

Acct ID: 539058 MTL: 071E310000900 Date: **9-21-23** Appr: **LUKE** Prop Class: 551 RMV Prop Class: **551-501**
 Situs: 16064 FOX RD SE SILVERTON OR 97381 **12-7-23** MaSaNh: 01 06 000 Unit: 79567 **INPUT 1-18-24 LUKE** Year: 2023

Last Date Appraised: 08/11/2015 Appraiser: CLINT LUKE Retag: Y **(N)** Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: **(S)** KNIELING, GENE E & KNIELING, DEBORAH D Roll Type: R

Cycle: **(S)** Tag Sales Verification Other: Inspection level: 1 **(D)** 2 3 4 LCB TTO INSP AV: 393681

RMV Land: 536680 RMV Imp: 617330 RMV Total: 1154010 MAV: 369350 MSAV: 24331 SAV: 42411

Comment:

**ADD NEW OB @ 85% RATE
REMOVE TC**

**12-1-23
ACCUA
PARTIAL FARM IN
7-13-23**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	04500	0

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 40380 Exception: Y N
 Adjustment(s): VWAR, WASTE, WOOD Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 4200028 //05-06: PER #31, ADD VIEW

Site: 3 Code Area: 04500 Size: 6.42 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 130860 Exception: Y N
 Adjustment(s): VWAR, WASTE, WOOD Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 4 Code Area: 04500 Size: 15.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 317990 Exception: Y N
 Adjustment(s): VWAR, WASTE, WOOD Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 15-16: CYCLE WORK PER #94 CHG 4.01 ACRES FROM 4 HILL DRY TO WASTE. MOVED TO FP ACCOUNT //05-06:
 SOIL CLASS CHG PER #39 FROM 8BENCH TO 6BENCH // 05-06: RECALC SETUP; APPR 17, 05/13/04

Site: 5 Code Area: 04500 Size: 4.01 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 2450 Exception: Y N
 Adjustment(s): VWAR, WASTE, WOOD Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 153 Year Blt: 1954 Eff Year Blt: 1954 Sq.Ft: 3304 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 543810
 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	5	Finished	3304	3	FB-2/ HB-1	1954	1954	FP, ROOF, HVAC, KIT, BATH - 2, BTH - 1	Y N
Basement	5	Unfinished	522	0	0	1954	1954		Y N
Garage Attached	5	Finished	700	0	0	1954	1954	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	1954	23664	1	Y N

Bldg: 4 Code Area: 04500 Stat Class: 108 Year Blt: 1954 Eff Year Blt: 1954 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 10100
 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
ASPHALT DRIVEWAY	1	3960	1954	8078	1	Y N

Bldg: 11 Code Area: 04500 Stat Class: 108 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 7820

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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
TENNIS COURT	1	4704	1970	6256	1

LPN

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 3200 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 100x32 RMV: 23590
 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
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General Purpose Bldg	5	Finished	3200	0	0	1988	1988	FAIR	Exception: Y N
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Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 353 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 500 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 20x25 RMV: 2330
 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
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Machine Shed	4	Finished	500	0	0	1989	1989	Exception: Y N
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Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 400 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 25x16 RMV: 4040
 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
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Multi-Purpose Bldg	4	Finished	400	0	0	1993	1993	FAIR	Exception: Y N
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Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 353 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1440 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 40x36 RMV: 6040
 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
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Machine Shed	4	Finished	1440	0	0	1989	1989	FAIR	Exception: Y N
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Accessories

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

Bldg: 8 Code Area: 04500 Stat Class: 353 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 480 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 24x20 RMV: 2940
 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
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Machine Shed	4	Finished	480	0	0	1994	1994	Exception: Y N
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Accessories

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

Bldg: 9 Code Area: 04500 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x20 RMV: 16660

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: Y N
General Purpose Bldg	5	Finished	960	0	0	2000	2000	AVG	

Accessories

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

Bldg: 10 Code Area: 04500 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 25 % Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 5x5 RMV: 0

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: Y N
Multi-Purpose Bldg	4	Finished	25	0	0	0	0	FAIR	

Accessories

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

Percent Complete Form

Account #

539058

Additions

New Homes

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

APPR _____ Date _____ YR For _____ % COMP _____
 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: **GTB**

	% 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 **CEWB** Date **12-7-23** YR For **24-25** % COMP **85**
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____



40x75 GB 9/21/23



9/21/23



9/21/23

ACCOUNT #

539058

DATE:

9-21-23 12-7-23

RMV CLASS

PROP CLASS

MTL

APPR

6000

TAG

Y N

COMMENTS:

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 **GB**
 STAT / CLASS _____
 SIZE **40x75-6**
3000
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT **2023**
 EFF YR _____
 % COMP **85**
 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: _____

COMMENT: _____

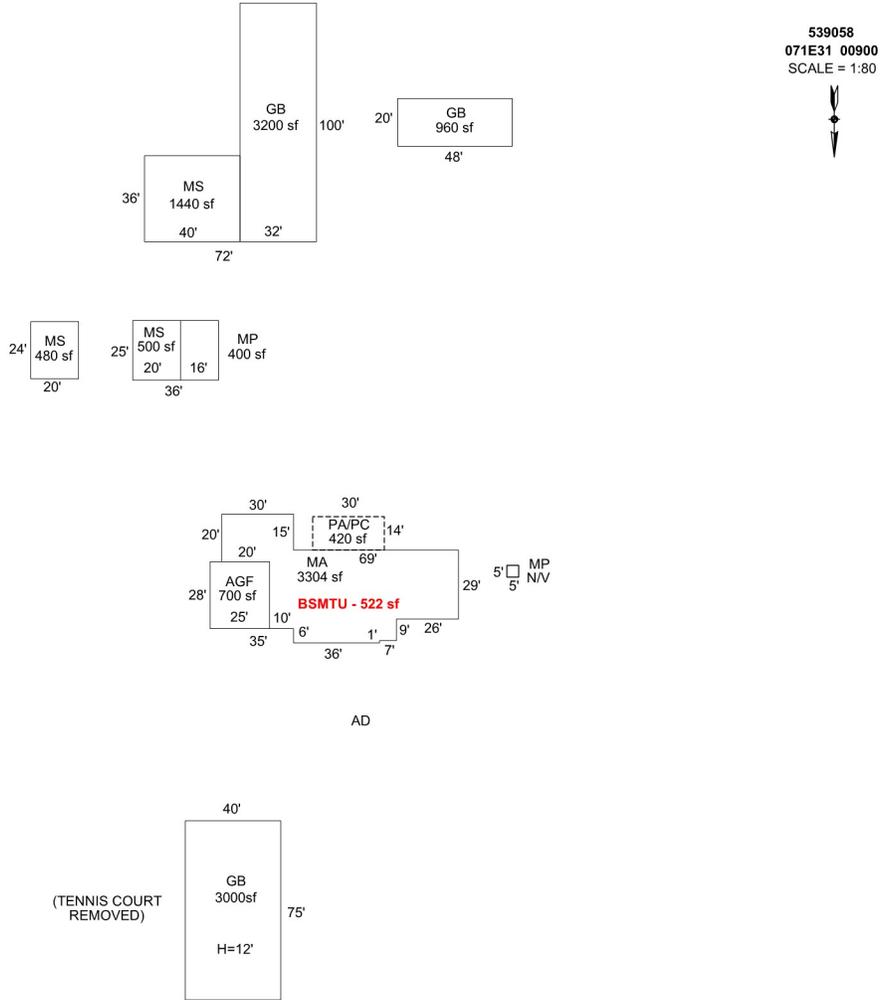
COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 539058 Parcel No.: 071E31 00900
 Property Address: 16064 FOX RD SE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 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
GBA1	GB	1.0	3200.0	264.0	
	MS	1.0	500.0	90.0	
	MP	1.0	400.0	82.0	
	MS	1.0	1440.0	152.0	
	MS	1.0	480.0	88.0	
	GB	1.0	960.0	136.0	
	GB	1.0	3000.0	230.0	9980.0
GLA1	MA	1.0	3304.0	306.0	3304.0
GAR	AGF	1.0	700.0	106.0	700.0
P/P	PA/PC	1.0	420.0	88.0	420.0
	Net LIVABLE	cnt	1 (rounded)		3,304
	Net BUILDING	cnt	7 (rounded)		9,980

DRAWN BY JRONDEMA 7/25/18
 UPDATED BY CJURAN 06/22/2023 555-23-003086

COMMENT TABLE 2

COMMENT TABLE 3