

Acct ID: 521700 MTL: 071W270000900 Date: **5/21/24** Appr: **MLH** Prop Class: 551 RMV Prop Class: ~~551~~ **501**
 Situs: 13285 RICHES RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 57223 Year: 2024

Last Date Appraised: 06/20/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (Addition)

Owner: KOWALSKI, LEO J Roll Type: R

Cycle Tag Sales Verification Other: **Farm** Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 239505

RMV Land: 765420 RMV Imp: 271740 RMV Total: 1037160 MAV: 180660 MSAV: 58845 SAV: 104151

Comment: 23-24 L4 06.20.23 MLH

update inventory / Apex

*Farm ✓
Row Crop*

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land **Chris 8/13/24**

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Homesite Description: SIX HILL RMV: 10840 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 04200028

Site: 3 Code Area: 04500 Size: 52.67 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 600780 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 04200028

Site: 4 Code Area: 04500 Size: 6.14 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 66540 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 04200028

Site: 5 Code Area: 04500 Size: 3.69 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 42090 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 15-16: CYCLE WORK PER #94 NO CHG// 04200008 05-06: RECALC SETUP;#17

Site: 6 Code Area: 04500 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Pond Description: Rural WASTELAND RMV: 170 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 04200028

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 141 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 1638 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 226260
 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	1638	3	FB-1/ HB-1	1962	1962	BATH - 1, BTH - 1, ROOF+, HVAC, FP - 1, KIT+	Y N
Garage Attached	4	Finished	546	0	0	1962	1962	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1962	19809	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 768 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x24 RMV: 11520
 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
General Purpose Bldg	6	Finished	768	0	0	1985	1997	AVG	Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 312 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 1600 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 50x32 RMV: 5230
 Func Obsc: 50/100 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
Loft Barn	5	Finished	1600	0	0	1940	1940	FAIR	

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 353 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 1152 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 48x24 RMV: 10730
 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	6	Finished	1152	0	0	1985	1997	FAIR	

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 6x6 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	Exception: Y N
Pump House	0	Finished	36	0	0	0	0		

Accessories

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

Bldg: 7 Code Area: 04500 Stat Class: 905 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 18000
 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
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No floor data available

Accessories

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

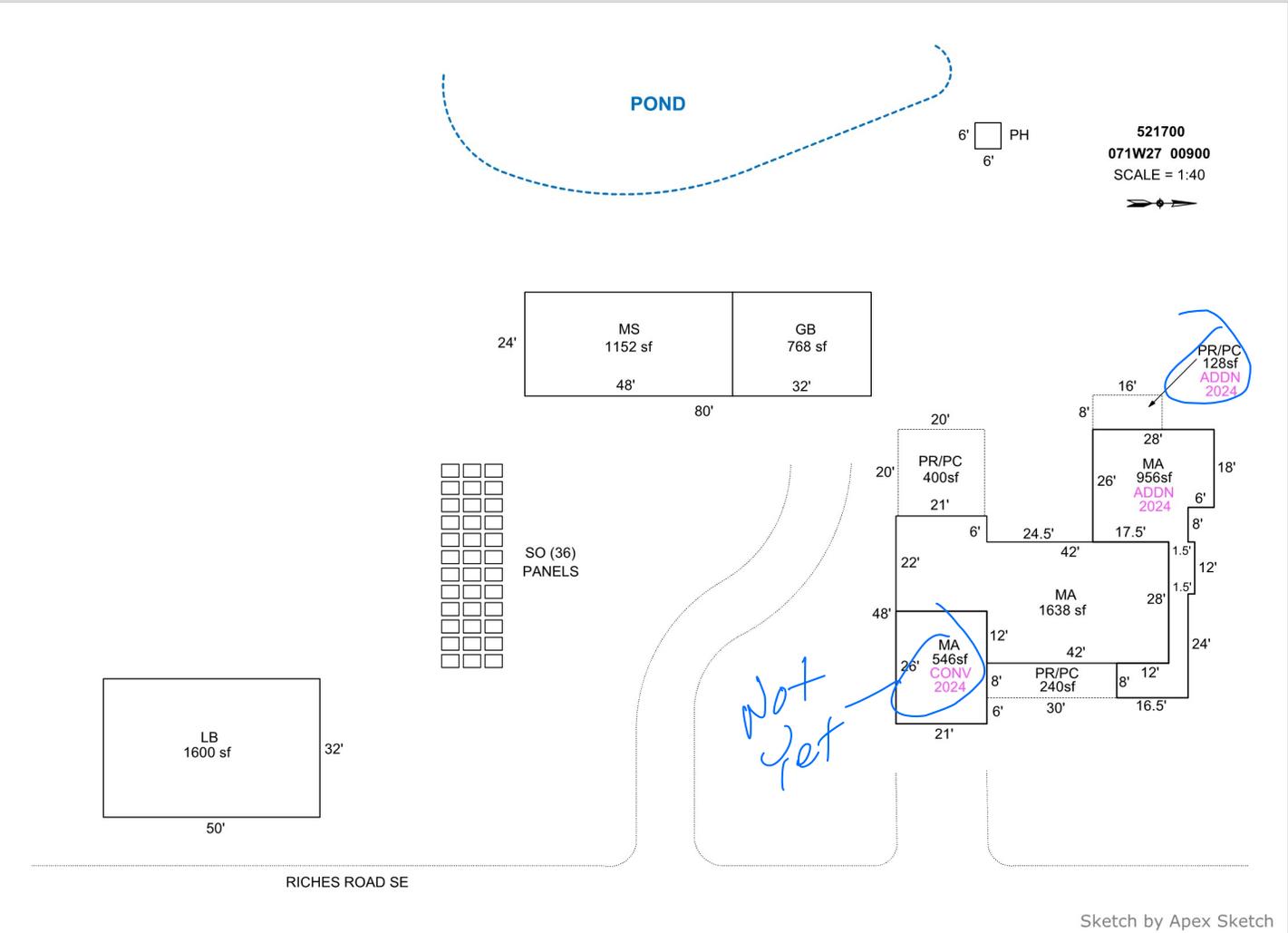


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521700 Parcel No.: 071W27 00900
 Property Address: 13285 RICHES RD NE
 City: SILVERTON County: MARION 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	GB	1.0	768.0	112.0	3556.0
	LB	1.0	1600.0	164.0	
	MS	1.0	1152.0	144.0	
	PH	1.0	36.0	24.0	
GLA1	MA	1.0	1638.0	194.0	3140.0
	MA	1.0	956.0	207.0	
	MA	1.0	546.0	94.0	
P/P	PR/PC	1.0	128.0	48.0	768.0
	PR/PC	1.0	240.0	76.0	
	PR/PC	1.0	400.0	80.0	
	Net LIVABLE	cnt	3 (rounded)		3,140
	Net BUILDING	cnt	4 (rounded)		3,556

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/30/17
 UPDATED BY JRONDEMA 2/7/18
 UPDATED BY CJURAN 06/21/2023
 UPDATED BY CJURAN 01/11/2024 23-007946 AD
 UPDATED BY CJURAN 04/10/2024 23-007946 REV01

COMMENT TABLE 2

2.5.18 SR #94 TAGS
 MLH 06/20/2023

MLH sketch

COMMENT TABLE 3

SV L4

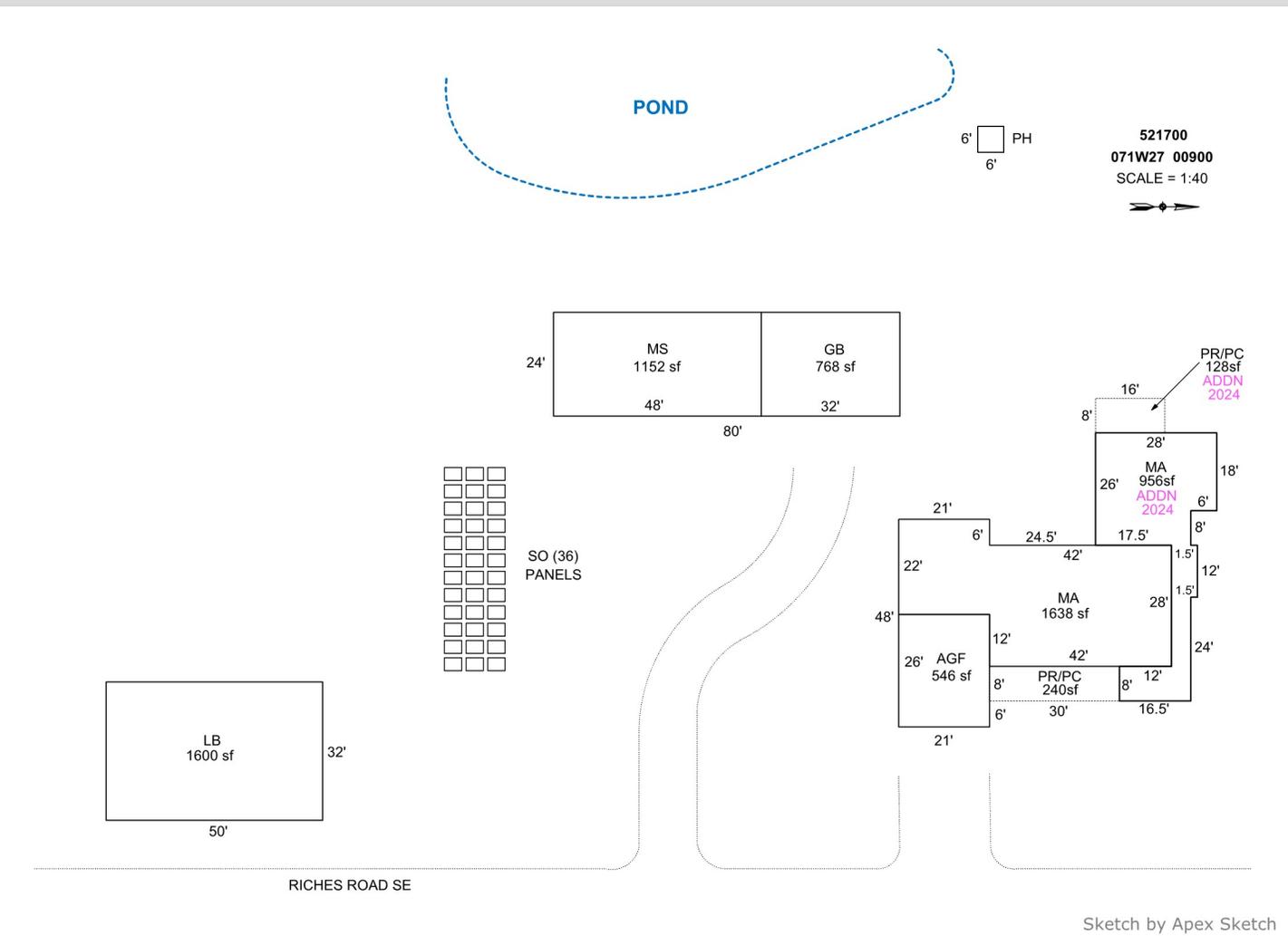
Farm L3

SKETCH/AREA TABLE ADDENDUM

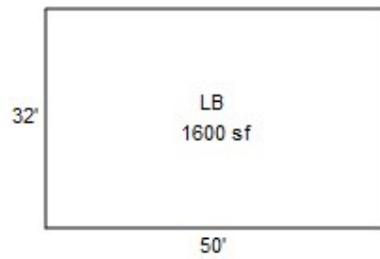
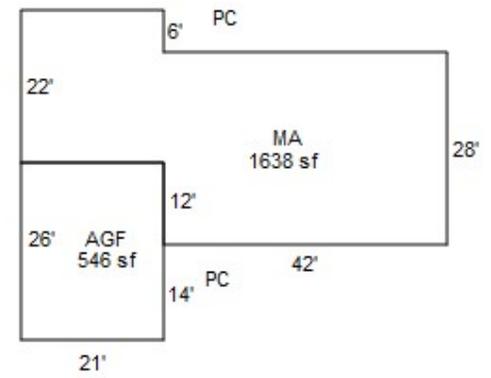
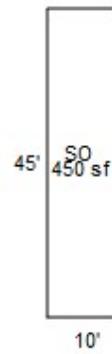
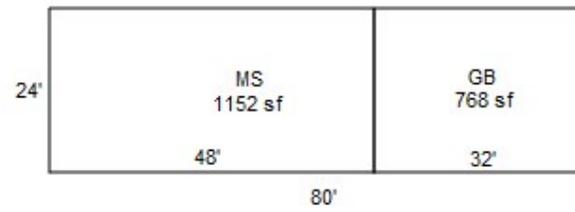
SUBJECT INFO

File No.: 521700 Parcel No.: 071W27 00900
 Property Address: 13285 RICHES RD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH

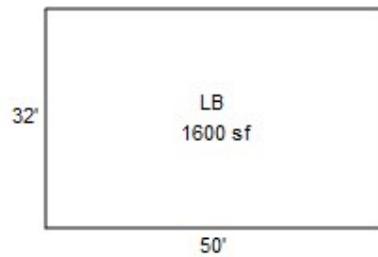
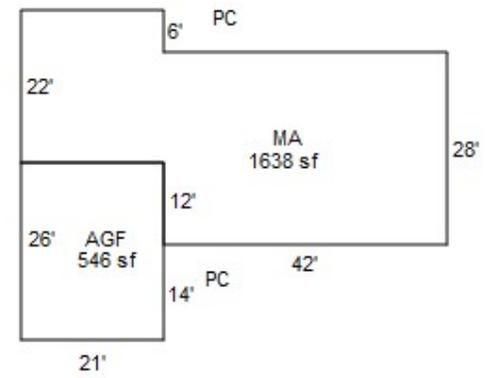
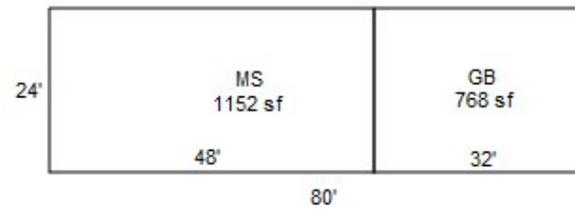


AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	768.0	112.0	3556.0	DRAWN BY JRONDEMA 10/30/17 UPDATED BY JRONDEMA 2/7/18 UPDATED BY CJURAN 06/21/2023 UPDATED BY CJURAN 01/11/2024 23-007946 AD					
	LB	1.0	1600.0	164.0							
	MS	1.0	1152.0	144.0							
GLA1	PH	1.0	36.0	24.0	2594.0			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>2.5.18 SR #94 TAGS MLH 06/20/2023</td> <td>SV L4</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3
	COMMENT TABLE 2	COMMENT TABLE 3									
2.5.18 SR #94 TAGS MLH 06/20/2023	SV L4										
MA	1.0	1638.0	194.0								
GAR	MA	1.0	956.0	207.0	546.0						
	AGF	1.0	546.0	94.0							
P/P	PR/PC	1.0	128.0	48.0	368.0						
	PR/PC	1.0	240.0	76.0							
Net LIVABLE		cnt	2 (rounded)		2,594						
Net BUILDING		cnt	4 (rounded)		3,556						



R21700
071W27 00900

SCALE=1:40



SKETCH/AREA TABLE ADDENDUM

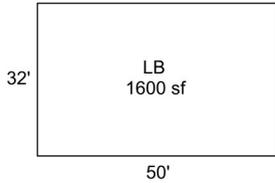
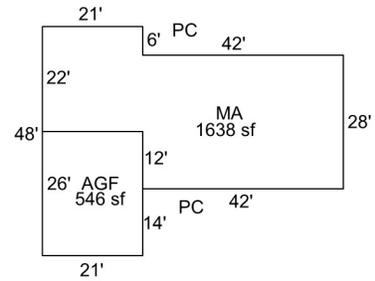
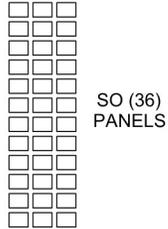
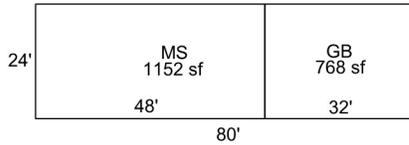
SUBJECT INFO

File No.: 521700 Parcel No.: 071W27 00900
 Property Address: 13285 RICHES RD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



521700
071W27 00900
SCALE = 1:40



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	768.0	112.0	
	LB	1.0	1600.0	164.0	
	MS	1.0	1152.0	144.0	
	PH	1.0	36.0	24.0	3556.0
GLA1	MA	1.0	1638.0	194.0	1638.0
GAR	AGF	1.0	546.0	94.0	546.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/30/17
 UPDATED BY JRONDEMA 2/7/18
 UPDATED BY CJURAN 06/21/2023

COMMENT TABLE 2

2.5.18 SR #94 TAGS
 MLH 06/20/2023

COMMENT TABLE 3

SV L4

Net LIVABLE	cnt	1	(rounded)	1,638
Net BUILDING	cnt	4	(rounded)	3,556

A photograph of a white barn with a red roof and solar panels in a rural setting. The barn has two dark openings. In front of the barn, a large array of dark blue solar panels is mounted on a metal frame. To the right of the barn, there is a large tree with autumn-colored leaves. The background shows rolling green hills under a blue sky with scattered clouds. A long shadow is cast across the grass in the foreground.

R21700

SO

2/5/18

R21699/R21700

27 071W
071W-27 -00900 50146-000
502 0-6H F51
PATTEN, RICHARD R & JOYE G

64.00 ACRES

13285 RICHES RD NE
V385P0031DE V539P0524DE 12/30/89



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

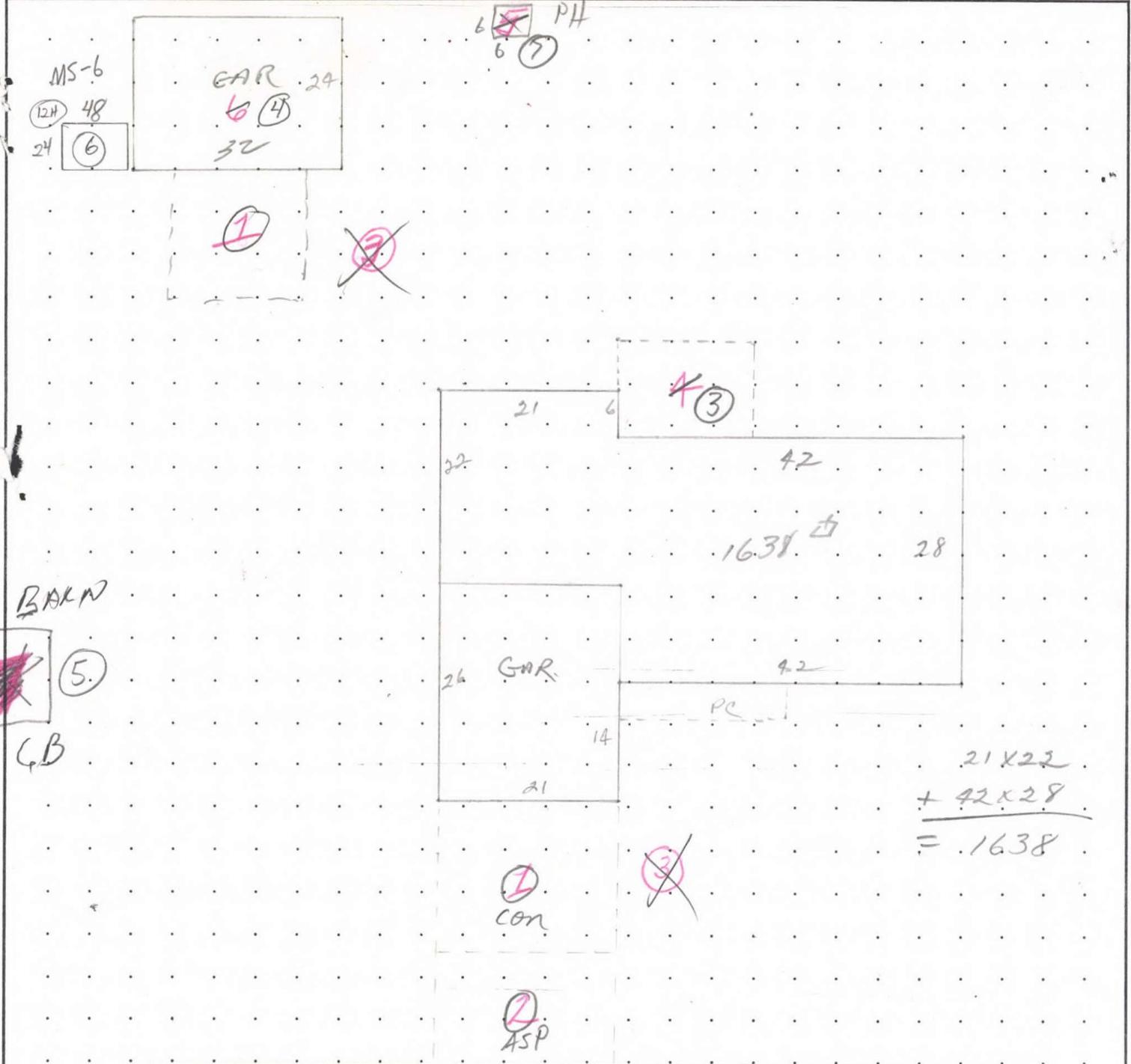
ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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							All Other					
							Homestead					
							All Other					

BUILDING DIAGRAM AND OUTBUILDINGS

50146-000

ACCT. NO. 107-1-27-0-2311-2221-00

MAP NO. 7/w 27-900



$$\begin{aligned}
 &21 \times 22 \\
 &+ 42 \times 28 \\
 \hline
 &= 1638
 \end{aligned}$$

~~Rt. 3 Box 84 - Silerton~~

13285 Riches Rd NE

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
2-65	Shewey	
10-69	BM-4	
8-30-74	Gosman	
10-8-82	Reyes	
11-5-90	Dow	
4-27-04	Reyes	
5/27/15	#99	

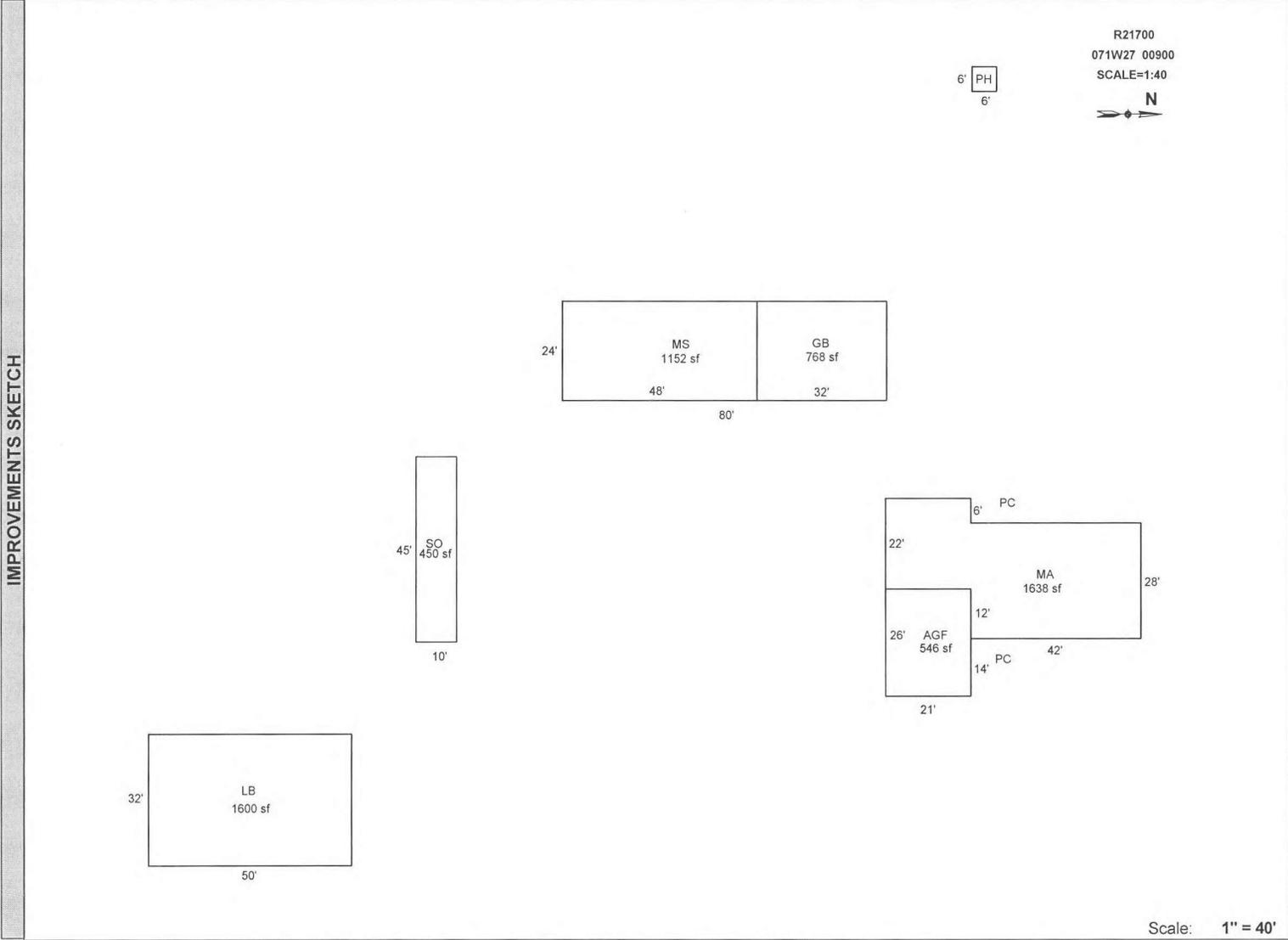
cycle, N.V.

SKETCH/AREA TABLE ADDENDUM

Parcel No 071W27 00900

File No R21700

SUBJECT	Property Address 13285 RICHES RD NE
	City SILVERTON County MARION State OR Zip 97381
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1638	194	1638
	GBA1	GB	1.00	768	112	
		LB	1.00	1600	164	
		MS	1.00	1152	144	
		PH	1.00	36	24	3556
	GAR	AGF	1.00	546	94	546
	OTH	SO	1.00	450	110	450
		Net LIVABLE Area		(rounded w/ factors)		1638
	Net BUILDING Area		(rounded w/ factors)		3556	

Comment Table 1	
DRAWN BY JRONDEMA 10/30/17 UPDATED BY JRONDEMA 2/7/18	
Comment Table 2	Comment Table 3
2.5.18 SR #94 TAGS	

R21700 071W27 00900

Prop Class: 551 Prop Code: A94 Fran: 94

Appr #: 94

Date: 2/5/18

Situs Address 13285 RICHES RD NE

TTO LCB Insp Pictom

Cycle Tags Farm Forest Sales Verif Other:

Owner PATTEN JLT &

RMV Land: 695,690

RMV Imps: 202,060

RMV Total: 897,750

M50 Total: 203,840

For: 2017-2018

Notes: Add seg. pull tag.

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: T/CLAY Int Comp: RNG;DW;H&F;DSP Adj: RLCM4
 Class: 4 Roof:
 Area: 1638 Eff 1638 Flooring:
 Dimens: x Plumbing: BATH1.5 Electrical: % Comp: _____
 Found: Heat/AC: HP Bedrooms: 3 Func: _____
 Ex Wall: Fireplace: SGL-P Year: 1962 Eff: 1962 RMV: 138,400
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 1.2 AGF RESIDENTIAL
 Method: R05 Roof Cover: T/CLAY Int Comp: Adj: RLCM4
 Class: 4 Roof:
 Area: 546 Eff 546 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: 3 Func: _____
 Ex Wall: Fireplace: Year: 1962 Eff: 1962 RMV: 31,360
 Exc Code: Comment/Adj: N/C L/S: _____

Accessory Improvements

Seg: 1.3 YI4G RESIDENTIAL
 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: Eff: RMV: 15,900
 Exc Code: Comment/Adj: N/C L/S: _____

Out Buildings

Seg: 2.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
 Class: 6 Roof Style: GABLE
 Area: 768 Eff: 768 Flooring: CONC
 Dimens: 32 x 24 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: 8FT;PLYWD Fireplace: Year: Eff: 1985 Value: 6,230
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 3.1 LB LOFT BARN
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM;FUNC
 Class: 5 Roof Style: GABLE
 Area: 1600 Eff: 1600 Flooring: WOOD
 Dimens: 50 x 32 Plumbing: Electrical: % Comp: _____
 Found: FRAME Heat/AC: Bedrooms: Func: _____
 Ex Wall: 20FT;METAL Fireplace: Year: Eff: 1940 Value: 4,420
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 4.1 MS MACHINE SHED
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: 6 Roof Style: GABLE
 Area: 1152 Eff: 1152 Flooring: DIRT
 Dimens: 48 x 24 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: 12FT;BKENAM Fireplace: Year: Eff: 1985 Value: 5,750
 Exc Code: Comment/Adj: N/C L/S: _____

Seg: 5.1 PH PUMP HOUSE
 Method: F;N Roof Cover: T/CLAY Int Comp: Adj: FLCM
 Class: Roof Style: GABLE
 Area: 36 Eff: 36 Flooring: CONC
 Dimens: 6 x 6 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: CBLOCK Fireplace: Year: Eff: Value: 0
 Exc Code: Comment/Adj: N/C L/S: _____

R21700 071W27 00900 Appr #: 94 Date 2/8/16 Prop Class 551 Prop Code A94
 Situs Address 13285 RICHES RD NE 97381 Franchise Code 94 Year For: 2016-2017
 Owner PATTEN JLT &

Notes: MC, Mrs. owner stated solar panels not installed and won't be. Pull tag

RMV Land: 633,710 RMV Imp: 147,370 RMV Total: 781,080 M50 Total: 192,400

Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 4 Area 1638 Eff Area 1638
 Length Width Roof Cover T/CLAY Plumbing BATH1.5 Heat HP
 Fireplace SGL-P Inter. Comp: RNG;DW;H&F;DSP Bedrooms 3
 Year Built 1962 Eff. Year Built 1962 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 101,000
 Lump Sum ___ Except Code/Year ___ Comments MC

Seg.Type AGF RESIDENTIAL Seg. # 1.2 Method: R05 Class 4 Area 546 Eff Area 546
 Length Width Roof Cover T/CLAY Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1962 Eff. Year Built 1962 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 22,880
 Lump Sum ___ Except Code/Year ___ Comments MC

Accessory Improvements

Seg.Type YI4G RESIDENTIAL Seg. # 1.3 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: 7,600
 Lump Sum ___ Except Code/Year ___ Comments MC

Out Buildings

Seg.Type GB GENERAL PURPO Seg. # 2.1 Method: F09 Class 6 Area 768 Eff Area 768
 Length 32 Width 24 Foundation CONC Ex. Wall 8FT;PLYWD Roof Cover METAL
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1985
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 6,210
 Lump Sum ___ Except Code/Year ___ Comments MC

Seg.Type LB LOFT BARN Seg. # 3.1 Method: F09 Class 5 Area 1600 Eff Area 1600
 Length 50 Width 32 Foundation FRAME Ex. Wall 20FT;METAL Roof Cover METAL
 Roof Style GABLE Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1940
 Cond. P F A G E Adj. Codes FLCM;FUNC % Comp ___ Func ___ Econ ___ RMV: 3,960
 Lump Sum ___ Except Code/Year ___ Comments MC

Seg.Type MS MACHINE SHED Seg. # 4.1 Method: F09 Class 6 Area 1152 Eff Area 1152
 Length 48 Width 24 Foundation CONC Ex. Wall 12FT;BKENA Roof Cover BKENAM
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1985
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 5,720
 Lump Sum ___ Except Code/Year ___ Comments MC

Seg.Type PH PUMP HOUSE Seg. # 5.1 Method: F;N Class Area 36 Eff Area 36
 Length 6 Width 6 Foundation CONC Ex. Wall CBLOCK Roof Cover T/CLAY
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments MC



R21700

SO

2/5/18



R21700

5/27/15

LB 50X32

#94



R21700

5/27/15

GB
32x24

+

MS
48x24

#94



R21700

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AGF

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