has been submitted for property near where you live or near property you own elsewhere. State law requires that the county notify property owners within a certain distance from this property. The proposal and address of the property is described in the "Application" section below. The decision in this case does not directly affect the zoning or use of your property. If you object to the decision, refer to the "Appeal" section. If you have questions, contact the staff person listed at the end of this report.

**NOTICE OF DECISION
CONDITIONAL USE CASE NO. 16-030**

APPLICATION: Application of Lawrence Rathbun for a conditional use to place a temporary recreational vehicle or mobile home for medical hardship purposes on a 1.75 acre parcel in an AR (Acreage Residential) zone located at 15376 Quall Road NE, Silverton. (T7S; R1W; Section 1A; tax lot 1200).

DECISION: The Planning Director for Marion County has **APPROVED** the above-described Conditional Use application subject to certain conditions.

EXPIRATION DATE: This Conditional Use Permit is valid only when exercised by **December 6, 2018**. The effective period may be extended for an additional year subject to approval of an extension (form available from the Planning Division). **Additional extensions may not be granted if the regulations under which this decision was granted have changed since the original approval.**

RENEWAL: This permit may be renewed for successive one year periods if the applicant submits to the Planning Division, on an annual basis, a new Physician's Certificate which indicates that the hardship continues to exist.

WARNING: A decision approving the proposed use is for land use purposes only. Due to septic, well, and drain field replacement areas, this parcel may not be able to support the proposed use. To ensure the subject property can accommodate the proposed use the applicant should contact the Building Inspection Division, (503) 588-5147.

This decision does not include approval of a building permit.

CONDITIONS: The following conditions must be met before a building permit can be obtained or the approved use established:

1. The applicant shall obtain approval for all required permits from the Marion County Building Inspection Division.
2. Prior to issuance of a building permit, the applicant shall submit a Manufactured Dwelling/RV Removal or Disconnect Agreement (enclosed) to the Planning Division. This agreement specifies that placement of the manufactured home or RV is temporary and will be removed or the RV disconnected and no longer used for residential purposes, after the hardship ceases.

ADDITIONAL CONDITIONS: Once the approved use is established the following conditions must be continually satisfied:

3. The proposed manufactured home/RV shall use the existing septic system if it is feasible.
4. The manufactured home/RV shall be located as shown on the applicant's site plan. Minor variations are permitted upon review and approval of the Planning Director.
5. The applicants are advised that this permit is granted for a period of one year **and must be renewed for successive one year periods** upon submittal of a Physician's Certificate verifying that the hardship conditions continue to exist. In addition, every five years the Marion County Building Inspection Division requires a septic evaluation for shared systems prior to renewal of hardship conditional uses.

OTHER PERMITS, FEES, AND RESTRICTIONS: This approval does not remove or affect covenants or restrictions imposed on the subject property by deed or other instrument. The proposed use may require permits and/or fees from other local, State or Federal agencies. This decision does not take the place of, or relieve the responsibility for, obtaining

other permits or satisfying any restrictions or conditions thereon. It is recommended that the agencies mentioned in Finding #5 be contacted to identify restrictions or necessary permits. The applicant is advised of the following:

6. The applicant should contact Silverton Fire District to obtain a copy of the District's Recommended Building Access and Premise Identification regulations and the Marion County Fire Code Applications Guide. Fire District access standards may be more restrictive than County standards.

APPEAL PROCEDURE: The Marion County Zone Code provides that certain applications be considered first by the County Planning Director. If there is any doubt that the application conforms with adopted land use policies and regulations the Director must condition or deny the application. Anyone who disagrees with the Director's decision may request that the application be considered by a Marion County hearings officer after a public hearing. The applicant may also request reconsideration (one time only and a fee of \$200) on the basis of new information subject to signing an extension of the 150 day time limit for review of zoning applications.

A public hearing is held on appeals subject to the appellant paying a \$250.00 fee. Requests for reconsideration, or consideration by a hearings officer, must be in writing (form available from the Planning Division) and received in the Marion County Planning Division, 5155 Silverton Rd. NE, Salem, by 5:00 p.m. on **December 6, 2016**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **December 7, 2016** unless further consideration is requested.

FINDINGS AND CONCLUSIONS: Findings and conclusions on which the decision was based are noted below.

1. The property is designated Rural Residential in the Marion County Comprehensive Plan. The purpose of this designation and the corresponding AR (Acreage Residential) zone is to allow for the creation of acreage home sites at a density that maintains the character and environmental quality of the County's rural residential areas.
2. The property is located on the southwest corner of Quall Road NE and Madrona Heights Drive. The property contains a dwelling, accessory structure, well and septic system. The property was subject of Partition Case #00-16, and is a legal lot for land use purposes.
3. Surrounding properties in all directions are zoned AR (Acreage Residential) and consist of acreage residential home sites.
4. A signed Physician's Certificate has been submitted for Lawrence J. Rathbun indicating he has medical conditions that preclude him from maintaining a complete separate and detached dwelling apart from his family.
5. Public Works Land Development and Engineering Permits commented on requirements that are not part of the land use decision and they are available for review in the planning file.

Marion County Building Permits commented that permits would be required for placement of a manufactured home.

All other commenting agencies stated no objection to the proposal.

6. In order to approve a manufactured home/RV under medical hardship the applicant must demonstrate compliance with the specific criteria listed in Section 17.120.040 of the Marion County Code (MCC). These include:
 - (a) *For the purposes of this subsection "hardship" means a medical hardship or hardship for the care of an aged or infirm person or persons.*
 - (b) *A doctor of medicine or licensed psychologist shall sign a statement indicating the physical or mental condition that prevents the person(s) with the hardship from providing the basic self care needed to live on a separate lot. The statement shall also attest that the physician or licensed psychologist is convinced the person(s) with the hardship must be provided the care so frequently or in such a manner that the caretaker must reside on the same premises.*

B	C	D	E	F	G	H	I
SEG	Length	Width	OR enter Total SF	Price per SF	Alt Price	Segment Value	Calculated
AD			2,140	\$ 3.00		\$ 6,420.00	
PC			448	\$ 5.50		\$ 2,464.00	
PC			142	\$ 5.50		\$ 781.00	
PR	20.0	8.0		\$ 29.00		\$ 4,640.00	160
PC	20.0	8.0		\$ 5.50		\$ 880.00	160
PC			409	\$ 5.50		\$ 2,249.50	
PR	13.0	6.0		\$ 29.00		\$ 2,262.00	78
DW	13.0	6.0		\$ 22.00		\$ 1,716.00	78

YI/S

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1/30/19

31

TOTAL YI Value \$ 21,412.50





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8.14.12

D60

24x20

D64

24x24



R 20693

8.14.12

MA



R20693
MA,DGU
1/30/2019



R20693

RV

1/30/2019