

Acct ID: 539148 MTL: 071E35C000100 Date: 6/14/24 Appr: MLH Prop Class: 459 RMV Prop Class: 459  
 Situs: 19907 WINTERS HILL RD SE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 44114 Year: 2024

Last Date Appraised: 12/07/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (MS REMODEL)

Owner: MCCLATCHEY, DAVID G & Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 661550

RMV Land: 507900 RMV Imp: 465880 RMV Total: 973780 MAV: 237660 MSAV: 0 SAV: 0

Comment: 24-25 12/7/23 L2 CLUKE

[Update inventory](#)

[Input MLH 6/14/24](#)

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	45000	04480	0

**Land**

Site: 1 Code Area: 04480 Size: 12.30 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BDS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 462900 Exception: Y N  
 S  
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 08-09: LAND SEG CONSOLIDATION// 05-06: RECALC SETUP;#17

**Improvements - Residence / Manufactured Structures**

Bldg: 3 Code Area: 04480 Stat Class: 108 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 3480  
 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**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN GREENHOUSE	1	96	1975	3480	1	Y N

Bldg: 5 Code Area: 04480 Stat Class: 467 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 1792 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 33530  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0  
 I/O  
~~N/C~~

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	6	Finished	1792	0	FB-1	1983	1983	KIT-, SKIRT <b>2 Bath, Roof, hvac,</b> Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 04480 Stat Class: 142 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2184 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 423890  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 423890 Adjust: Adjust RMV: 0  
 N/C

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	2184	3	FB-2/ HB-1	2023	2023	BTH - 1, BATH - 2, HVAC, KIT, ROOF Exception: Y N
Attic	4	Unfinished	595	0	0	2023	2023	Exception: Y N
Garage Attached	4	Finished	984	0	0	2023	2023	ROOF Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2023	27900	1	Y N

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 04480 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 352 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 22x16 RMV: 1420  
 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	352	0	0	1975	1975	FAIR	Exception: Y N

**Accessories**

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

Bldg: 2    Code Area: 04480    Stat Class: 353    Year Blt: 1994    Eff Year Blt: 1994    Sq.Ft: 484    % Complete: 100  
Desc: Machine Shed (MS)    Dimensions: 22x22    RMV: 3560  
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	
Machine Shed	5	Finished	484	0	0	1994	1994	<a href="#">Fair Pkg</a>	Exception: Y N

**Accessories**

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

Bldg: 4    Code Area: 04480    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](#)

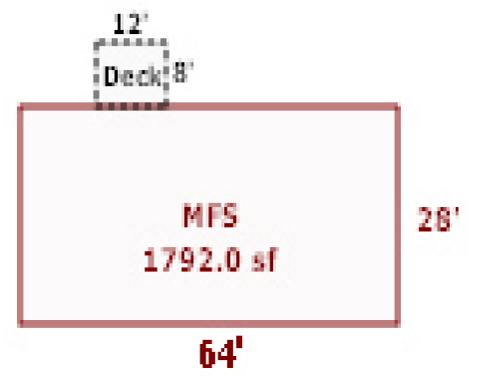
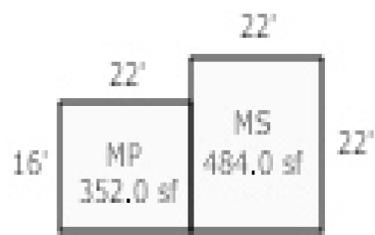
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Pump House	0	Finished	36	0	0	0	0		Exception: Y N

**Accessories**

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

R39148  
071E35C 00100  
N 

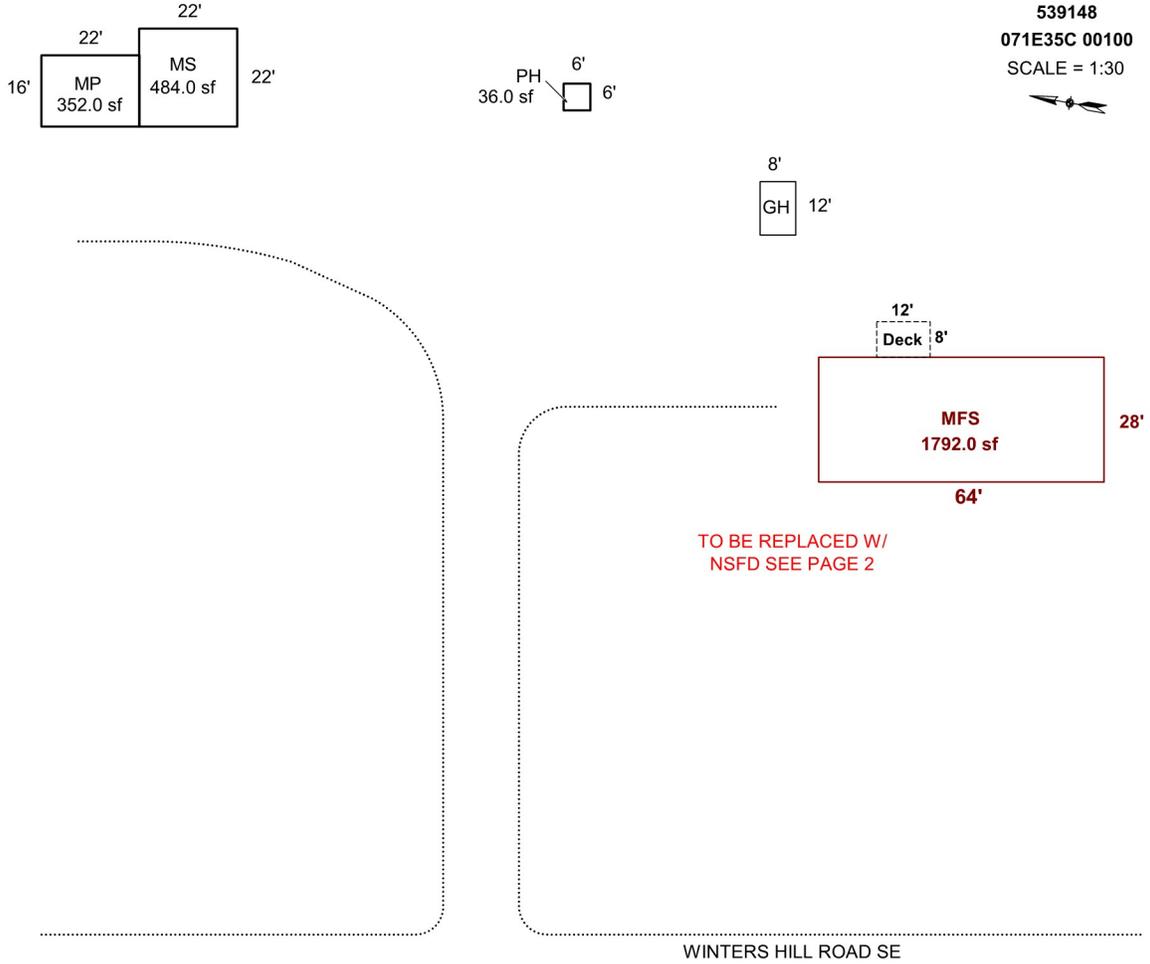


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 539148 Parcel No.: 071E35C 00100  
 Property Address: 19907 WINTERS HILL ROAD 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	352.0	76.0	
	PH	1.0	36.0	24.0	
	MS	1.0	484.0	88.0	872.0
GLA1	MFS	1.0	1792.0	184.0	1792.0
OTH	GH	1.0	96.0	40.0	96.0
P/P	Deck	1.0	96.0	40.0	96.0

### COMMENT TABLE 1

APEX BY JA 12/22/11  
 UPDATED BY CJURAN 06/05/2023 555-23-001908

### COMMENT TABLE 2

### COMMENT TABLE 3

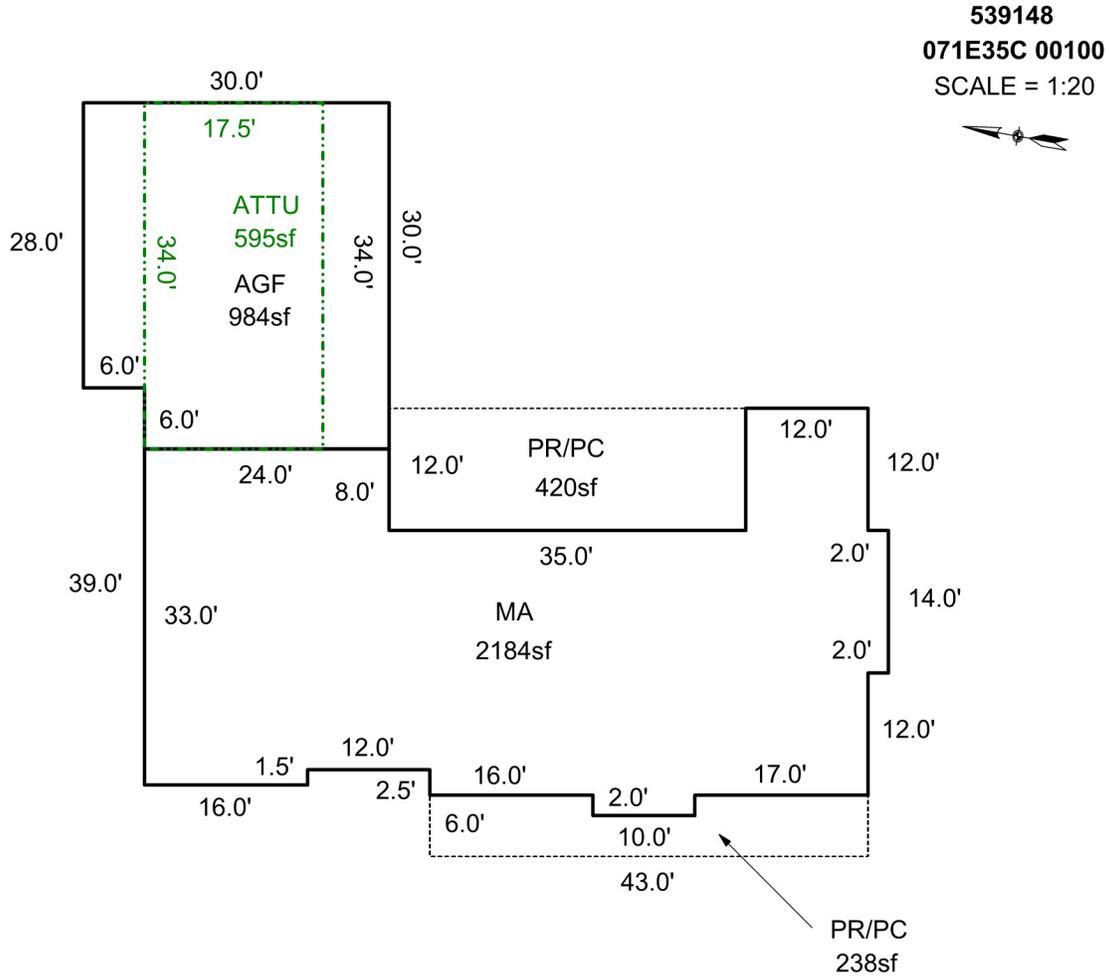
Net LIVABLE	cnt	1	(rounded)	1,792
Net BUILDING	cnt	3	(rounded)	872

# SKETCH/AREA TABLE ADDENDUM

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 Property Address: 19907 WINTERS HILL ROAD SE  
 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
GLA1	MA	1.0	2184.0	245.0	2184.0
GLA2	ATTU	1.0	595.0	103.0	595.0
GAR	AGF	1.0	984.0	128.0	984.0
P/P	PR/PC	1.0	238.0	102.0	
	PR/PC	1.0	420.0	94.0	658.0

### COMMENT TABLE 1

APEX BY JA 12/22/11  
 UPDATED BY CJURAN 06/05/2023 555-23-001908

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2      (rounded)                      2,779