

Acct ID: 521523 MTL: 071W160001200 Date: **1/4/24** Appr: **MLH** Prop Class: 551 RMV Prop Class: **551**
 Situs: 11506 KAUFMAN RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 44328 Year: 2024

Last Date Appraised: 08/04/2014 Appraiser: MATTHEW HAMILTON Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (TAGS/PERMIT)

Owner: KUENZI JRLT & KUENZI, MARLENE (LE) & Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: **1** 2 3 4 LCB **TTO** **INSP** AV: 504468

RMV Land: 732250 RMV Imp: 615400 RMV Total: 1347650 MAV: 435020 MSAV: 69448 SAV: 208157

Comment:

*NEW Tasting Room @ 65% update inventory
Retag for '25*

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: **0** Value Source: Farm Homesite Description: RMV: 15850 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 400028

Site: 3 Code Area: 04500 Size: 14.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 233010 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 400028

Site: 4 Code Area: 04500 Size: 7.05 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 128510 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 400028

Site: 5 Code Area: 04500 Size: 17.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 309880 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 152 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 3233 % Complete: 100
 Desc: Multi Story above grade *EJB Roof / Paint* Dimensions: RMV: 548870
 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	5	Finished	1522	1	FB-1 HB-1	1995	1995	ROOF, FP, HVAC, KIT, BTH - 1	Y N
Second Floor	5	Finished	1451	4	FB-2	1995	1995	BATH - 2, HVAC	Y N
Attic	5	Finished	260	0	0	1995	1995	HVAC	Y N
Garage Attached	5	Finished	529	0	0	1995	1995	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	1995	32508	1	Y N

Bldg: 11 Code Area: 04500 Stat Class: 108 Year Blt: 1923 Eff Year Blt: 1923 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 8940
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	1	5000	1923	8938	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 312 Year Blt: 1995 Eff Year Blt: ¹⁹⁹⁸1995 Sq.Ft: 1088 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 34x32 RMV: 9820
 Func Obsc: 50 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Loft Barn	6	Finished	1088	0	0	1995	1995	FAIR Ade	

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 353 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 432 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 24x18 RMV: 2700
 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: Y N
Machine Shed	4	Finished	432	0	0	1997	1997	FAIR	

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: ~~480~~ % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 24x20 RMV: 4730
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Gone

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	480	0	0	1995	1995	FAIR	

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 332 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 3072 % Complete: 100
 Desc: Commercial Greenhouse (CG) Dimensions: 96x32 RMV: 3000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Commercial Greenhouse	4	Finished	3072	0	0	1991	1991	Fair	

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 332 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 3072 % Complete: 100
 Desc: Commercial Greenhouse (CG) Dimensions: 96x32 RMV: 3000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Commercial Greenhouse	4	Finished	3072	0	0	1991	1991	Fair	

Accessories

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

Bldg: 7 Code Area: 04500 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 3360 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 84x40 RMV: 24460
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Gone

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	4	Finished	3360	0	0	1999	1999	FAIR	

Accessories

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

Bldg: 8 Code Area: 04500 Stat Class: 351 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 4420

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: Y N
General Purpose Bldg	5	Finished	960	0	0	1983	1983	FAIR	

Accessories

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

Bldg: 9 Code Area: 04500 Stat Class: 351 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 768 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x24 RMV: 2080
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	4	Finished	768	0	0	1974	1974	FAIR	

Fluid pkg

Accessories

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

Bldg: 10 Code Area: 04500 Stat Class: 341 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 195 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: ~~15x13~~ 12x19 RMV: 2020
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	195	0	0	1992	1992	FAIR	

Accessories

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

Bldg: 12 Code Area: 04500 Stat Class: 354 Year Blt: Eff Year Blt: 1974 Sq.Ft: 336 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 24x14 RMV: 1360
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	336	0	0	0	0	FAIR	

Accessories

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

127 2.0 6384 sf 344 perimeter 16 ft NEW

Commercial Property Appraisal						
Marion County						
THE FARM ON GOLDEN HILL	Stat Class	544 - DINING - LOUNGE				
Account ID 521523	Notes	NEW tarring room @ 65%				
Total Sq Ft 6,384	MA-SA-NH	03-06-000				
Component - THE FARM ON GOLDEN HILL						
Stat Class	544 - DINING - LOUNGE					
Notes						
Cost Approach						
ZIP Code	97381	Data Collected	8/7/2024	Local Multiplier	(Default)	
Reporting Date	1/2024	Cost Data Set	1/2024	Architect's Fees	(Default)	
				Eff. Age Adjustment	n/a	
Section - THE FARM ON GOLDEN HILL						
Type	Building					
Size	6,384 sq ft	Perimeter	344 ft	# of Stories	1	
Occupancy						
Code	Description	%	Quality	Class	Height (ft)	
127	Winery Shop	100	2.0	D Wood or Steel Framed Exterior Walls	16.0	
Components						
Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	6,384	\$138.28	\$882,780	\$0	\$882,780
617	Complete HVAC	6,384	\$30.91	\$197,329	\$0	\$197,329
896	Stud Walls-Wood Siding	6,384	\$22.69	\$144,833	\$0	\$144,833
				\$1,224,962	\$0	\$1,224,962
Depreciation						
None						
Additional Functional	0.0 %					
External	0.0 %					
Reconciliation						
Base Value	\$1,224,962		Calculation Type		Marshall & Swift	
Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)	
\$0	+	\$1,224,962	+	-	=	\$1,224,962

Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR MLH Date 4/4/24 YR For 24-25 % COMP 65%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	
Floor - Concrete/Wood	30%	40%
Walls - Framing	10%	
Walls - Covering/Siding	15%	65%
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____



not this account

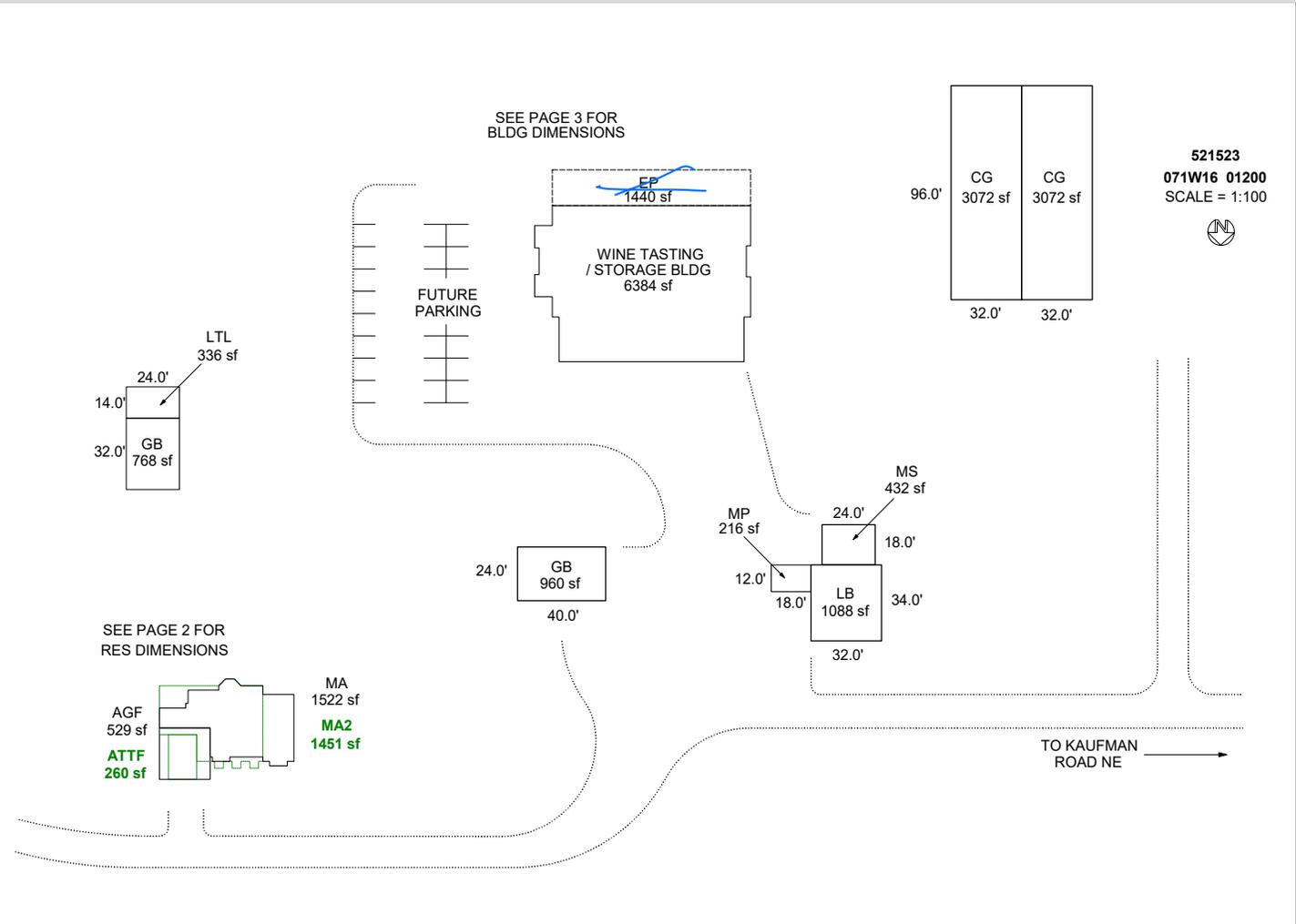


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: 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	MS	1.0	432.0	84.0	
	LTL	1.0	336.0	76.0	
	LB	1.0	1088.0	132.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
	GB	1.0	960.0	128.0	
	GB	1.0	768.0	112.0	
	WINE TASTING	1.0	6384.0	344.0	
	MP	1.0	216.0	60.0	16328.0
	GLA1	MA2	1.0	1451.0	182.5
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
P/P	EP	1.0	1440.0	212.0	1440.0
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	9 (rounded)		16,328

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576
 UPDATED BY CJURAN 02/15/2024

COMMENT TABLE 2

Deleted 2 GH's
 MLH 01/04/2024

COMMENT TABLE 3

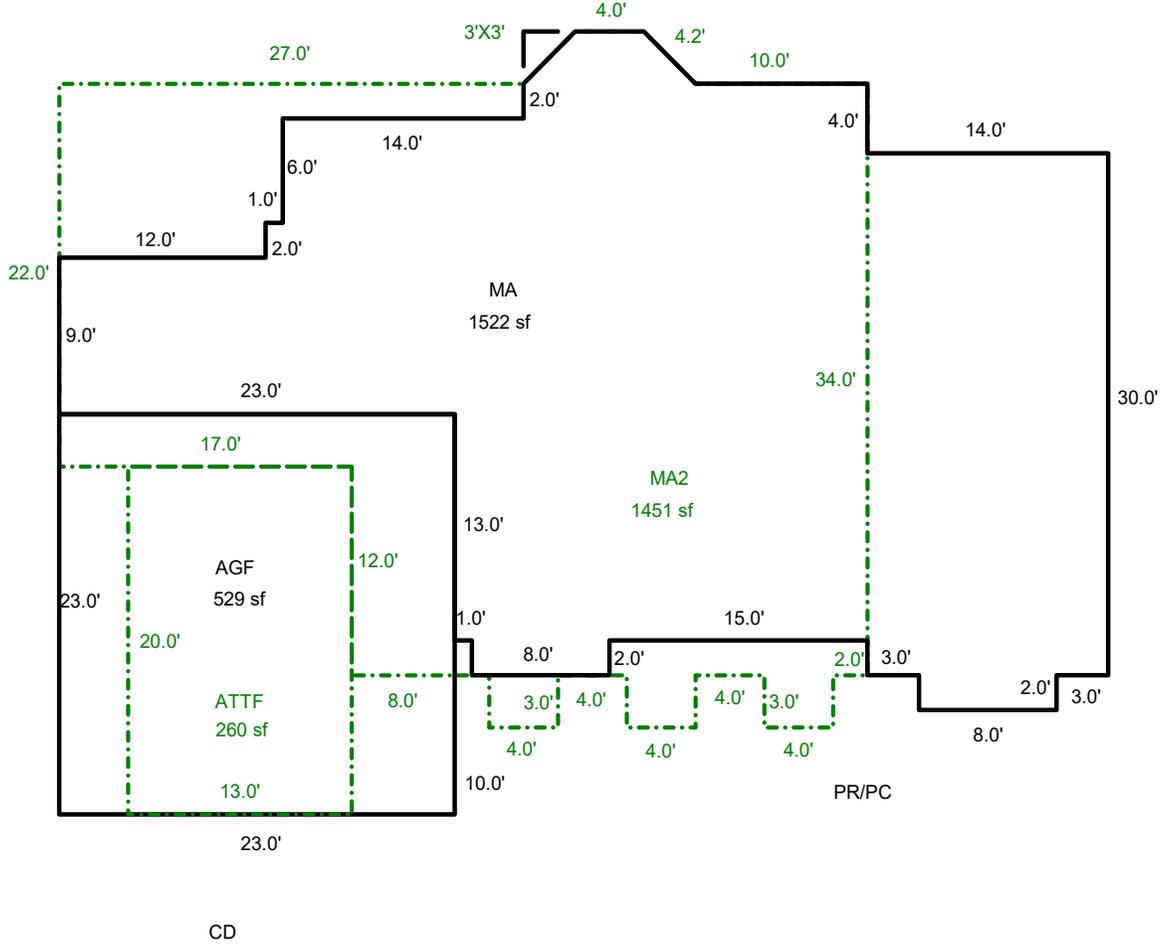
TAGS L1

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA2	1.0	1451.0	182.5	
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576
 UPDATED BY CJURAN 02/15/2024

COMMENT TABLE 2

Deleted 2 GH's
 MLH 01/04/2024

COMMENT TABLE 3

TAGS L1

Net LIVABLE cnt 3 (rounded) 3,233

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

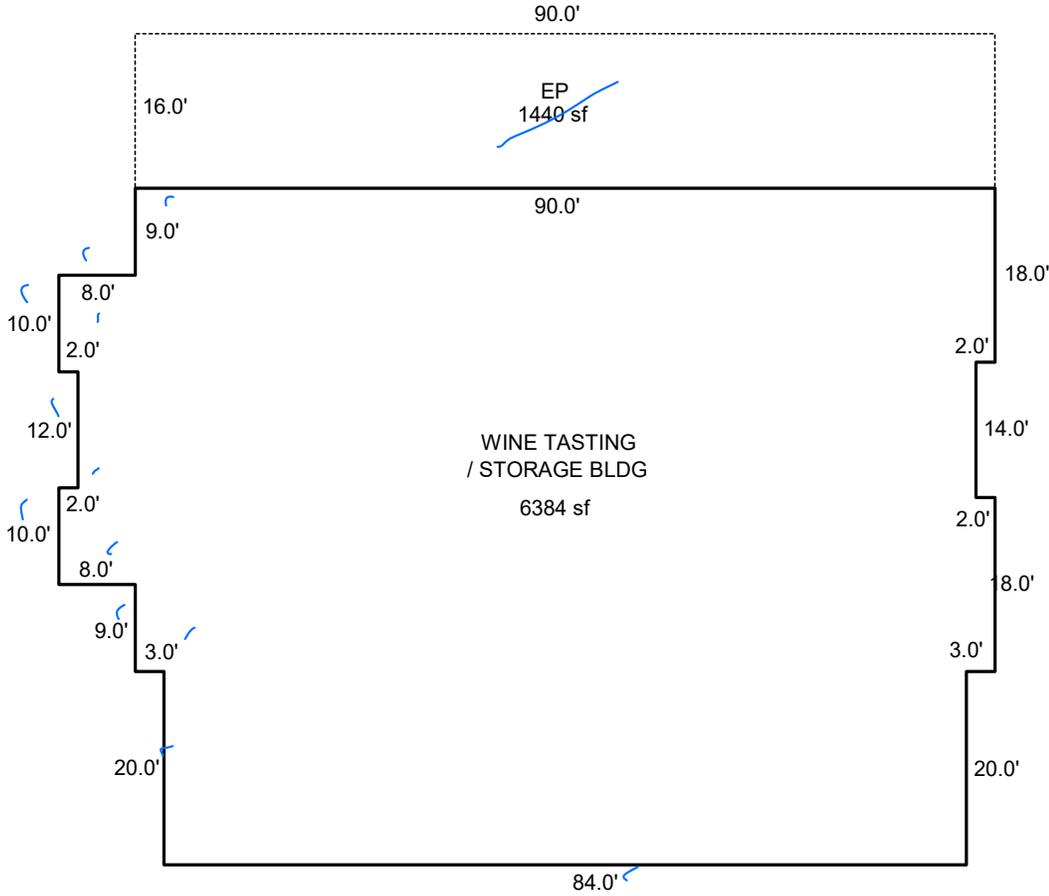
File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

521523
071W16 01200
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	WINE TASTING	1.0	6384.0	344.0	6384.0
P/P	EP	1.0	1440.0	212.0	1440.0

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576
 UPDATED BY CJURAN 02/15/2024

COMMENT TABLE 2

Deleted 2 GH's
 MLH 01/04/2024

COMMENT TABLE 3

TAGS L1

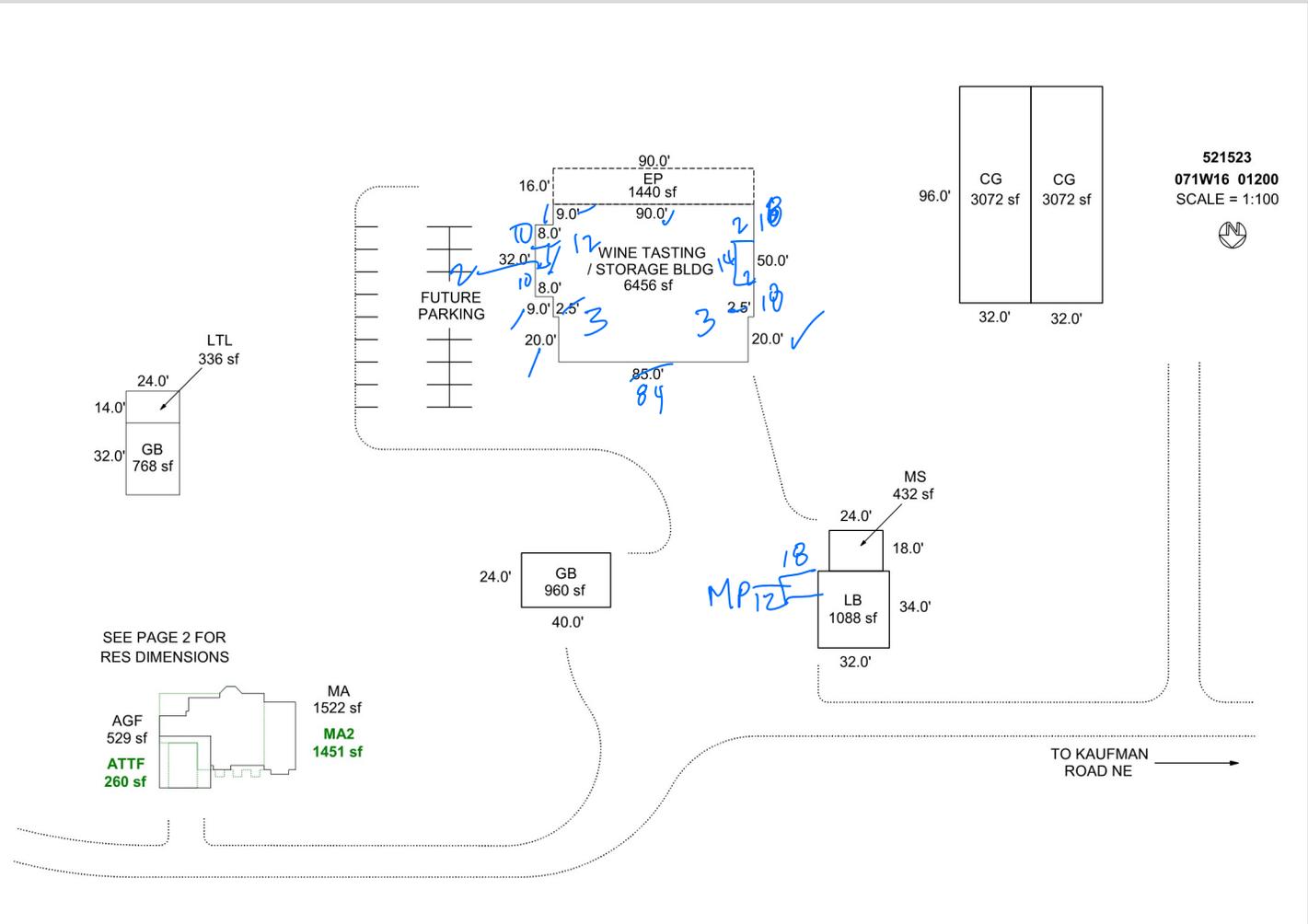
Net BUILDING cnt 1 (rounded) 6,384

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	432.0	84.0	
	LTL	1.0	336.0	76.0	
	LB	1.0	1088.0	132.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
	GB	1.0	960.0	128.0	
	GB	1.0	768.0	112.0	
	WINE TASTING	1.0	6456.0	336.0	16184.0
GLA1	MA2	1.0	1451.0	182.5	
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
P/P	EP	1.0	1440.0	212.0	1440.0
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	8 (rounded)		16,184

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576

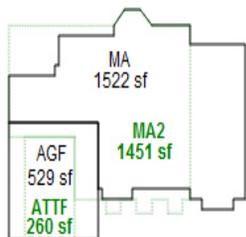
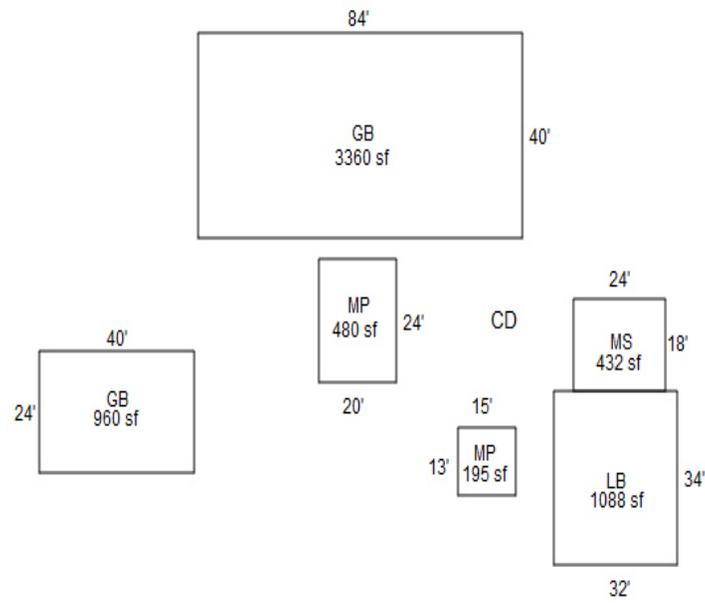
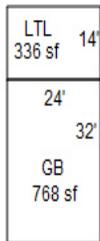
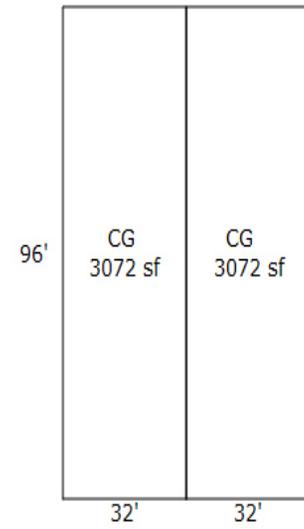
COMMENT TABLE 2

Deleted 2 GH's
 MLH 1/4/24

COMMENT TABLE 3

TABS 2 }

071W16 01200
R21523
 "SEE PAGE TWO FOR HOME DIMENSIONS"
 Scale 1:70

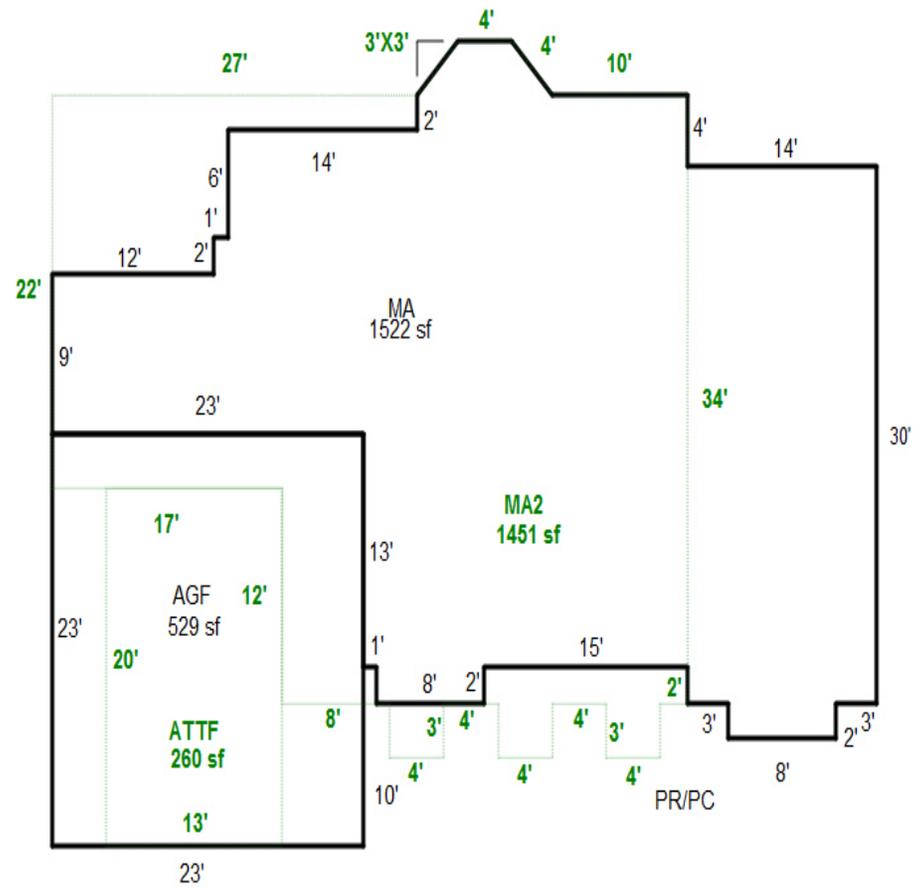


R21523

071W16 01200

"SEE PAGE ONE FOR ALL BUILDINGS"

Scale 1:20



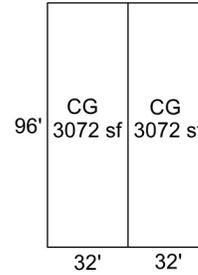
CD

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

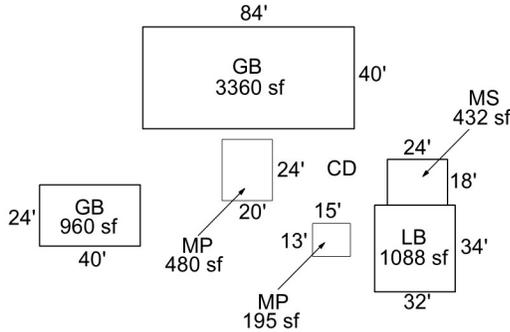
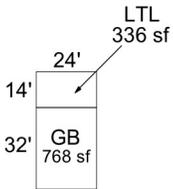
SKETCH



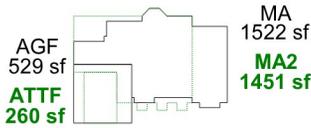
521523
071W16 01200
 SCALE = 1:100



**SEE PAGE 3 FOR
 PURPOSED WINE TASTING ROOM**



SEE PAGE 2 FOR
 RES DIMENSIONS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	432.0	84.0	
	LB	1.0	1088.0	132.0	
	GB	1.0	3360.0	248.0	
	GB	1.0	960.0	128.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
	MP	1.0	195.0	56.0	
	MP	1.0	480.0	88.0	
	GB	1.0	768.0	112.0	
	LTL	1.0	336.0	76.0	13763.0
GLA1	MA	1.0	1522.0	200.5	
	MA2	1.0	1451.0	182.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	10 (rounded)		13,763

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576

COMMENT TABLE 2

COMMENT TABLE 3

Deleted 2 GH's

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

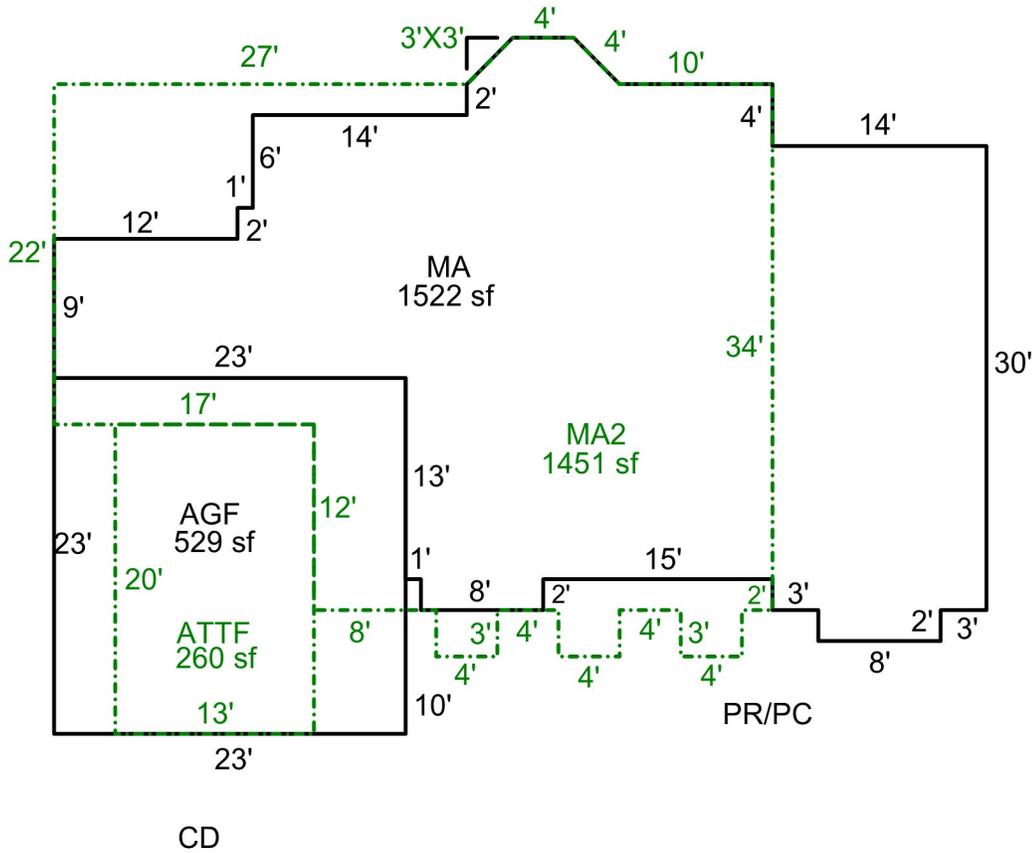
521523

071W16 01200

SCALE = 1:20



SEE PAGE 1 FOR ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1522.0	200.5	
	MA2	1.0	1451.0	182.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576

COMMENT TABLE 2

Deleted 2 GH's

COMMENT TABLE 3

Net LIVABLE cnt 3 (rounded) 3,233















R21523

16 071W
071W-16 -01200 50019-000
502 320-6E F09 010-00-02-0
KUENZI, JOHN E & MARLENE
<KUENZI, LOYAL W & ROCHELLE M
39.05 ACRES

39.05

11506 KAUFMAN RD NE
V0753P0081DE V0868P0058RC

DOG

8/04/14

AA

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					
							Homestead					
							All Other					

R21523

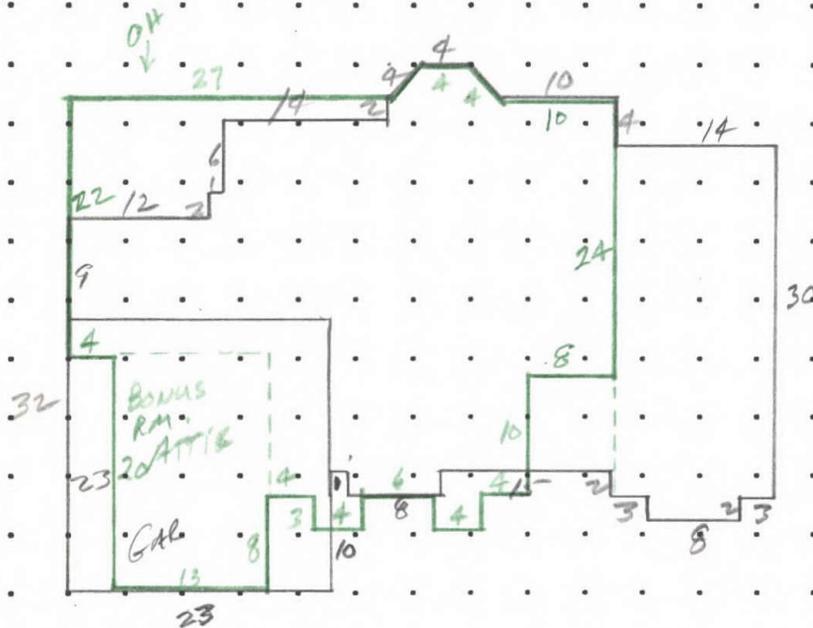
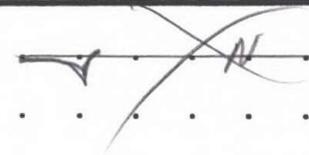
BUILDING DIAGRAM AND OUTBUILDINGS

2 OF 2

ACCT NO: 50019-000

MAP NO: 7-10-16

TAX LOT: 1200



GENL LN.

KAUFMAN RD

CALCULATIONS:

SCALE: 1" = 20'

$$(3 \times 4) + (.5 \times 3 \times 3 \times 2) + (2 \times 20) + (2 \times 34) + (4 \times 48) + (2 \times 44) + (9 \times 61) + (13 \times 38) + (2 \times 8 \times 2) + (2 \times 14) = 1522 \#$$

$$\text{UPPER} - (17 \times 22) + (22 \times 34) + (8 \times 24) + (3 \times 4 \times 2) + (3 \times 4) + (.5 \times 3 \times 3 \times 2) = 1359 \#$$

$$\text{ATTIC } 13 \times 20 = 260 \#$$

MEASUREMENT VERIFIED		YR BLT: 95-	ADDRESS: 11506 KAUFMAN RD	SALES			
DATE	BY	REMARKS:	BUILDER:	Date	Amt.		
9-7-94	B. H. 31						
B. H. 14							

CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 071W16 01200

File No R21523

Property Address 11506 KAUFMAN RD NE

City SILVERTON

State OR

Zip 97381

Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

R21523

1-07-16-0-3647-1051-00

BUILDING DIAGRAM AND OUTBUILDINGS

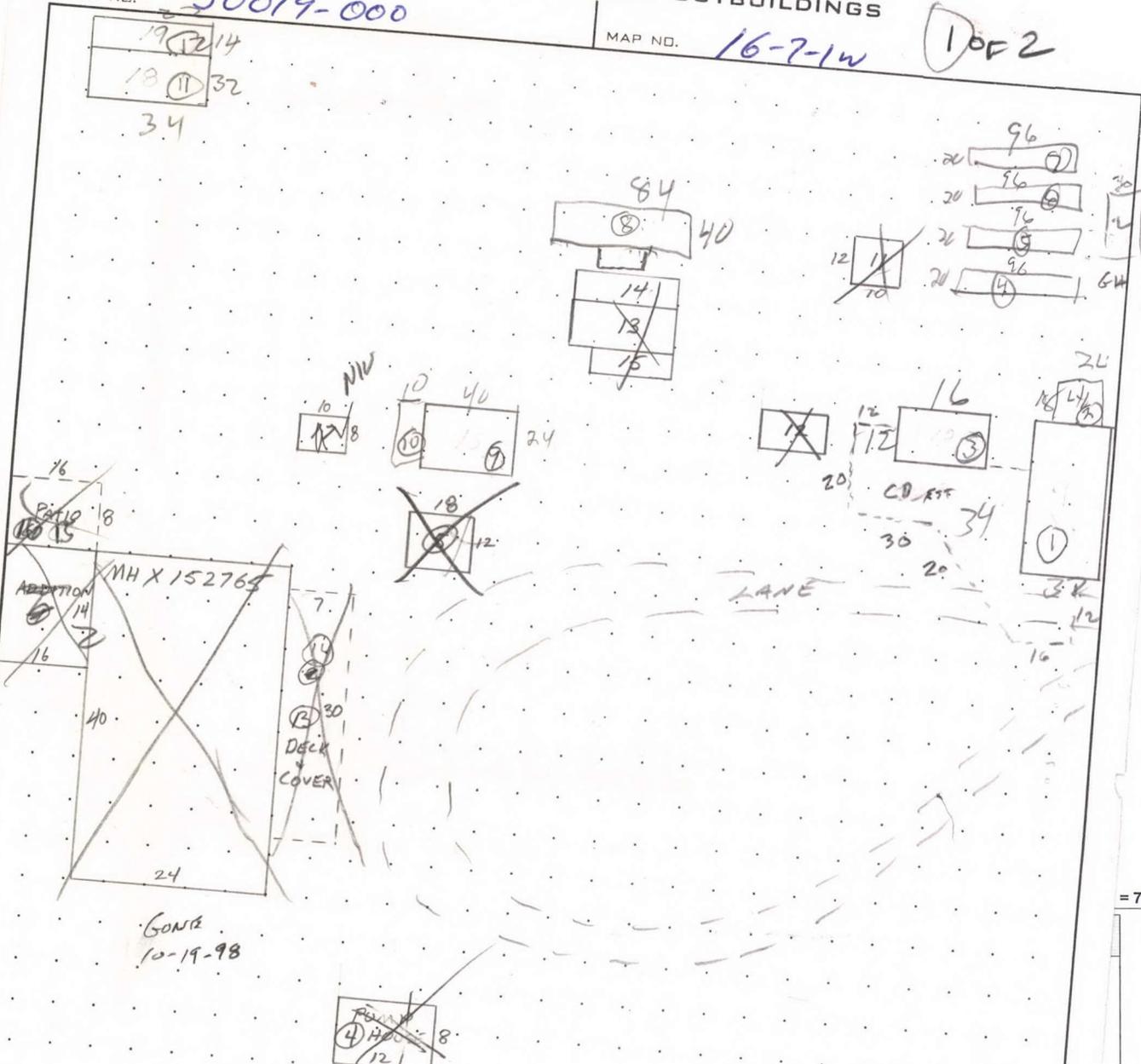
ACCT. NO.

50019-000

MAP NO.

16-7-1w

1 of 2



11506 KAUFMAN RD NE

MEASUREMENT VERIFIED

REMARKS:

DATE

BY

7/19/83

ASJ

MH + OUT BUILDINGS

1/27/10

31

NV DCB

8.4.14

31

SKETCH/AREA TABLE ADDENDUM

Parcel No 071W16 01200

File No R21523

Property Address 11506 KAUFMAN RD NE

City SILVERTON

State OR

Zip 97381

Owner

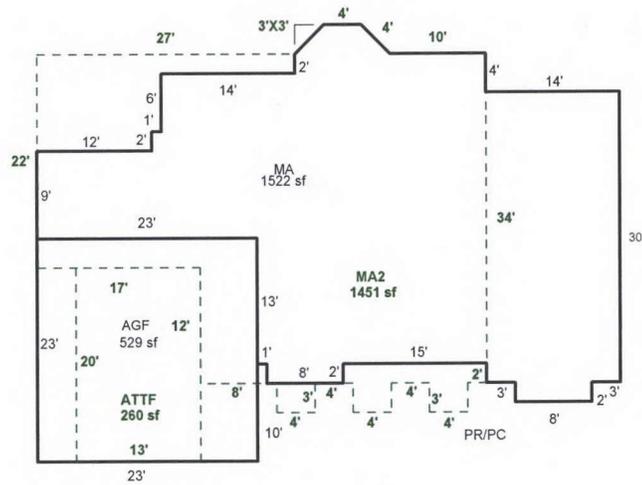
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R21523
071W16 01200
"SEE PAGE ONE FOR ALL BUILDINGS"
Scale 1:20



CD

Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1522	200	
	MA2	1.00	1451	182	2973
GLA2	ATTF	1.00	260	66	260
GAR	AGF	1.00	529	92	529

Comment Table 1

APEXED BY NRC 09/15/2009
Updated by AC 3/8/10
Updated by CW 8/11/14

Comment Table 2

Deleted 2 GH's

Comment Table 3

Net LIVABLE Area (rounded w/ factors)

3233

R21523 071W16 01200 Appr #: 31 Date 8/4/14 Prop Class 551 Prop Code A95E
 Situs Address 11506 KAUFMAN RD NE 97381 Franchise Code 31 Year For: 2014-2015
 Owner KUENZILLOYAL W & HAY ROW

Notes: Tags Cycle Sales Verification Other: MSJURE
MAS ANNA COMMENTS INFO ADD; LIL MP, CD CHANGES AS NEEDED

RMV Land: 462,790 RMV Imp: 287,210 RMV Total: 750,000 M50 Total: 338,820

Seg.Type MA Seg. # 1.1 Method: R05 Class 5 Area 1522 Eff Area 1522
 Length Width Roof Cover ARCMP Plumbing BATH.5 Heat FA
 Fireplace PREFB-P;PREFB-E;SGL-E Inter. Comp: DW;H&F;DSP;RNG Bedrooms 1
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes RLCM5 Qty 5 % Comp ___ Func ___ Econ ___ RMV: 124,880
 Lump Sum Except Code/Year Comments LD SIDING 180'S 1995'S PERMITS

Seg.Type MA2 Seg. # 1.2 Method: R05 Class 5 Area ~~1840~~ Eff Area ~~1840~~
 Length Width Roof Cover Plumbing BATH2 Heat FA 1371
 Fireplace Inter. Comp: Bedrooms 4 1471
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes RLCM5 Qty 5 % Comp ___ Func ___ Econ ___ RMV: 68,690
 Lump Sum Except Code/Year ONLY Comments ERRORS IN ORIB DRAWING

Seg.Type ATTF Seg. # 1.3 Method: R05 Class 5 Area 260 Eff Area 260
 Length Width Roof Cover Plumbing Heat FA
 Fireplace Inter. Comp: Bedrooms
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes RLCM5 Qty 5 % Comp ___ Func ___ Econ ___ RMV: 18,240
 Lump Sum Except Code/Year Comments

Seg.Type AGF Seg. # 1.4 Method: R05 Class 5 Area 529 Eff Area 529
 Length 23 Width 23 Roof Cover ARCMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes RLCM5 Qty 5 % Comp ___ Func ___ Econ ___ RMV: 26,390
 Lump Sum Except Code/Year Comments

Accessory Improvements

Seg.Type Y15A Seg. # 1.5 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 9,000
 Lump Sum Except Code/Year Comments PR'S PC'S, CA

Out Buildings

Seg.Type LB Seg. # 2.1 Method: F09 Class 6 Area 1088 Eff Area 1088
 Length 34 Width 32 Foundation CONC Ex. Wall B&B;12FT Roof Cover SHAKE
 Roof Style GAMBRL Floor Plumbing ARCMP 1995
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes FLCM;FUNC % Comp ___ Func ___ Econ ___ RMV: 4,940
 Lump Sum Except Code/Year Comments 526 526

Seg.Type MS Seg. # 3.1 Method: F09 Class 4 Area ~~432~~ Eff Area ~~432~~
 Length ~~24~~ 32 Width 18 Foundation CONC Ex. Wall BKENAM 10' Roof Cover METAL
 Roof Style SHING Floor CONC Plumbing 1997
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,720
 Lump Sum Except Code/Year Comments LDC. ON S. SIDE LB

Seg.Type MP Seg. # 4.1 Method: F09 Class 5 Area ~~192~~ Eff Area ~~192~~ 480
 Length ~~24~~ 24 Width ~~20~~ 20 Foundation FRAME CONC Ex. Wall WOOD CBLOCK;8FT Roof Cover ARCMP
 Roof Style GABLE Floor CONC Plumbing 1995
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,170
 Lump Sum Except Code/Year Comments

R21523 071W16 01200 Appr #: _____ Date _____ Prop Class 551 Prop Code A95E
 Situs Address 11506 KAUFMAN RD NE 97381 Franchise Code 31 Year For: 2014-2015
 Owner KUENZI,LOYAL W &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 462,790 RMV Imp: 287,210 RMV Total: 750,000 M50 Total: 338,820

Seg.Type CG Seg. # 5.1 Method: F09 **NIV** Class 4 Area 3072 Eff Area 3072
 Length 96 Width 32 Foundation POST Ex. Wall PLSTC Roof Cover PLSTC
 Roof Style ARCH Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1991
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 4,440
 Lump Sum _____ Except Code/Year _____ Comments N/A = COND

Seg.Type CG Seg. # 6.1 Method: F09 **NIV** Class 4 Area 3072 Eff Area 3072
 Length 96 Width 32 Foundation POST Ex. Wall PLSTC Roof Cover PLSTC
 Roof Style ARCH Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1991
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 4,440
 Lump Sum _____ Except Code/Year _____ Comments N/A = COND

Seg.Type GB Seg. # 7.1 Method: F09 Class 4 Area 3360 Eff Area 3360
 Length 84 Width 40 Foundation CONC Ex. Wall 14FT;BKENA Roof Cover ~~METAL~~ **Beam**
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1999
 Cond. P F **A** G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 17,540
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type GB Seg. # 8.1 Method: F09 Class 5 **WOOD** Area 960 Eff Area 960
 Length 40 Width 24 Foundation CONC Ex. Wall ~~METAL~~;10FT Roof Cover METAL
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1983
 Cond. P **F A** G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 5,760
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type GB Seg. # 9.1 Method: ~~F09~~ **F09** Class 4 Area ~~1088~~ Eff Area ~~1088~~
 Length ~~34~~ **32** Width ~~32~~ **24** Foundation FRAME Ex. Wall ~~METAL~~ **WOOD 8** Roof Cover ~~SHAKE~~ **768**
 Roof Style GABLE Floor DIRT Plumbing **METAL**
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: **1974**
 Cond. P **F** A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments _____

R21523 071W16 01200 Appr #: 31 Date 8/4/14 Prop Class 551 Prop Code A95E
 Situs Address 11506 KAUFMAN RD NE 97381 Franchise Code 31 Year For: 2014-2015
 Owner KUENZI, LOYAL W &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 462,790 RMV Imp: 287,210 RMV Total: 750,000 M50 Total: 338,820

Segment	LTL	MP	CO			Land
Class		5				
Dim/Size	24x14	15x13	5000#			
Foundation	POST	CONC				
Exter Wall	WOOD	CBLKAL				
Wall Height	8	8				
Inter Finish						
Roof Cover	METAL	ASPH				
Roof Style	SHED	GABLE				
Flooring	DIRT	CONC				
Plumbing						
Electric						
Misc.	N/V					
Yr Blt	INV. ONLY					
Eff Yr		1992	1923			
Cond.		Ave	Ave			
% Good						
% Comp		100	100			
Lump Sum						
Except. Code		INV ONLY BEEN MADE	INV ONLY BEEN MADE			

LOC. ON
S. SIDE
CB
32x24

FUNC. 50% FOR SIZE

8/21/14

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008C	1.00		
3	FOUR BENCH IRR	008CI	14.00		
4	TWO HILL IRR	008CGI	7.05		
5	TWO BENCH IRR	008CGI	17.00		

Eff Acres Companion Accounts

Zone: EFU

Date 8/11/14 Clerk Chin **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) 432#

Data entry reviewed by/comments Seq 3.1 only, LFW 24x18 & Sq. Ft. Convert my mistake! Sorry, 31

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

Appraiser response _____

Reviewed by lead appraiser/comments _____



R 21523

8/4/14

MA

ALF

CD





R 21523

GB

40 x 24



MP
15x13

R21523

LB
34x32



R21523

GB 84x40

DISMANTLED

10-19-92

#82



R 21523



R21523 GG'S 96x32 EST.

1/27/10



R21523

8.4.14

CG 15

96x32



R 21523

8/4/14

GB

LTL

32x24

24x14



R 21523

8/4/14

GB

40 x 24



R 21523

8/4/14

GB

84x40

MP

24x20



R 21523

8/4/14

MP

15x13



R21523

8/4/14

LB

34x32

MS

24x18





