

Summary

Lead Appr: **WW 1.2.25**

Clerk:

Lead Clerk:

Appr: **MLH 1/2/25**

Print Date:
1/25/2024

Acct ID: 353727

MTL: 071E21B000501

Date: **12/17/24**

Appr: **MLH**

Prop Class: 451

RMV Prop Class: 451

Situs:

MaSaNh: 03 06 000

Unit: 85951

Year: **2025**

Last Date Appraised: 12/07/2023

Appraiser: MATTHEW HAMILTON

Retag: **Y** N

Tag info: 2025 - Tags/Permit (Completion)

Owner: **FINK, RONALD W & PICARD, KEELY RAE**

Roll Type: R

Cycle **Tag** Sales Verification Other:

Inspection level: 1 **2** 3 4 LCB **TTO** INSP

AV: 621950

RMV Land: 312990 RMV Imp: 367280 RMV Total: 680270 MAV: 224670 MSAV: 0 SAV: 0

Comment: 24-25 L2 12/7/23 CLUKE
23-24: L2 12.13.22 CL

MA @ 65% Refag for '26

Notations

No notation data available.

Input MLH 12/30/24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	04480	30000

Land

Site: 1	Code Area: 04480	Size: 1.79 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BDS S	Value Source: Permanently Disqualified	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 56540	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	19-20: #31 CYCLE, NO CHG					
Site: 2	Code Area: 04480	Size: 7.01 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6B	Value Source: Permanently Disqualified	Description: SIX BENCH	RMV: 191240	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:						
Site: 3	Code Area: 04480	Size: 1.54 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: WST	Value Source: Permanently Disqualified	Description: Rural WASTELAND	RMV: 1330	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Pond					
Site: 4	Code Area: 04480	Size: 1.18 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6B	Value Source: Permanently Disqualified	Description: SIX BENCH	RMV: 33880	Exception: Y	N	
Adjustment(s):	GSOIL, FSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04480	Stat Class: 163+	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 5858	% Complete: 35
Desc: One Story with basement					Dimensions:	RMV: 367280
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 367280	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	6 -	Finished	3442	2	2.5	2023	2023	ROOF, HVAC, FP, 2.5 Bath, Bath +, Lif	Y N
Basement	6 -	Unfinished	1026	20	10	2023	2023		Y N
Basement	6 -	Finished	2416	0	0	2023	2023	HVAC, FP, 1 Bath, Bath +	Y N
Garage Attached	6 -	Finished	1619	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available	YI 56	2023			

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

Percent Complete Form

Account # _____

Additions

New Homes

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

APPR MLH Date 12/17 YR For 25-26 % COMP 65%

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%	95%
Roof - Sheathing	5%	
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 _____

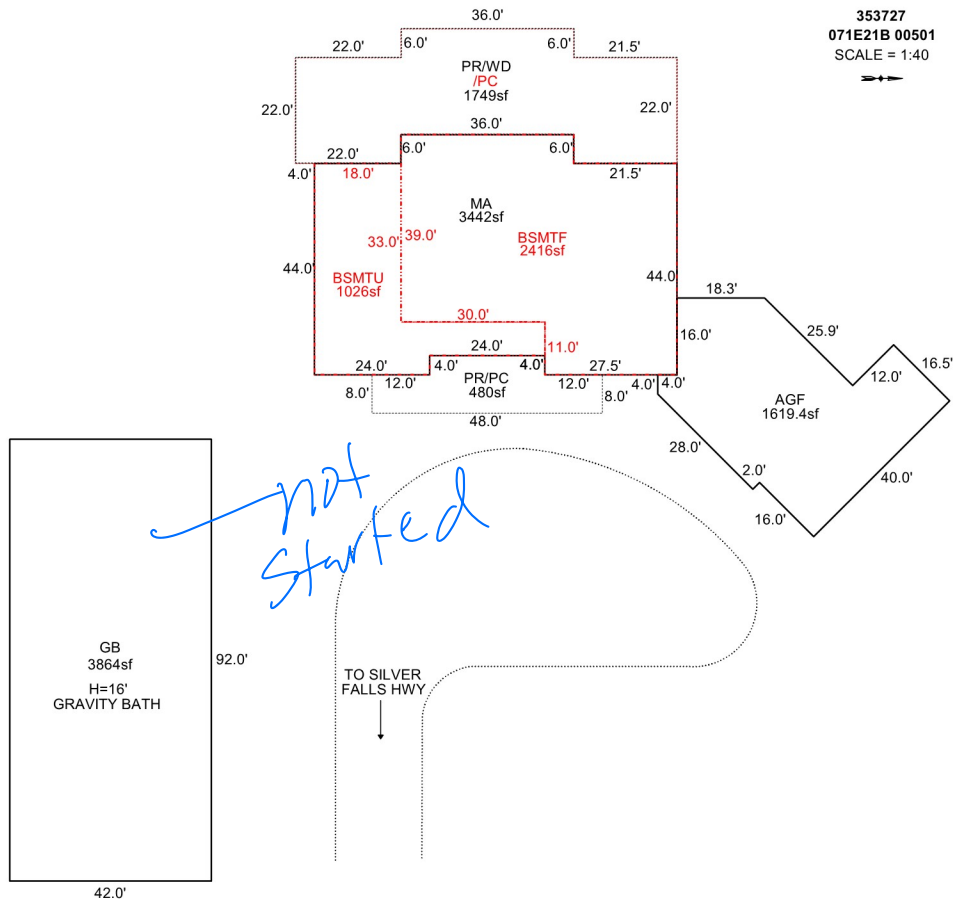


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 353727 Parcel No.: 071E21B 00501
 Property Address: 1569 SILVER FALLS DR NE
 City: AUMSVILLE County: MARION State: OR ZipCode:
 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	GB	1.0	3864.0	268.0	3864.0
GLA1	MA	1.0	3442.0	259.0	3442.0
BSMT	BSMTU	1.0	1026.0	184.0	
	BSMTF	1.0	2416.0	215.0	3442.0
GAR	AGF	1.0	1619.4	182.7	1619.4
P/P	PR/WD	1.0	1749.0	227.0	
	PR/PC	1.0	480.0	120.0	
	PR/WD	1.0	1749.0	227.0	3978.0

COMMENT TABLE 1

APEX BY CJURAN 07/19/2022 555-22-002815
 APEX BY CJURAN 08/15/2022 555-22-005591

COMMENT TABLE 2

2/17/24 MCH

COMMENT TABLE 3

TAOS LZ

Net LIVABLE cnt 1 (rounded) 3,442
 Net BUILDING cnt 1 (rounded) 3,864