

Acct ID: 521893 MTL: 072W01B000500 Date: 7/26/24 Appr: JS/MDL Prop Class: 911 RMV Prop Class: 451
 Situs: 4700 HOWELL PRAIRIE RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 76612 Year: 2024

Last Date Appraised: 04/02/2012 Appraiser: MATTHEW HAMILTON Retag: Y (N) Tag info: _____
 Owner: APOSTOLIC CHRISTIAN CHURCH Roll Type: R

Cycle (1) Tag Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 0
 RMV Land: 306690 RMV Imp: 5213950 RMV Total: 5520640 MAV: 0 MSAV: 0 SAV: 0

Comment: Church / Fellowship Hall corrected in system

Notations 24-25 M/S Church project Input, JSS, 85.24
 No notation data available.

OSDs OSDs Added
 No OSD data available.

Land
 Site: 1 Code Area: 04500 Size: 4.77 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 306690 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 00-01 UPDATED EXEMPT MARKET LAND VALUE 06-07: RECALC SETUP;#19 6-6-05

Improvements - Residence / Manufactured Structures
 Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: 2011 Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 205040
 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
No floor data available								

ADD to church

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	69900	2009	130014	1
CONCRETE DRIVEWAY	1	12590	2009	38053	1

Improvements - Accessory Buildings
 Bldg: 1 Code Area: 04500 Stat Class: 901 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 10 % Complete: 100
 Desc: PARSONAGE Dimensions: RMV: 3032290
 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
No floor data available								

Accessories
 No accessory data available

Bldg: 2 Code Area: 04500 Stat Class: 901 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 9395 % Complete: 100
 Desc: PARSONAGE Dimensions: RMV: 1976620
 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
First Floor	2	Finished	9395	0	0	0	0	Exception: Y N

Accessories
 No accessory data available



SKETCH/AREA TABLE ADDENDUM

Parcel No 072W01B 00500

File No R21893

Property Address 4700 Howell Prairie Rd NE

City Silverton

State OR

Zip 97381

Owner

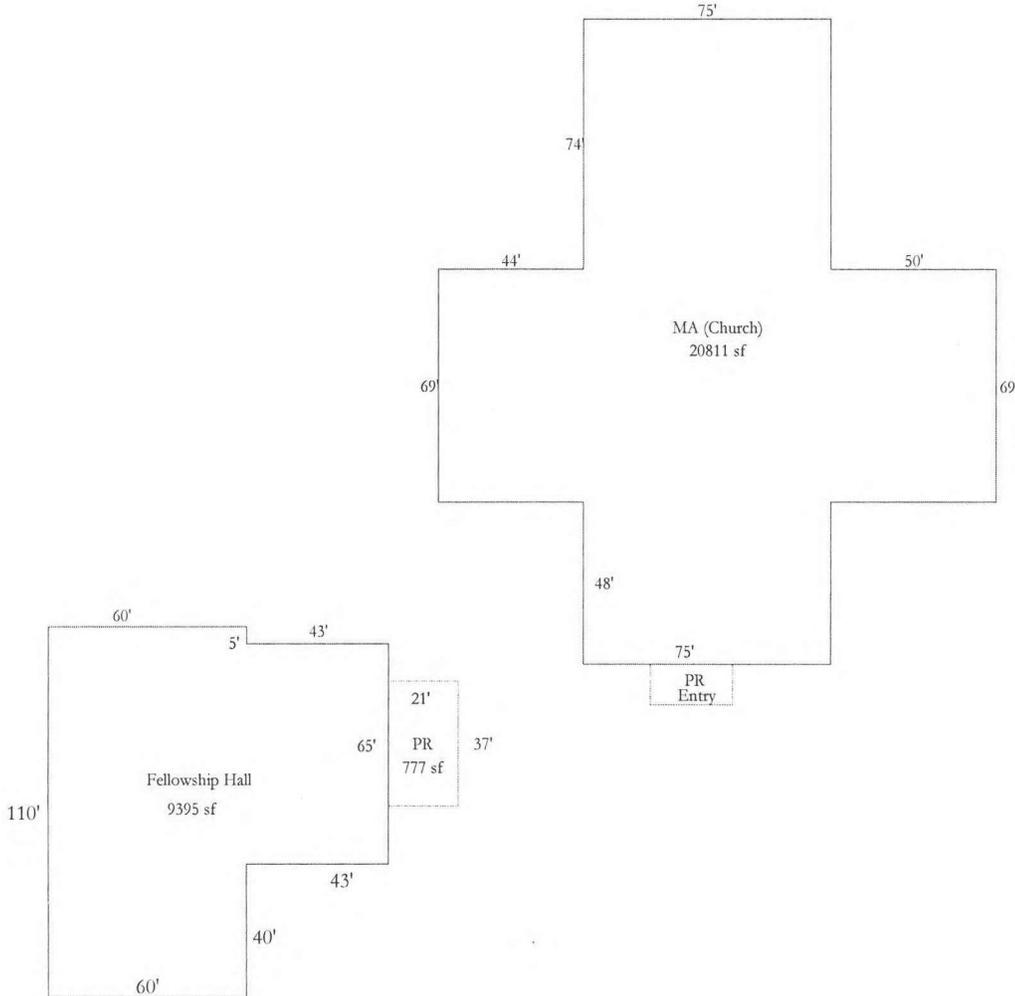
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R21893
072W 01B 00500



Howell Prairie Rd

Scale: 1 = 58

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA (Church)	1.00	20811	720	
	Fellowship Hall	1.00	9395	426	30206
P/P	PR	1.00	300	74	
	PR	1.00	777	116	1077

Comment Table 1

Apex 5/25/2012 Jane

Comment Table 2

JSS 7/26/14

Comment Table 3

code 12

Net LIVABLE Area (rounded w/ factors) 30206

Commercial Property Appraisal

Marion County

APOSTOLIC CHRISTIAN CHURCH

Stat Class 901 - PARSONAGE

Account ID 521893

Notes

Total Sq Ft 20,811

MA-SA-NH 03-06-000

Component - APOSTOLIC CHRISTIAN CHURCH

Stat Class 901 - PARSONAGE

Notes

Cost Approach

ZIP Code 97381

Data Collected 7/26/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - APOSTOLIC CHRISTIAN CHURCH

Type Building

Size 20,811 sq ft

Perimeter 720 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	2.5	C Masonry Bearing Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	20,811	\$158.93	\$3,307,492	\$1,719,896	\$1,587,596
764	Fire Alarm System	20,811	\$2.78	\$57,855	\$30,085	\$27,770
614	Heat Pump	20,811	\$19.16	\$398,739	\$207,344	\$191,395
6403017	Paving, Asphalt	69,900	\$5.70	\$398,430	\$207,184	\$191,246
6601005	Paving, Concrete	12,590	\$6.79	\$85,486	\$0	\$85,486
882	Stud -Brick Veneer	20,811	\$24.24	\$504,459	\$262,319	\$242,140
				\$4,752,461	\$2,426,828	\$2,325,633

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O		\$242,682.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 30 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$2,442,120

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$2,442,120	+	-	= \$2,442,120
					\$2,442,120

Commercial Property Appraisal

Marion County

FELLOWSHIP HALL

Stat Class 901 - PARSONAGE

Account ID 521893

Notes 24-25 CYCLE

Total Sq Ft 9,395

MA-SA-NH 03-06-000

Component - FELLOWSHIP HALL

Stat Class 901 - PARSONAGE

Notes

Cost Approach

ZIP Code 97381

Data Collected 7/26/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - FELLOWSHIP HALL

Type Building

Size 9,395 sq ft

Perimeter 426 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
516	Fellowship Hall	100	2.5	C Masonry Bearing Walls	18.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	9,395	\$154.20	\$1,448,709	\$173,845	\$1,274,864
3	Default Heating	9,395	\$12.59	\$118,283	\$14,194	\$104,089
764	Fire Alarm System	9,395	\$3.01	\$28,279	\$3,393	\$24,886
882	Stud -Brick Veneer	9,395	\$29.73	\$279,313	\$33,518	\$245,795
				\$1,874,584	\$224,950	\$1,649,634

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$180,856.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 8 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$1,808,787

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)	
\$0	+	\$1,808,787	+	-	= \$1,808,787	\$1,808,787