

Acct ID: 521528 MTL: 071W160001000 Date: **6/11/24** Appr: **MLH** Prop Class: 551 RMV Prop Class: 451
 Situs: 12264 KAUFMAN RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 94587 Year: 2024

Last Date Appraised: 09/15/2014 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
 Owner: GLORIA A GEHRING RT Roll Type: R
 Cycle Tag Sales Verification Other: **A06** Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 61162
 RMV Land: 84690 RMV Imp: 72510 RMV Total: 157200 MAV: 46560 MSAV: 14602 SAV: 21132
 Comment:

Gloria Gehring@outlook.com

*House burned
update inventory / Apex*

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	04500	1.00 Acres	005	REST	011	0
Class: Value Source: Farm Homesite		Description:		RMV: 7980	Exception: Y N	
Adjustment(s): FSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 400028						
Site: 2	04500	2.61 Acres	005	REST	011	0
Class: 4HI Value Source: Farm Use - EFU		Description: FOUR HILL IRR		RMV: 21860	Exception: Y N	
Adjustment(s): FSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1974 / 400028						
Site: 3	04500	1.30 Acres	005	REST	011	0
Class: 6H Value Source: Farm Use - EFU		Description: SIX HILL		RMV: 9850	Exception: Y N	
Adjustment(s): FSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1974 / 08-09: 8BENCH PROJECT - CHG OF 8HILL TO 6HILL// 400028						

Improvements - Residence / Manufactured Structures

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	04500	124	1890	1901	1164	100
Desc: Multi Story above grade with basement		Dimensions:		RMV: 61490		
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	2	Finished	748	1	FB-1	1890	1901	ROOF, HVAC, KIT-, BATH - 1	Y N
Attic	2	Finished	416	2	0	1890	1901	HVAC	Y N
Basement	2	Unfinished	720	0	0	1901	1901		Y N

Accessories

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

Improvements - Accessory Buildings

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 2	04500	341	2006	2006	120	100
Desc: Multi Purpose Shed (MP)		Dimensions: 12x10		RMV: 2290		
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
Multi-Purpose Bldg	6 -5	Finished	120	0	0	2006	2006	FAIR Apex	Y N

Accessories

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

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 3	04500	351	1970	1970	936	100
Desc: General Purpose Building (GB)		Dimensions: 52x18		RMV: 4310		
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
N/C									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	936	0	0	1970	1970	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 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	
General Purpose Bldg	5	Finished	960	0	0	1970	1970	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1200 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 50x24 RMV: 0
 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	
General Purpose Bldg	4	Finished	1200	0	0	1970	1970	FAIR	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x8 RMV: 0
 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	
Multi-Purpose Bldg	4	Finished	64	0	0	0	0	FAIR	Exception: Y N

Accessories

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



MA GONE 6/11/24



GB 6/11/24



MANUF 6/11/24



GB 6/11/24

16 071W
071W-16 -01000 50023-000
502 0-6E F34 010-00-02-0
GEHRING, MARIE J

39.36 ACRES

12264 KAUFMAN RD NE
V0737P0005RD

12262 = MANF. STRUCT.

R 21528

39.36 AC

POSTED

CALL BEFORE

ENTERING ON PROPERTY



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					
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R21528

7684-000

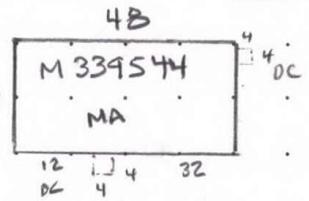
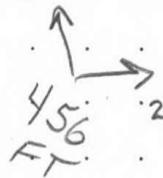
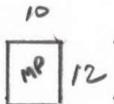
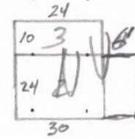
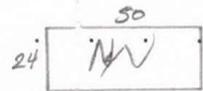
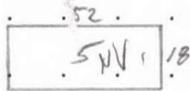
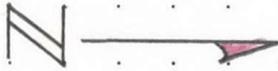
1-871-16-0-4950-3581-00
BUILDING DIAGRAM AND OUTBUILDINGS

50023-000

ACCT. NO.

MAP NO.

16-7-1W -1000



1000

Rd.

12264 KAUFMAN RD NE.
1890

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
9/3/70	AB	Gehring, Julius and Marie Rt. 3 Box 98 - Silverton $B \ 24 + 30 = 720$ $A \ (12 \times 30) + (8 \times 7) = 416$
9/15/74	31	
10-11-74	Gossmory	
3/26/93	52	

$(24 \times 30) + (2 \times 14) = 748$

SKETCH/AREA TABLE ADDENDUM

Parcel No **R21528**

File No **071W16 01000**

SUBJECT

Property Address **12264 Kaufman Rd NE**

City **Silverton**

State **OR**

Zip **97381**

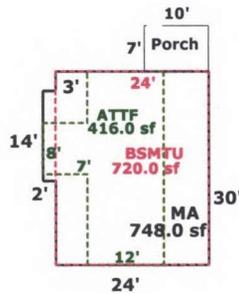
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R21528
071W16 01000
Page 2 of 2



Scale: **1 = 30**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	748.0	112.0	748.0
GLA2	ATTF	1.00	416.0	98.0	416.0
BSMT	BSMTU	1.00	720.0	108.0	720.0
P/P	Porch	1.00	70.0	34.0	70.0

Comment Table 1

Apex 3/15/2011

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

1164

R21528 071W16 01000 Appr #: 31 Date 9/5/14 Prop Class 551 Prop Code A92
 Situs Address 12264 KAUFMAN RD NE 97381 Franchise Code 31 Year For: 2014-2015
 Owner GEHRING, ARYETTA (LE)

Notes: NON Tags Cycle Sales Verification Other: GRASS SEED
ADD SEGS AS NOTED; CHANGES AS NOTED

RMV Land: 446,160 RMV Imp: 40,060 RMV Total: 486,220 M50 Total: 71,200

Seg.Type MA Seg. # 1.1 Method: R05 Class 2 Area 748 Eff Area 748
 Length Width Roof Cover COMP Plumbing BATH1 Heat FA
 Fireplace Inter. Comp: ARCMP Bedrooms 1
 Year Built 1890 Eff. Year Built 1901 Cond. P F A G E
 Adj Codes RLCM2 Qty 2 % Comp ___ Func ___ Econ ___ RMV: 18,690
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type ATTF Seg. # 1.2 Method: R05 Class 2 Area 416 Eff Area 416
 Length Width Roof Cover Plumbing Heat FA
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1890 Eff. Year Built 1901 Cond. P F A G E
 Adj Codes RLCM2 Qty 2 % Comp ___ Func ___ Econ ___ RMV: 7,700
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type BSMTU Seg. # 1.3 Method: R05 Class 2 Area 720 Eff Area 720
 Length Width Roof Cover Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built Eff. Year Built 1901 Cond. P F A G E
 Adj Codes RLCM2 Qty 2 % Comp ___ Func ___ Econ ___ RMV: 9,990
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F09 Class 5 Area 120 Eff Area 120
 Length 12 Width 10 Foundation FRAME Ex. Wall LAP;8FT Roof Cover COMP ARCMP
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 220V Yr. Blt. 2006 Eff. Yr. Blt: 2006
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 3,680
 Lump Sum ___ Except Code/Year ___ Comments ___

R21528 071W16 01000 Appr #: _____ Date _____ Prop Class 551 Prop Code A92
 Situs Address 12264 KAUFMAN RD NE 97381 Franchise Code 31 Year For: 2014-2015
 Owner GEHRING, ARYETTA (LE)

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 446,160 RMV Imp: 40,060 RMV Total: 486,220 M50 Total: 71,200

Segment	6B	6B	6B	MP		Land
Class	5 #13	5 #13		5		
Dim/Size	52x18	9x25 #	50x24	8x8 EXT		
Foundation	CONC	Post	Post	CONC		
Exter Wall	WOOD	Metal/wrap	WOOD	C BLOCK		
Wall Height	8	8	8	8		
Inter Finish						
Roof Cover	METAL	Metal	Metal	BKENAM		
Roof Style	GABLE	Gable	Gable	GABLE		
Flooring		DIRT				
Plumbing						
Electric	110V	110V	N/V =	< 1000		
Misc.			COND	= N/V		
Yr Blt				INV, ONLY		
Eff Yr	1970	1970				
Cond.	Fair	FAIR	Poor			
% Good						
% Comp	100	100	100			
Lump Sum						
Except. Code	INV. ONLY →					

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	TWO BENCH IRR	008CGI	9.00		
4	TWO HILL IRR	008CGI	16.00		
5	FOUR HILL IRR	008CI	7.55		
6	SIX HILL	008CF	5.00		

Eff Acres Companion Accounts M339544 071W16 01000

Zone: EFU

Date 10/10/14 Clerk Chris ROUTING SLIP

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

Data entry reviewed by/comments Need Class for 2 GB's

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

Appraiser response _____

Reviewed by lead appraiser/comments _____

Work Order Processing Form

Acct #: 521528 Map/Tax: 071W16 01000

Year 21 - 22

Log #(s) Involved: 2020-9312 TRANSACTION 142196 LLA 1 OF 3

Remarks: (* soil class change) ACREAGE CORRECTIONS PRIOR TO LLA NEW BEGINNING ACREAGE R21528 37.61 AC R21246 30.69 AC

lot line adjustment R21528 GIVES 32.7 AC TO R21246

R21528 NEW ACREAGE 4.91 AC

R21246 NEW ACRAGE 63.39 AC

Account Details

Zone: EP4 Prop Class: 551 Nbhd Code: Cent.rur Franchise Area: 94

Code Area: 0040028 Prop Code: A92 Part Total: Yes No Fire Patrol: Yes No

Land Segs

(* soil class change)

Account From	Liab Yr	Land Type / Soil Class	# of Acres	Land Sch.	Adjustments
R21528	1999	FARM OSD		OSDA.RUR	
R21528	2009	FARM HOMESITE	1	008C	
R21528	1974	FOUR HILL IRR	2.61	008CI	
R21528	1974	SIX HILL	1.3		

Total Acres: 4.91

Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
<u>NO CHANGES</u>					

Values

Land: _____ Imp: _____ MAV: 41,390 Exception Code: LLA

Completed By: WENDY VITALE 06 Date: 7/6/2021

Reviewed By: WENDY VITALE 06 Date: 7/6/2021 / Clerk: Chris Date: 8/3/21

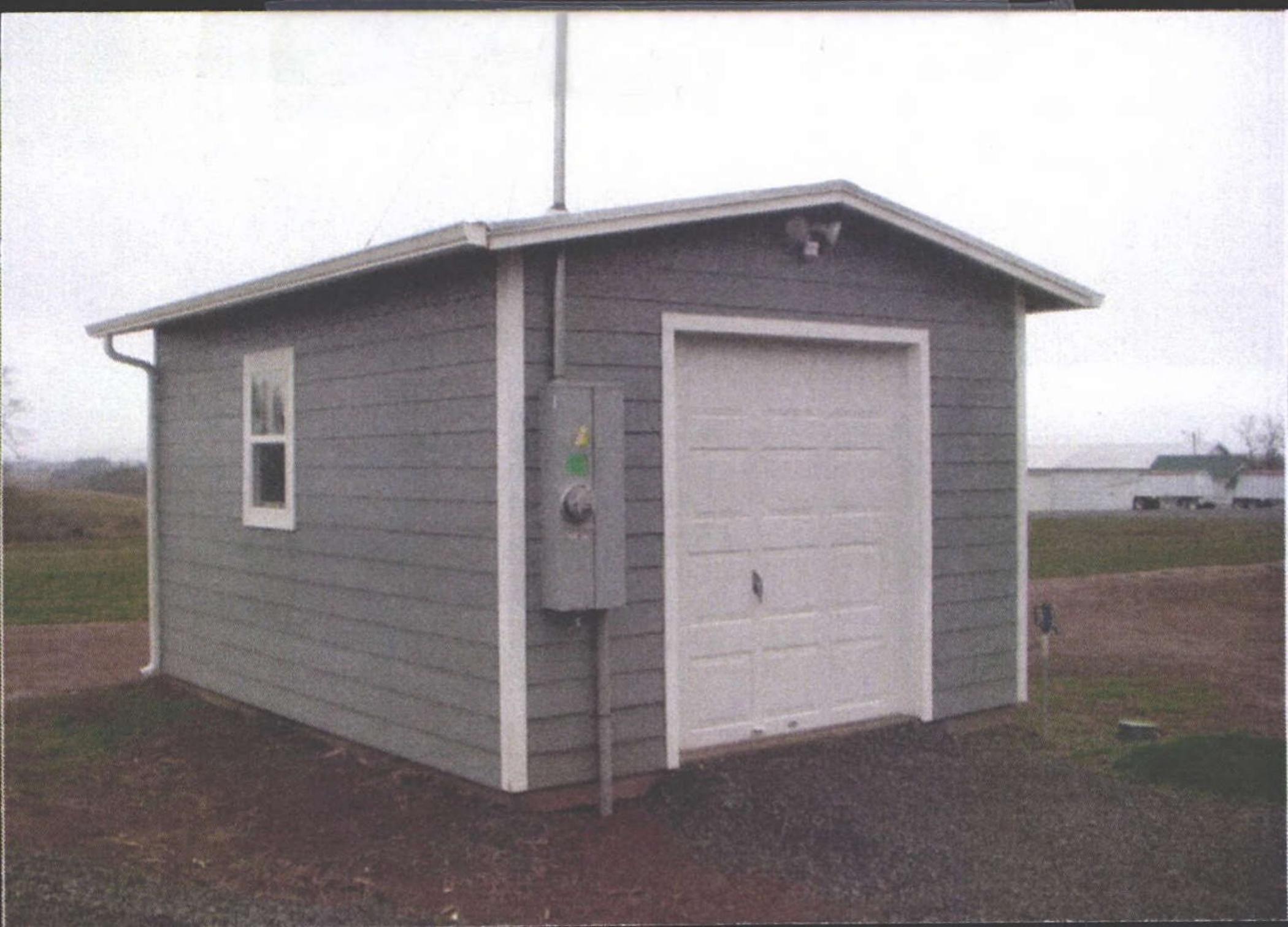




R21528



R21528



R 21528

12/12/06

MP

12x10



M 339544

12/12/06

MA 48x27



R 21528

9/15/14

GB

52 x 18

EAST
SIDE



R 21528

9/15/14

GB

960†

SW
SIDES



R21528

9/15/14

GB

50x24

NE SIDES



R21528

9/15/14

MP

12x10

SE
SIDES



M 339544

R21528

9/15/14

MA

SOUTH SIDE



M 339544

R 21528

2/15/14

MA

EAST SIDE



R 21528

9/15/14

MA

MP

8x8

NW
SIDES



R 21528

9/15/14

MA

MP

8x8

SW SIDES