

Acct ID: 539148 MTL: 071E35C000100 Date: 10/29/24 Appr: MLH Prop Class: 459 RMV Prop Class: 459
 Situs: 19907 WINTERS HILL RD SE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 44114 Year: 2024

Last Date Appraised: 12/07/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (MS REMODEL)

Owner: MCCLATCHEY, DAVID G & Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 661550
 RMV Land: 507900 RMV Imp: 465880 RMV Total: 973780 MAV: 237660 MSAV: 0 SAV: 0
 Comment: 24-25 12/7/23 L2 CLUKE

Big dog Didnt go on property Manuf gone update inventory Close Tag

Notations No notation data available. Input MLH 1/27/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	45000	04480	0

Land

Site: 1 Code Area: 04480 Size: 12.30 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 462900 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 08-09: LAND SEG CONSOLIDATION// 05-06: RECALC SETUP;#17

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 Dimensions: RMV: 3480
 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
GARDEN GREENHOUSE	1	96	1975	3480	1

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 Dimensions: RMV: 33530
 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
First Floor	6	Finished	1792	0	FB-1	1983	1983	KIT-, SKIRT <i>roof hvac 1 bath</i> Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04480 Stat Class: 142 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2184 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 423890
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 423890 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	2184	3	FB-2/ HB-1	2023	2023	BTH - 1, BATH - 2, HVAC, KIT, ROOF Exception: Y N
Attic	4	Unfinished	595	0	0	2023	2023	Exception: Y N
Garage Attached	4	Finished	984	0	0	2023	2023	ROOF Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	0	2023	27900	1

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) Dimensions: 22x16 RMV: 1420
 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	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) Dimensions: 22x22 RMV: 3560
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

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

N/C

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					

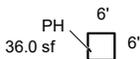
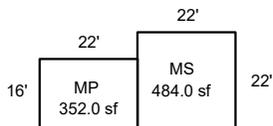


SKETCH/AREA TABLE ADDENDUM

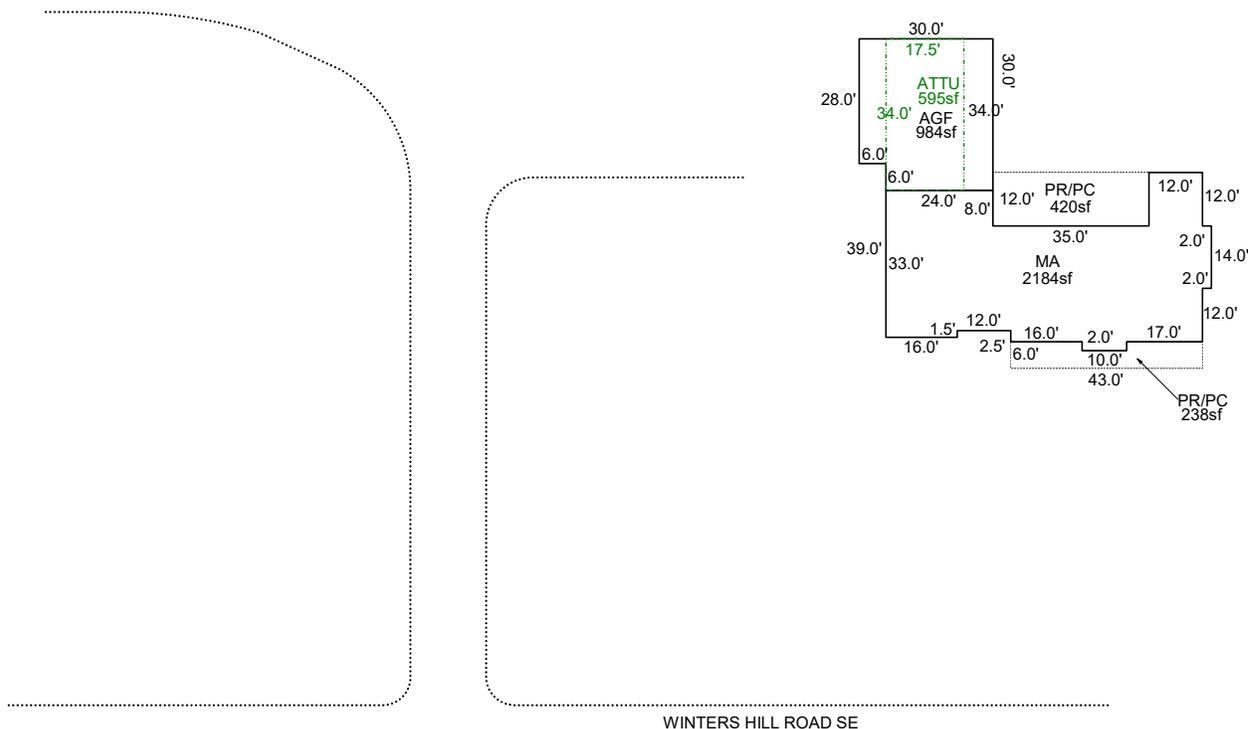
SUBJECT INFO

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



539148
071E35C 00100
SCALE = 1:30



Sketch by ApexSketch

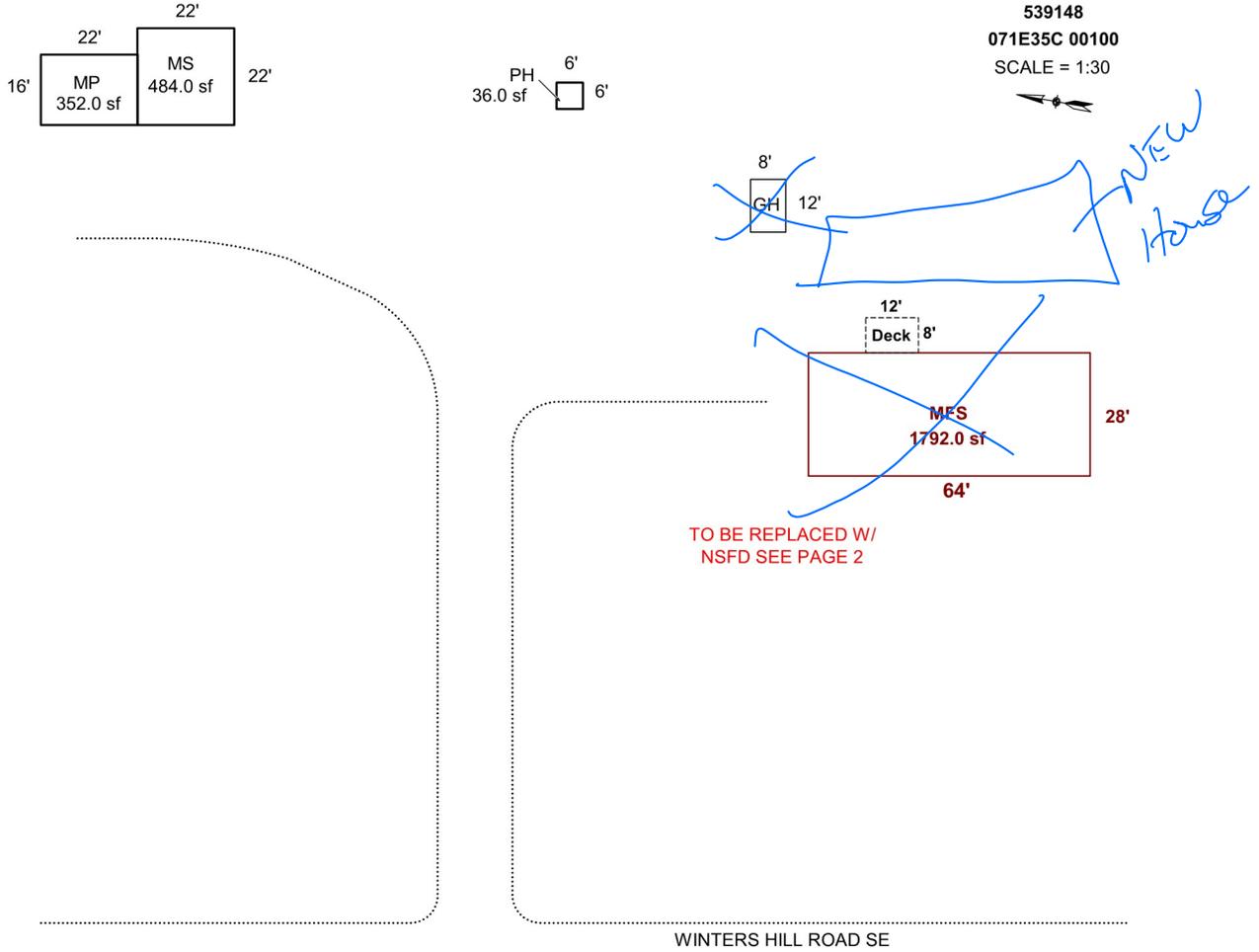
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	MP	1.0	352.0	76.0		APEX BY JA 12/22/11 UPDATED BY CJURAN 06/05/2023 555-23-001908 UPDATED BY CLOBERG 12/27/24			
	PH	1.0	36.0	24.0					
	MS	1.0	484.0	88.0	872.0				
GLA1	MA	1.0	2184.0	245.0	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 2	COMMENT TABLE 3
								MLH 10/29/24	TAGS L3
		Net LIVABLE	cnt	0 (rounded)	2,779				
		Net BUILDING	cnt	3 (rounded)	872				

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 Property Address: 19907 WINTERS HILL ROAD SE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

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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

10/29/24 MLH

COMMENT TABLE 3

TABS L3

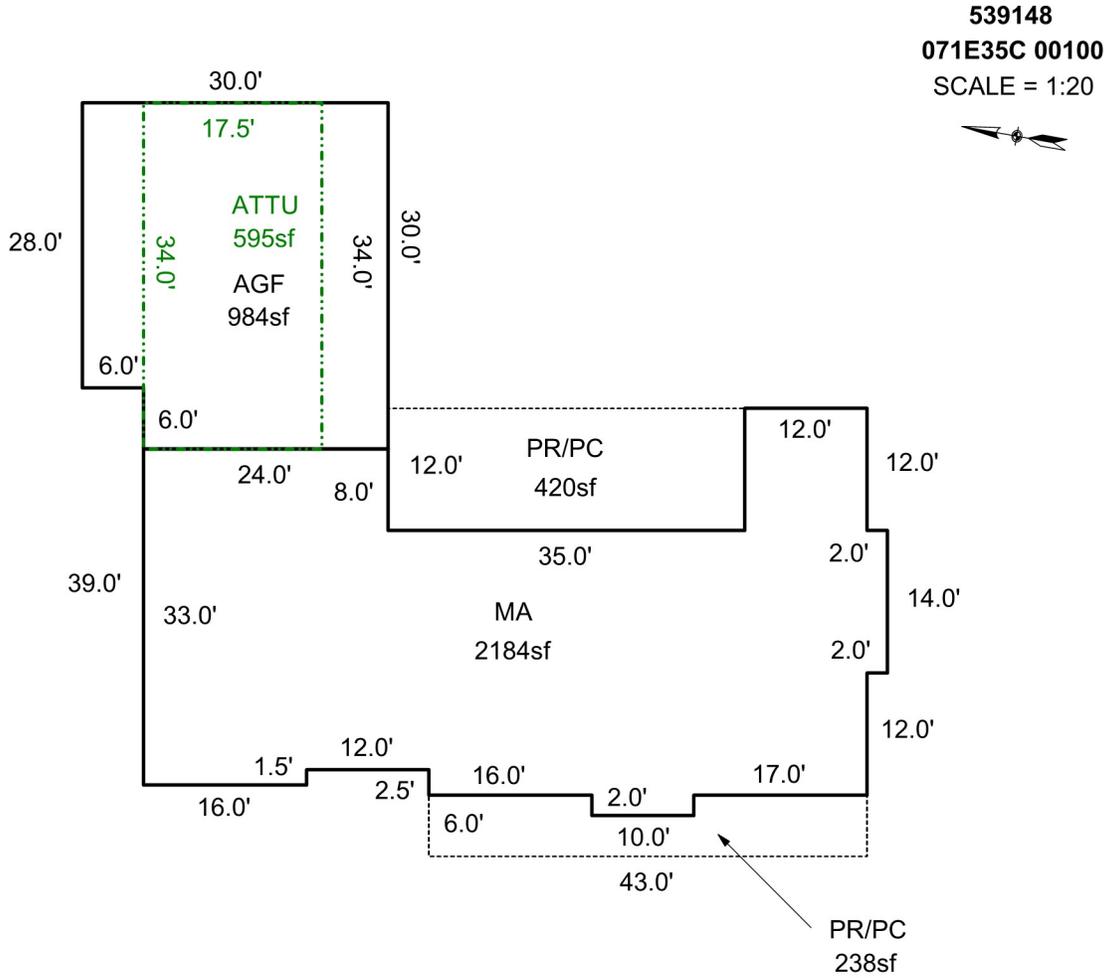
Net LIVABLE	cnt	1	(rounded)	1,792
Net BUILDING	cnt	3	(rounded)	872

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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	
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 UPDATED BY CJURAN 06/05/2023 555-23-001908

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,779