

Acct ID: 537789 MTL: 061E28000300 Date: 11/7/24 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 17950 HAZELNUT RIDGE RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 32960 Year: 2024
 Last Date Appraised: 12/05/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (Completion)
 Owner: SUSAN MAGINNIS LT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 259850
 RMV Land: 334740 RMV Imp: 231872 RMV Total: 566612 MAV: 167570 MSAV: 0 SAV: 0
 Comment: 24-25 L3 12/5/23 CLUKE
 23-24: L2 12.6.22 CL

*MA @ 70 % update inventory
 Retag for 26*

Notations

RP/MS	Code	Description	Input MLH 11/27/24
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST	

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	30000	04500	14590

Land

Site: 1 Code Area: 04500 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: WST Value Source: MarketWater Description: Rural WASTELAND RMV: 2850 Exception: Y N
 Adjustment(s): FSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 24-25: Updated land classes
 Pond
 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: 2.41 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4B1 Value Source: Rural Restrictive Description: FOUR BENCH IRR RMV: 96200 Exception: Y N
 Adjustment(s): FSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Site: 5 Code Area: 04500 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 76030 Exception: Y N
 Adjustment(s): FSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Site: 6 Code Area: 04500 Size: 3.59 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 129660 Exception: Y N
 Adjustment(s): FSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

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: 3717
 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	3717	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: 22658
 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					

Bldg: 12 Code Area: 04500 Stat Class: 142 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2464 % Complete: 70

Desc: Multi Story above grade

Dimensions:

RMV: 159780

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 77690

Adjust:

Adjust RMV: 0

M/M

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4	Finished	1232	0	0	2023	2023	ROOF	Exception: Y N
Second Floor	4	Finished	1232	20	FB-2	2023	2023	2 Bath, HVAC	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 04500	Stat Class: 341	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 460	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:		RMV: 18260	
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	6	Finished	460	0	0	1999	1999	AVG, LOFTF	Exception: Y N

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	Exception: Y N
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: 11270	
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	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: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x16		RMV: 7110	
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	6	Finished	192	0	0	2006	2006	GOOD	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: 850	
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	112	0	0	1988	1988	FAIR	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: 20x36 RMV: 3300
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

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

N/C

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: 11 Code Area: 04500 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 864 % Complete: 100
 Desc: Frost Control Dimensions: 24x36 RMV: 1887
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

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					



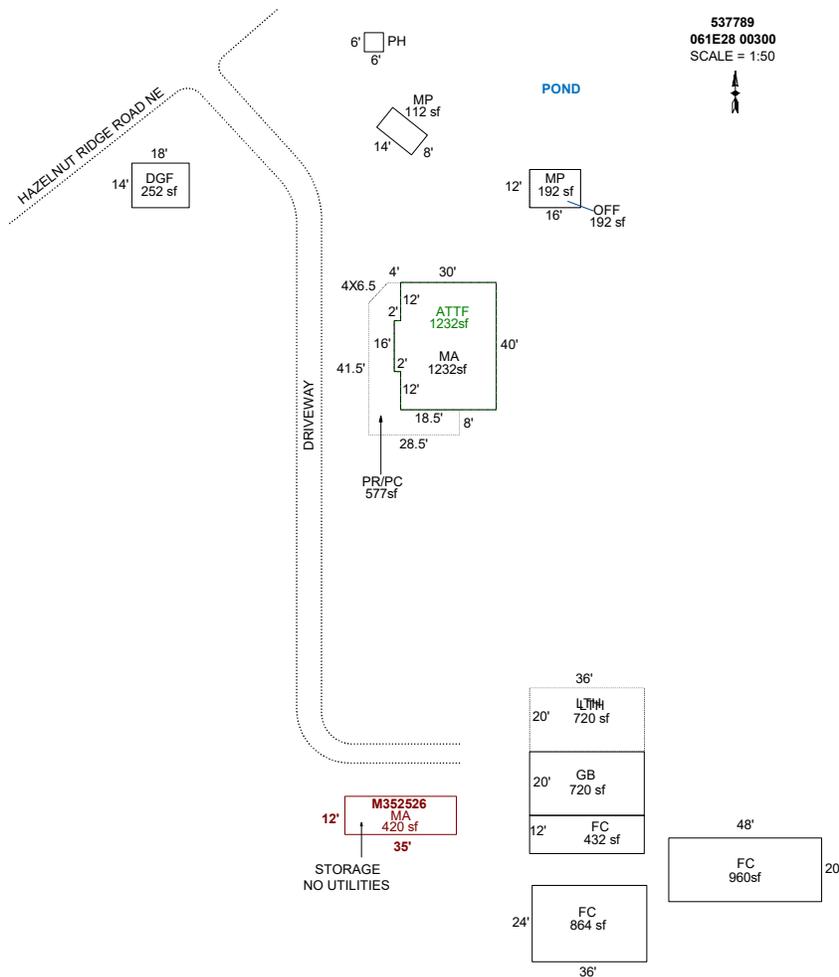


SKETCH/AREA TABLE ADDENDUM

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 ApexSketch

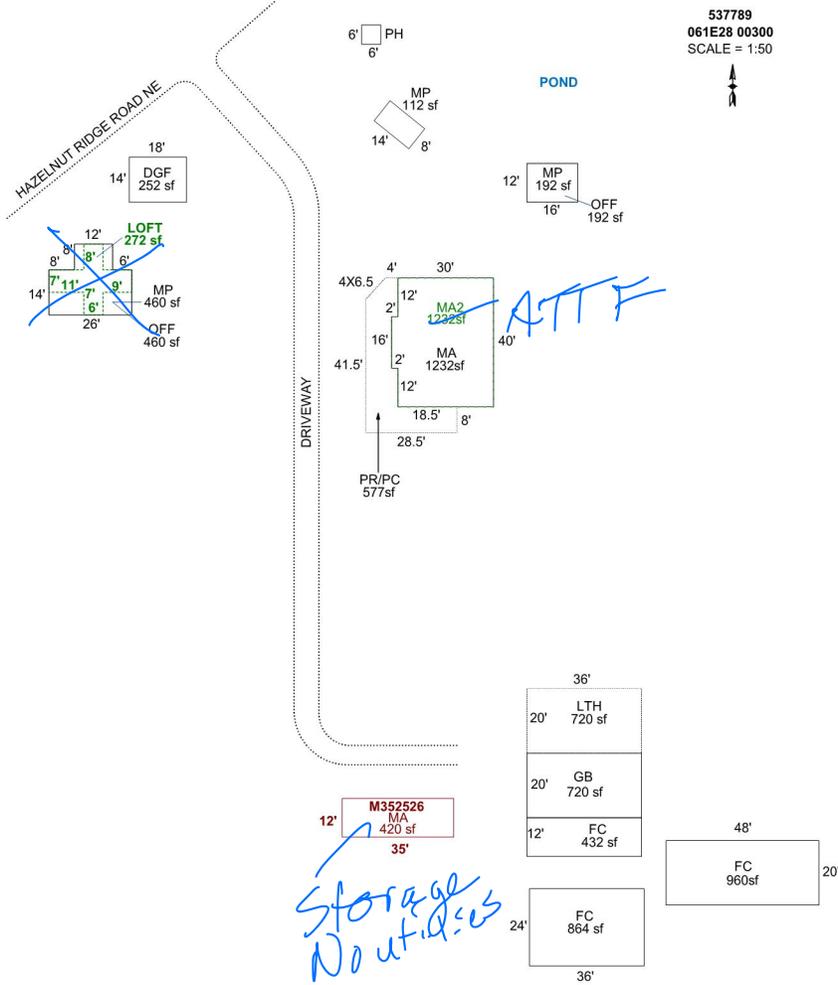
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTH	1.0	720.0	112.0		UPDATED BY JRONDEMA 2/16/16 UPDATED BY CJURAN 08/08/2022 555-22-004983 UPDATED BY CJURAN 12/12/2023 UPDATED BY CJURAN 03/18/2024 UPDATED BY CLOBERG 11/14/24	
	GB	1.0	720.0	112.0			
	FC	1.0	432.0	96.0			
	FC	1.0	864.0	120.0			
	FC	1.0	960.0	136.0			
	MP	1.0	192.0	56.0			
	MP	1.0	112.0	44.0			
GLA1	PH	1.0	36.0	24.0	4036.0		
	MA	1.0	420.0	94.0			
GLA2	MA	1.0	1232.0	144.0	1652.0	COMMENT TABLE 2 CL 12/05/2023 MLH 11/07/24	
	ATTF	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	0	(rounded)	2,884		
	Net BUILDING	cnt	8	(rounded)	4,036		

SKETCH/AREA TABLE ADDENDUM

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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:
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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

11/7/24 MLH TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

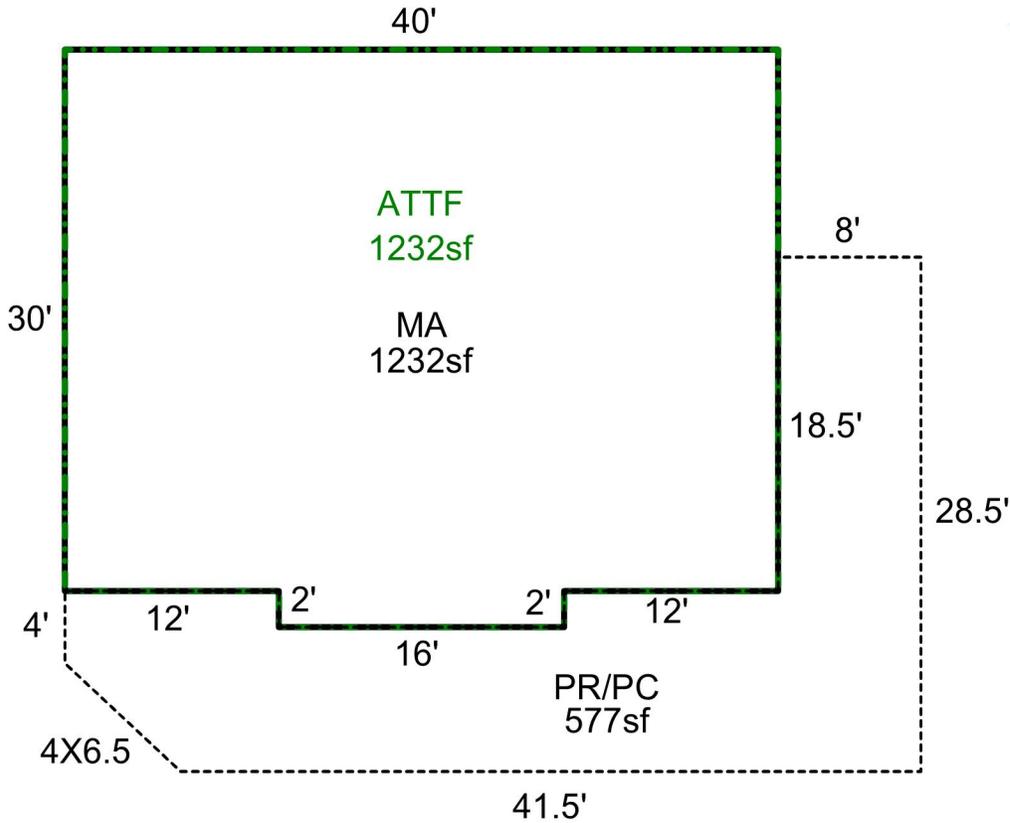
File No.: 537789, M352526 Parcel No.: 061E28 00300
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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

537789

061E28 00300

SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1232.0	144.0	1232.0
GLA2	ATTF	1.0	1232.0	144.0	1232.0
P/P	PR/PC	1.0	576.5	153.3	576.5

COMMENT TABLE 1

UPDATED BY JRONDEMA 2/16/16
 UPDATED BY CJURAN 08/08/2022 555-22-004983

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,464

Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% 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%		2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%	60%	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%		2%
		Finish Grade	1%	100%	1%

APPR MLH Date 11/7/24 YR For 25-26 % COMP 70
 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%	
Floor - Concrete/Wood	30%	40%
Walls - Framing	10%	
Walls - Covering/Siding	15%	65%
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 _____



R38063, M352526
MA NW SIDE

2/12/16



R37866, M351567
MA E.SIDE

2/12/16



R37866, M351567
MA NW SIDE

2/12/16



7/23/2013



7/23/2013



7/23/2013



7/23/2013



7/23/2013



7/23/2013



7/23/2013



7/23/2018



7/23/2013



7/23/2013



7/23/2013



7/23/2013