

Acct ID: 539148 MTL: 071E35C000100 Date: **12-23** App: **LOVE** Prop Class: 459 RMV Prop Class: 459
 Situs: 19907 WINTERS HILL RD SE SILVERTON OR 97138 MaSaNh: 01 06 000 Unit: 44114 **INPUT 12-14-23 LOVE** Year: **2023**

Last Date Appraised: 10/17/2011 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: MCCLATCHEY, DAVID G & Roll Type: R

Cycle: **1** Tag Sales Verification Other: Inspection level: **1** 2 3 4 LCB TTO INSP AV: 230740

RMV Land: 460310 RMV Imp: 54750 RMV Total: 515060 MAV: 230740 MSAV: 0 SAV: 0

Comment: **Add New Mt Range 1-25 For MtnVr Demo OL MOVE**

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: 10.30 Acres	Use Code: 004	Zone: REST	SAV Use:	Exception: 0
Class: 2BDSS	Value Source: Rural Restrictive	Description:	RMV: 347780	Exception: Y N		
Adjustment(s): GSOIL	Comments: 08-09: LAND SEG CONSOLIDATION// 05-06: RECALC SETUP;#17		Fire Patrol: SA004	Description: FIRE PATROL	Combine both land fragments	
Site: 2	Code Area: 04480	Size: 2.00 Acres	Use Code: 004	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Rural Restrictive	Description:	RMV: 67530	Exception: Y N		
Adjustment(s):	Comments: 05-06: RECALC SETUP;#17		Fire Patrol: SA004	Description: FIRE PATROL		

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	Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0
			Dimensions:	RMV: 4410		

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
GARDEN GREENHOUSE	1	96	1975	3526	1
Exception: 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	Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0
			Dimensions:	RMV: 44100		

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	SKIRT, KIT-
Exception: Y N								

Accessories

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

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)	Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0
			Dimensions: 22x16	RMV: 1780		

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)	Func Obsc: 100		Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0
			Dimensions: 22x22	RMV: 4460		

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	5	Finished	484	0	0	1994	1994	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

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					

ACCOUNT # 539148 DATE: 12-7-23 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR amk TAG Y N _____
 COMMENTS: _____

FINISHED 12-7-23

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + - FLOOR 1st
 AREA 2184 EFF AREA 2184 BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - + All Ave
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE AGF
 STAT / CLASS 4
 SIZE 984
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2023
 EFF YR _____
 % COMP 100
 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 4 QLTY + - FLOOR ATTN
 AREA 595 EFF AREA 595 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP 100 % 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: _____

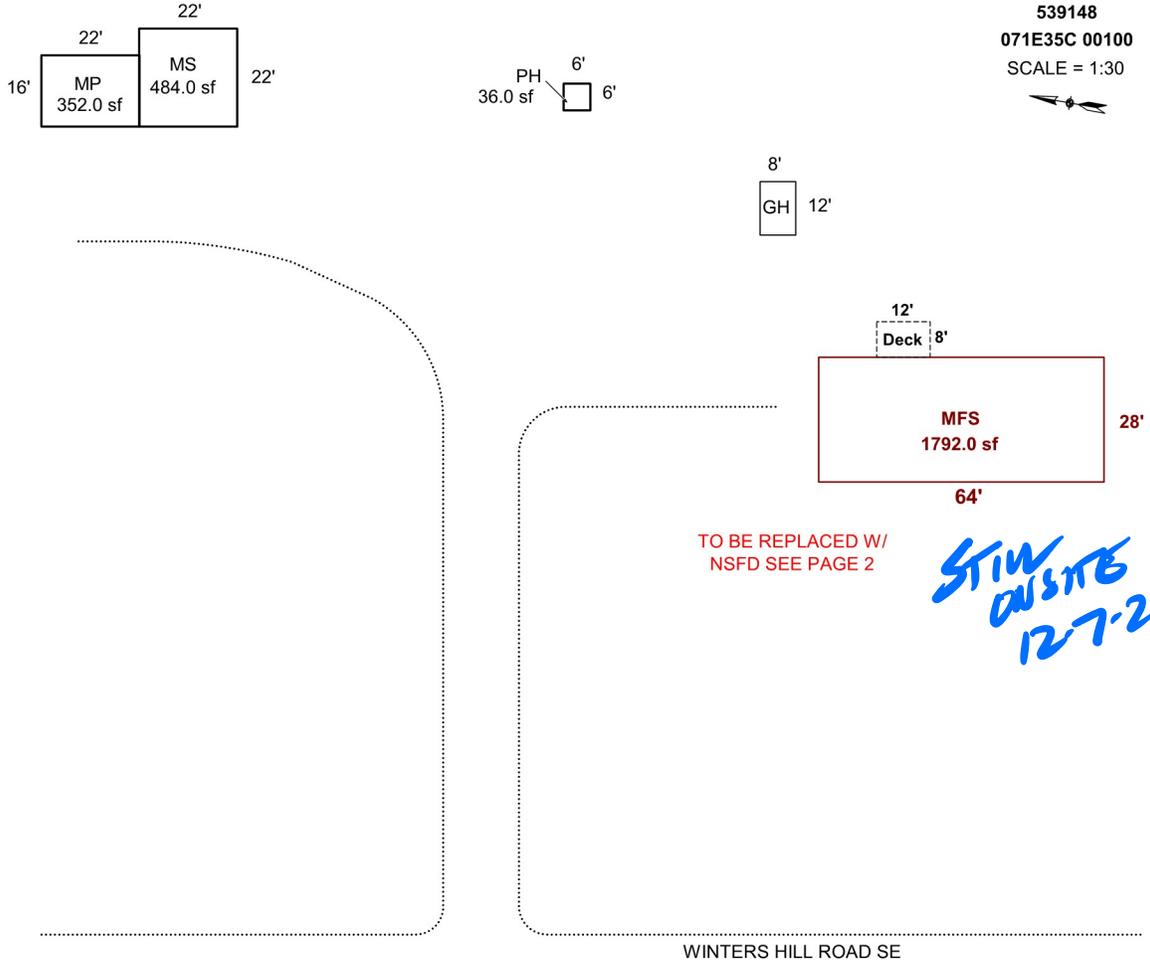
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

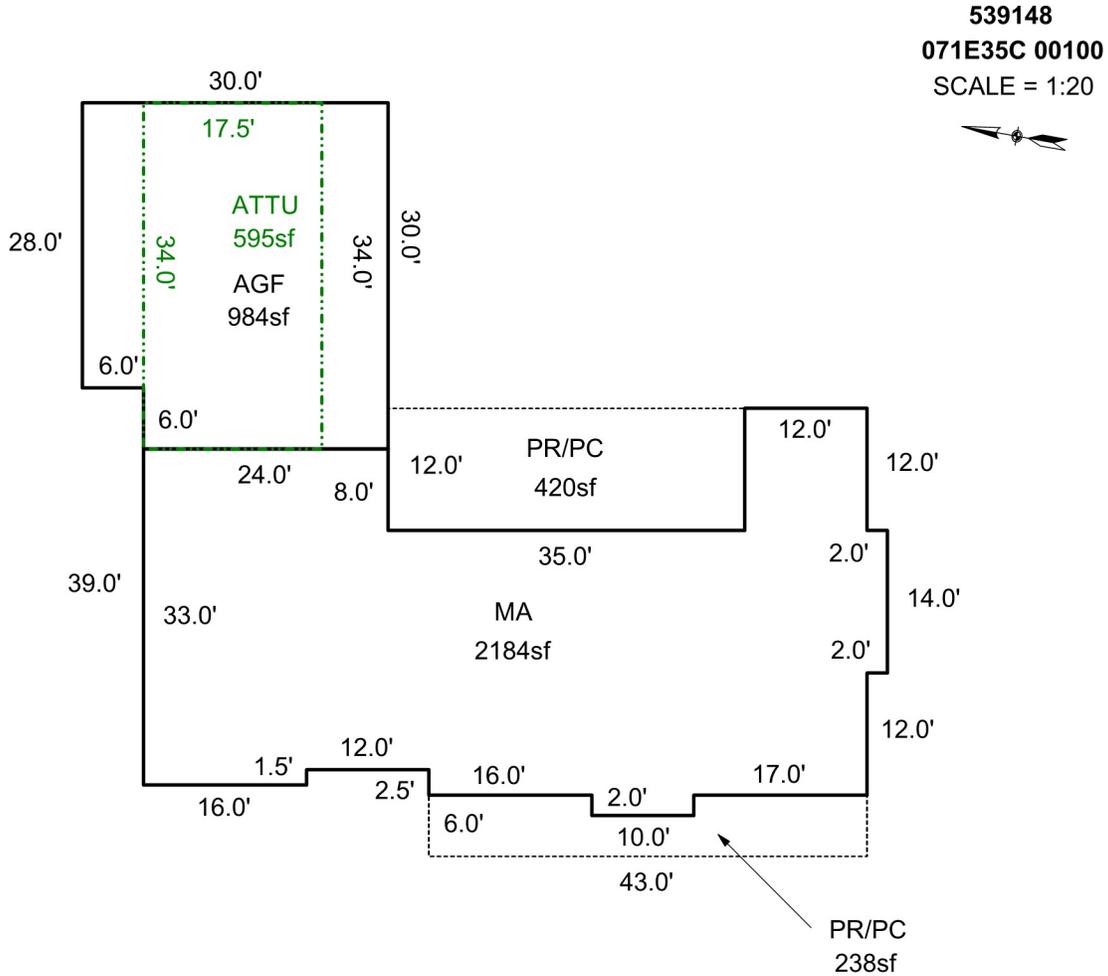
Net LIVABLE	cnt	1	(rounded)	1,792
Net BUILDING	cnt	3	(rounded)	872

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 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



9/21/23



9/21/23



9/21/23



9/21/23



9/21/23



9/21/23



9/21/23



12/7/23



12/7/23