

Summary

Lead Appr: ww Clerk: Lead Clerk: Appr: MLH 6/20/24

Print Date: 1/25/2024

Acct ID: 353734 MTL: 071E360000900 Date: 6/14/24 Appr: MLH Prop Class: 451 RMV Prop Class: 451

Situs: 403 PHELPS MOUNTAIN LN SE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 109315 Year: 2024

Last Date Appraised: 01/04/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (Completion)

Owner: HEPLER, JAMES S & HEPLER, KASIE Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 272730

RMV Land: 481130 RMV Imp: 240760 RMV Total: 721890 MAV: 272730 MSAV: 0 SAV: 0

Comment: 23-24: 1.4.23 CL
22-23: L4 01.04.22 CL

Update pkg sfInput MLH 6/14/24

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	30000	04480	0

LandUPDATED BY CWO W/TAGS

Site: 1	Code Area: 04480	Size: 7.19 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6B	Value Source: Rural Restrictive	Description: SIX BENCH			RMV: 188690	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: 18-19: PER #94 ADD OSD						
Site: 2	Code Area: 04480	Size: 10.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6B	Value Source: Rural Restrictive	Description: SIX BENCH			RMV: 262440	Exception: Y N
Adjustment(s): FSOIL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: 18-19: DISQ H&B / 00400008//05-06: RECALC SETUP; 17, 5/17/04.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04480	Stat Class: 132	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 1284	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 221630
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

FloorsM/M

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Update sf of pkg items
First Floor	3	Finished	504	1	FB-1	2017	2017	BATH - 1, KIT-, HVAC, ROOF	Exception: Y N
Attic	3	Finished	780	0	0	2017	2017		Exception: Y N
Garage Attached	4	Finished	936	0	0	2017	2017	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	3	180	2018	5116	1

Exception: Y NShould have been changed with TAG I/O, Leaving as is until 25-26 because exception has already been added to account

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04480	Stat Class: 341	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 196	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 14x14	RMV: 4800
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

FloorsNC

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	196	0	0	2018	2018	FAIR

Exception: Y N

Accessories

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

Bldg: 3	Code Area: 04480	Stat Class: 341	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 208	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions:	RMV: 8330
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	NC

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	6	Finished	208	0	0	2018	2018	FAIR

Exception: Y N

Accessories

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

Bldg: 5	Code Area: 04480	Stat Class: 905	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array					Dimensions:	RMV: 6000
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

NC

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

Accessories

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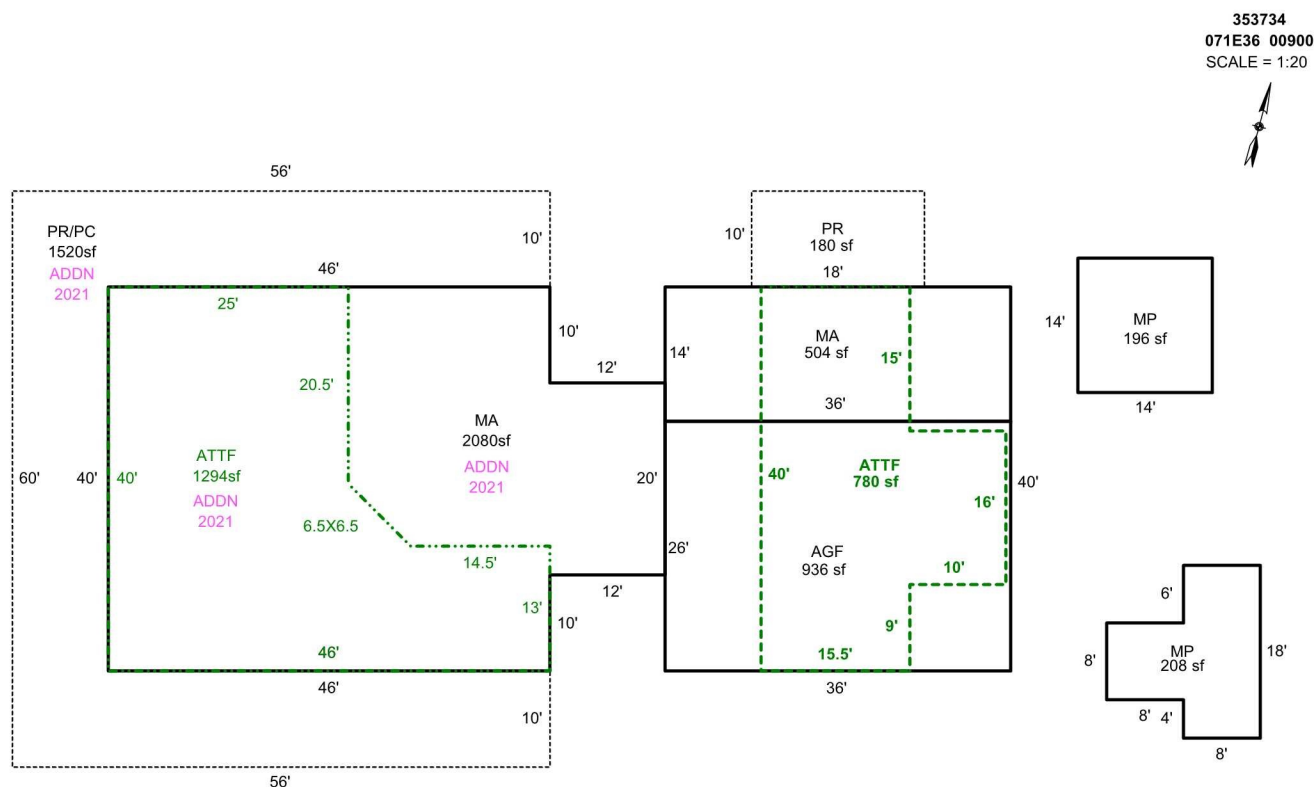
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 353734	Parcel No.: 071E36 00900		
Property Address: 403 PHELPS MOUNTAIN LN SE			
City: SILVERTON	County: MARION	State: OR	ZipCode: 97381
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

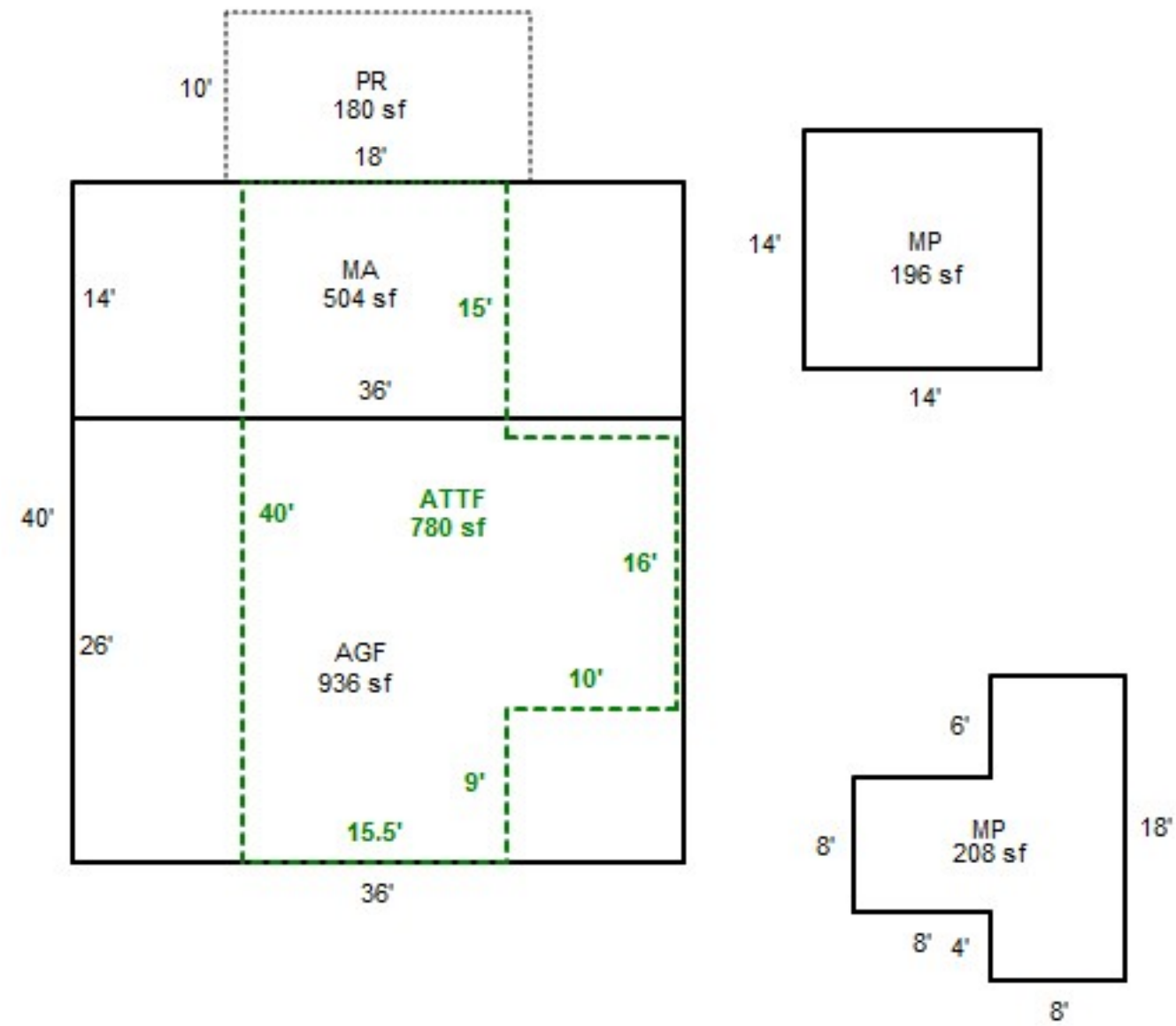
SKETCH



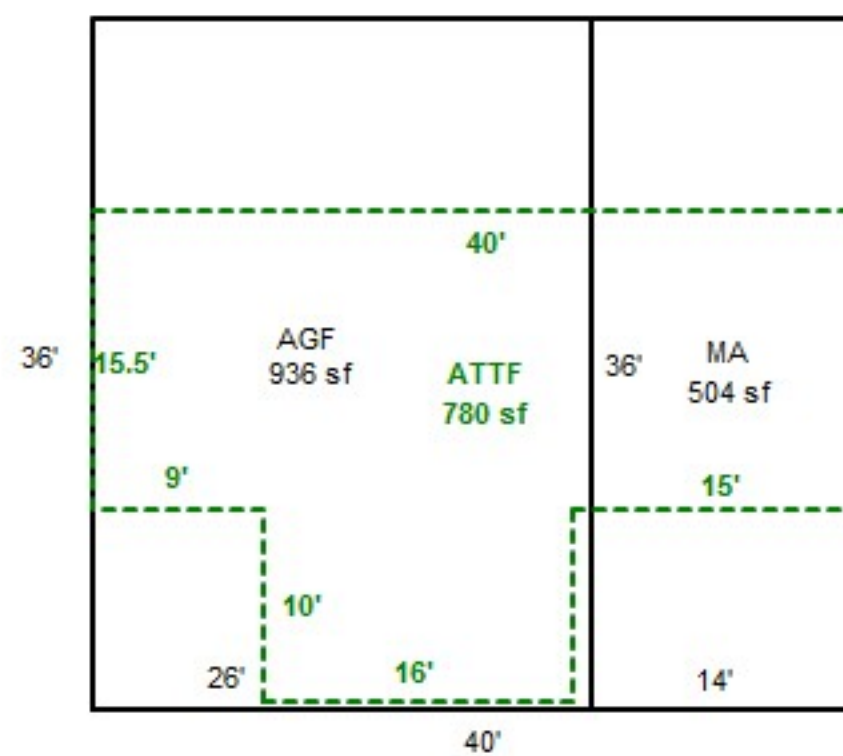
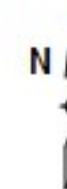
Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 12/5/16 UPDATED BY JRONDEMA 3/26/19 UPDATED BY CJURAN 12/09/2021 555-21-008954		
GBA1	MP	1.0	196.0	56.0	404.0			
	MP	1.0	208.0	68.0				
GLA1	MA	1.0	504.0	100.0	2584.0			
	MA	1.0	2080.0	196.0				
GLA2	ATTF	1.0	780.0	131.0	2074.1			
	ATTF	1.0	1294.1	168.2				
GAR	AGF	1.0	936.0	124.0	936.0			
P/P	PR	1.0	180.0	56.0	1700.0			
	PR/PC	1.0	1520.0	324.0				
						COMMENT TABLE 2	COMMENT TABLE 3	
						3.21.18 SR #94 TAGS		
						3.21.19 SR #94 TAGS		
Net LIVABLE		cnt	4	(rounded)	4,658			
Net BUILDING		cnt	2	(rounded)	404			

R353734
071E36 00900
SCALE=1:20



R353734
071E36 00900
SCALE=1:20

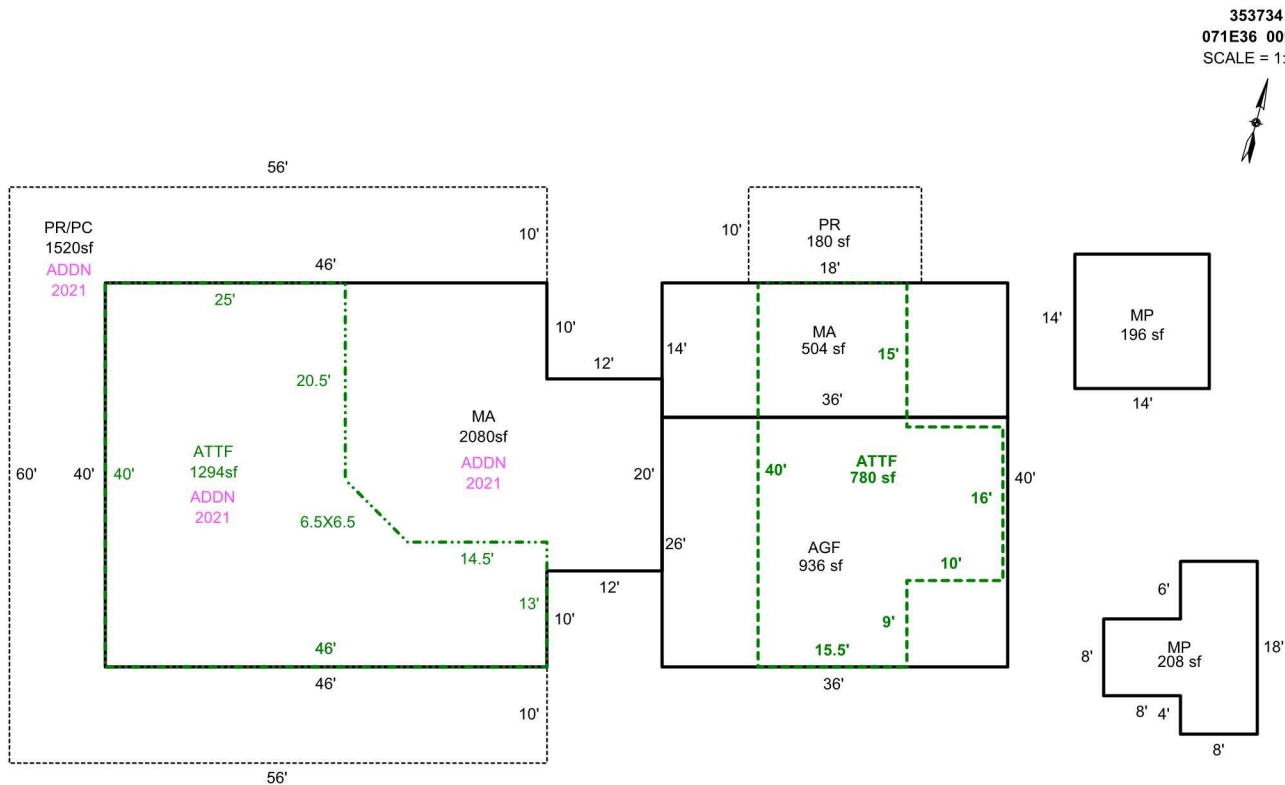


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 353734 Parcel No.: 071E36 00900
 Property Address: 403 PHELPS MOUNTAIN LN SE
 City: SILVERTON County: MARION 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	MP	1.0	196.0	56.0	
	MP	1.0	208.0	68.0	404.0
GLA1	MA	1.0	504.0	100.0	
	MA	1.0	2080.0	196.0	2584.0
GLA2	ATTF	1.0	780.0	131.0	
	ATTF	1.0	1294.1	168.2	2074.1
GAR	AGF	1.0	936.0	124.0	936.0
P/P	PR	1.0	180.0	56.0	
	PR/PC	1.0	1520.0	324.0	1700.0
	Net LIVABLE	cnt	4	(rounded)	4,658
	Net BUILDING	cnt	2	(rounded)	404

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/5/16
 UPDATED BY JRONDEMA 3/26/19
 UPDATED BY CJURAN 12/09/2021 555-21-008954

COMMENT TABLE 2

3.21.18 SR #94 TAGS
 3.21.19 SR #94 TAGS

COMMENT TABLE 3



R353734 (1)

MP 208 SF

3/21/19



R353734 (11)
AGF & ATTF
S.SIDE
3/21/19



R353734 (13)
SOLAR PANELS
3/21/19



R353734 (14)
MA & AGF
W.SIDE
3/21/19



R353734 (4)

MP 14X14

3/21/19



R353734 (7)
PR 18X10
3/21/19