

Summary

Lead Appr: WW

Clerk: Chris 2/27/24

Lead Clerk:

Appr:

Print Date:

7/31/2023

Acct ID: 539614

MTL: 081E050001100

Date: 12-7-23

Appr: Luke

Prop Class: 559

RMV Prop Class: 559

459

Situs: 3122 DRIFT CREEK RD SE SUBLIMITY OR 97385

MaSaNh: 01 06 000

Unit: 44920

Year: 2023

Last Date Appraised: 02/03/2014

Appraiser: CLINT LUKE

Retag: Y N

Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: OVCHINNIKOV, GEORGE

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 54101

RMV Land: 412720

RMV Imp: 27740

RMV Total: 440460

MAV: 32190

MSAV: 26361

SAV: 49811

Comment:

ADD NEW INVENTORY RETAG

Notations

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	04580	0

Land

Site: 2	Code Area: 04580	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDSS	Value Source: Farm Homesite	Description:			RMV: 40360	Exception: Y N
Adjustment(s): FSOL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 2009 / 4200188						
Site: 3	Code Area: 04580	Size: 4.31 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD 4BDSS	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 173970	Exception: Y N
Adjustment(s): FSOL			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1983 / 4200188						
Site: 4	Code Area: 04580	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 153390	Exception: Y N
Adjustment(s): FSOL WASTE			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1976 / 04200008 05-06: RECALC SETUP;#10 4/29/04						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04580	Stat Class: 444 +	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 936	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE			Dimensions:		RMV: 23040	
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	936	2	FB-1	1973	1973	SKRT+, KIT-	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 04580	Stat Class: 351	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 936	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 36x26		RMV: 3810	
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	4	Finished	936	0	0	1973	1973	FAIR	Y N

Accessories

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

Bldg: 2	Code Area: 04580	Stat Class: 354	Year Blt:	Eff Year Blt:	Sq.Ft: 176	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 22x8		RMV: 890	
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
Lean-to Light Duty	4	Finished	176	0	0	0	0		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

ACCOUNT # 539614 DATE: 12-7-23 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR AWK TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + - FLOOR MA
 AREA 2224 EFF AREA 2224 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____ AVE ROOF
 KITCHEN - + NOTHING ELSE THIS YR
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE AGF
 STAT / CLASS 4
 SIZE 549
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR _____
 % COMP 50
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____

Per Plans
4 Bed 2BTH

Percent Complete Form

Account # 539614

Additions

New Homes

Additions		New Homes				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	4%	0%
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	
2%	80%	Heating Rough-In	2%	60%	1%	65%
		Heating Unit	1%		1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%	95%	Plumbing Fixtures	4%	85%	3%	85%
3%		Floor Coverings & Countertops	7%	90%	6%	90%
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR Gene Date 12-7-23 YR For 24-25 % COMP 50

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

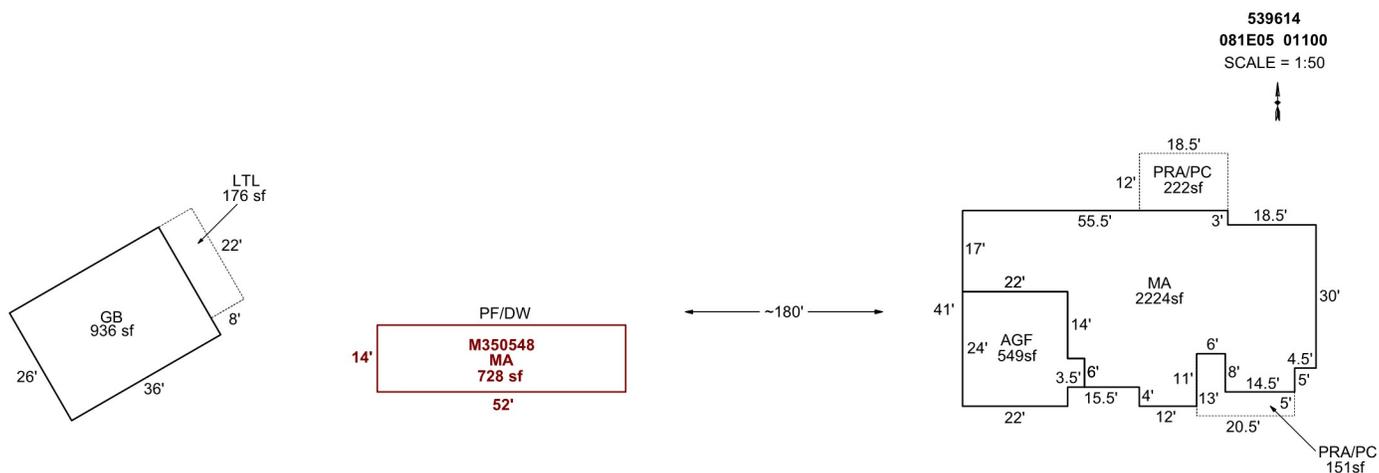
APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 539614 Parcel No.: 081E05 01100
 Property Address: 3122 DRIFT CREEK RD S
 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	936.0	124.0	936.0
GLA1	MA	1.0	728.0	132.0	
	MA	1.0	2224.0	246.0	2952.0
GAR	AGF	1.0	549.0	99.0	549.0
P/P	PRA/PC	1.0	222.0	61.0	
	PRA/PC	1.0	150.5	67.0	372.5
	Net LIVABLE	cnt	2 (rounded)		2,952
	Net BUILDING	cnt	1 (rounded)		936

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/25/18
 UPDATED BY CJURAN 02/13/2023 555-22-010110

COMMENT TABLE 2

COMMENT TABLE 3



12/7/23



12/7/23



12/7/23



12/7/23



12/7/23



12/7/23