

Summary Lead Appr: WWV Clerk: Chris 4/5/24 Lead Clerk: _____ Appr: _____ Print Date: 7/31/2023

Acct ID: 537789 MTL: 061E28000300 Date: 12-5-23 Appr: LUKE Prop Class: 451 RMV Prop Class: 451
Situs: 17950 HAZELNUT RIDGE RD NE SILVERTON OR 97381 MaSaNh: 01 06 000 Unit: 32960 Year: 2023

Last Date Appraised: 12/06/2022 Appraiser: CLINT LUKE Retag: 0 N Tag info: 2024 - NEW RESIDENCE (Residence)

Owner: SUSAN MAGINNIS LT Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 162690

RMV Land: 372770 RMV Imp: 113430 RMV Total: 486200 MAV: 162690 MSAV: 0 SAV: 0

Comment: 23-24: L2 12.6.22 CL NEW MA c 45% RETAG 1-1-24

Notations EXT SW 11-2-23

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs OSD W, Run

No OSD data available.

Land Chris 1/25/24

Site: 1 Code Area: 04500 Size: 5.75 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 204130 Exception: Y N
 Adjustment(s): FSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 16-17: PER #94 MH STORAGE ONLY, NO HS OR OSD// //2-11-08(GW39): Unimproved EFU zone - should not be improved land schedule//
 00-01; UPDATED MARKET VALUES, 400028 06-07: RECALC SETUP;#36 07-26-05

Site: 4 Code Area: 04500 Size: 4.75 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 168640 Exception: Y N
 Adjustment(s): FSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: //2-11-08(GW39): Unimproved EFU zone - should not be improved land schedule//00-01; UPDATED MARKET VALUES, 400028

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 04500 Stat Class: 108 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 4540
 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
DECK	1	192	1999	3759	1

Bldg: 3 Code Area: 04500 Stat Class: 138 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 37860
 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
Garage Detached	3	Finished	252	0	0	2004	2004	ROOF

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 04500 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 460 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 33380
 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
General Purpose Bldg	6	Finished	460	0	0	1999	1999	FAIR
GP Building Attic	6	Finished	314	0	0	1999	1999	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
FINISHED OFFICE IN A FARM BUILDING	6	460	1999	8073	0

Bldg: 4	Code Area: 04500	Stat Class: 357	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 960	% Complete: 100		
Desc: Frost Control			Dimensions: 20x48		RMV: 2097			
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
Frost Control	4	Finished	960	0	0	2007	2007	Exception: Y N

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

Bldg: 5	Code Area: 04500	Stat Class: 351	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 720	% Complete: 100		
Desc: General Purpose Building (GB)			Dimensions: 20x36		RMV: 14090			
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
General Purpose Bldg	5	Finished	720	0	0	2007	2007	FAIR Exception: Y N

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

Bldg: 6	Code Area: 04500	Stat Class: 341	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 384	% Complete: 100		
Desc: Multi Purpose Shed (MP)			Dimensions: 12x16		RMV: 12740			
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
Finished Office	6	Finished	192	0	0	2006	2006	FAIR Exception: Y N
Multi-Purpose Bldg	6	Finished	192	0	0	2006	2006	Exception: Y N

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

Bldg: 7	Code Area: 04500	Stat Class: 341	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 112	% Complete: 100		
Desc: Multi Purpose Shed (MP)			Dimensions: 8x14		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
Multi-Purpose Bldg	4	Finished	112	0	0	1988	1988	Exception: Y N

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

Bldg: 8	Code Area: 04500	Stat Class: 355	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 720	% Complete: 100		
Desc: Lean-to Heavy (LTH)			Dimensions:		RMV: 4130			
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
Lean-to Heavy Duty	5	Finished	720	0	0	2007	2007	Exception: Y N

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

Bldg: 9	Code Area: 04500	Stat Class: 357	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 432	% Complete: 100		
Desc: Frost Control			Dimensions: 36x12		RMV: 943			
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
Frost Control	4	Finished	432	0	0	2007	2007	Exception: Y N

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

Bldg: 10	Code Area: 04500	Stat Class: 357	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 400	% Complete: 100
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Desc: Frost Control Dimensions: RMV: 873
 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
Frost Control	4	Finished	400	0	0	2007	2007	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 04500 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 864 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 1887
 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
Frost Control	4	Finished	864	0	0	2007	2007	Exception: Y N

Accessories

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



12/5/23

ACCOUNT # 537789 DATE: 12523 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 1424 QLTY + - FLOOR 1st
 AREA 1232 EFF AREA 1232 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + All AVE 
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT 0 N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE MA 2 ~~1005~~
 STAT / CLASS _____
 SIZE 1232
 FAIR ALL AVE 
 AVERAGE 2 BED
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2023
 EFF YR _____
 % COMP 45
 EXCEPT 0 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 _____
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 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: _____

UNDER FLOOR PLUMB 8-24-23

EXT SHEATHING 11-2-23

Percent Complete Form

Account # _____

Additions

New Homes

				No Basement		Basement	
% Item	% Sum			% 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%			5%	
4%	75%	Plumbing Rough-In	4%	50%		3%	60%
3%		Electrical Rough-In	3%			2%	
2%		Heating Rough-In	2%	55%		1%	65%
	80%	Heating Unit	1%			1%	
3%		Insulation	3%	60%		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%			2%	
		Finish Grade	1%	100%		1%	100%

APPR Genie Date 12-5-23 YR For 24-25 % COMP 45

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 _____

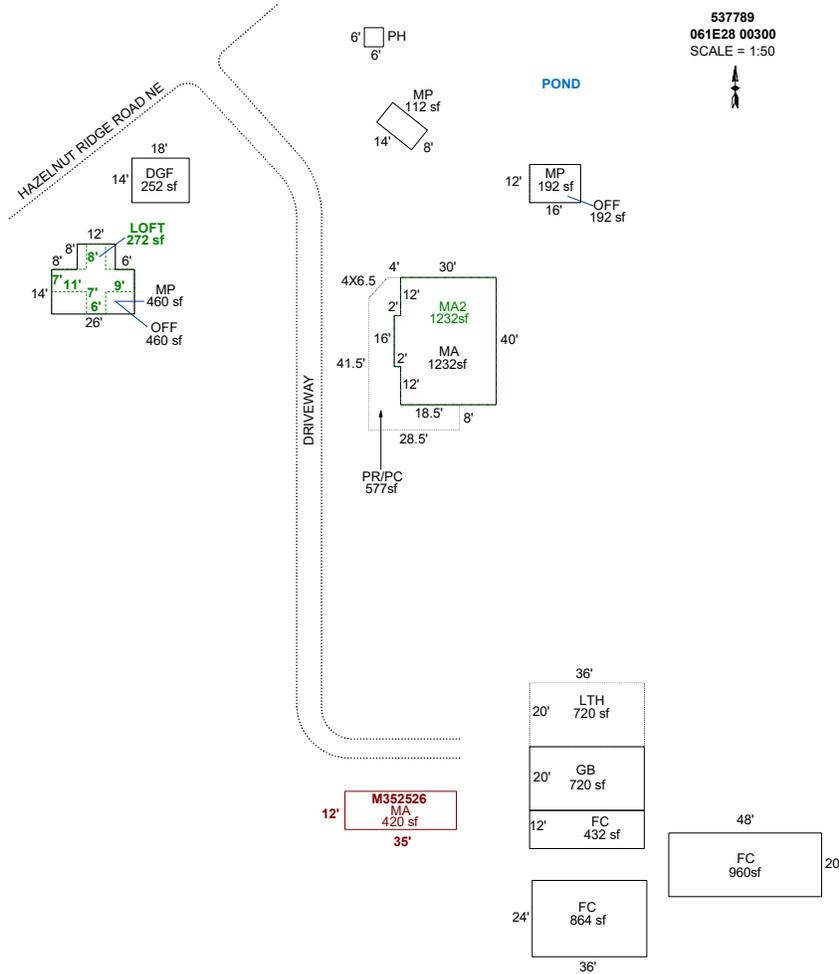
APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537789, M352526 Parcel No.: 061E28 00300
 Property Address: 17950 HAZELNUT RIDGE ROAD NE
 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	LTH	1.0	720.0	112.0	
	PH	1.0	36.0	24.0	
	LOFT	1.0	272.0	96.0	
	MP	1.0	112.0	44.0	
	MP	1.0	192.0	56.0	
	MP	1.0	460.0	96.0	
	FC	1.0	864.0	120.0	
	FC	1.0	432.0	96.0	
	GB	1.0	720.0	112.0	
	FC	1.0	960.0	136.0	4768.0
	GLA1	MA	1.0	1232.0	144.0
MA		1.0	420.0	94.0	1652.0
GLA2	MA2	1.0	1232.0	144.0	1232.0
GAR	DGF	1.0	252.0	64.0	252.0
P/P	PR/PC	1.0	576.5	153.3	576.5
	Net LIVABLE	cnt	3 (rounded)		2,884
	Net BUILDING	cnt	10 (rounded)		4,768

COMMENT TABLE 1

UPDATED BY JRONDEMA 2/16/16
 UPDATED BY CJURAN 08/08/2022 555-22-004983
 UPDATED BY CJURAN 12/12/2023
 UPDATED BY CJURAN 03/18/2024

COMMENT TABLE 2

CL 12/05/2023

COMMENT TABLE 3

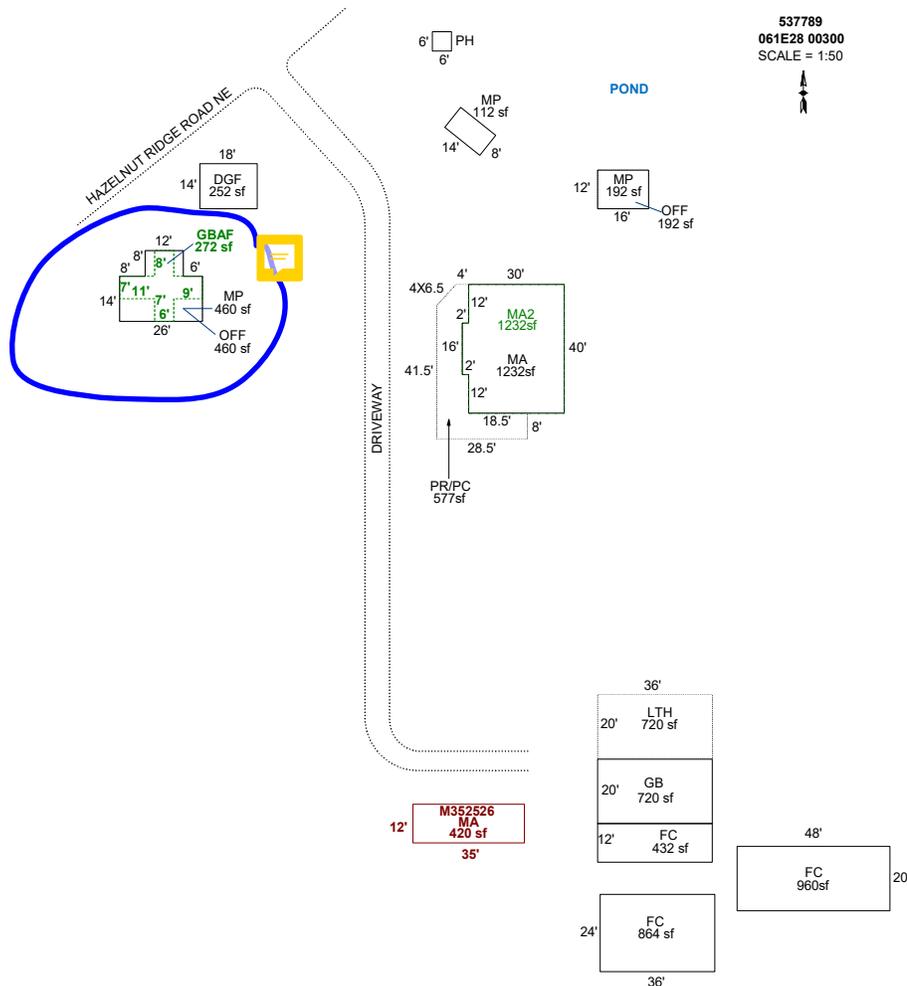
TAGS L3

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 City: SILVERTON County: MARION State: OR ZipCode: 97381
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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
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	PH	1.0	36.0	24.0	
	GBAF	1.0	272.0	96.0	
	MP	1.0	112.0	44.0	
	MP	1.0	192.0	56.0	
	MP	1.0	460.0	96.0	
	FC	1.0	864.0	120.0	
	FC	1.0	432.0	96.0	
	GB	1.0	720.0	112.0	
	FC	1.0	960.0	136.0	4768.0
	GLA1	MA	1.0	1232.0	144.0
MA		1.0	420.0	94.0	1652.0
GLA2	MA2	1.0	1232.0	144.0	1232.0
GAR	DGF	1.0	252.0	64.0	252.0
P/P	PR/PC	1.0	576.5	153.3	576.5
	Net LIVABLE	cnt	3 (rounded)		2,884
	Net BUILDING	cnt	10 (rounded)		4,768

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 UPDATED BY CJURAN 08/08/2022 555-22-004983
 UPDATED BY CJURAN 12/12/2023

COMMENT TABLE 2

CL 12/05/2023

COMMENT TABLE 3

TAGS L3