

Acct ID: 539614 MTL: 081E050001100 Date: **12/17/24** Appr: **MLH** Prop Class: 559 RMV Prop Class: 459
 Situs: 3122 DRIFT CREEK RD SE SUBLIMITY OR 97385 MaSaNh: 03 06 000 Unit: 44920 Year: **2024**
 Last Date Appraised: 06/17/2024 Appraiser: MATTHEW HAMILTON Retag: **Y** N Tag info: 2025 - Tags/Permit (Completion)
 Owner: **OVCHINNIKOV, GEORGE** **503 313 8855** Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: **1** 2 3 4 LCB: **TTO** INSP AV: 154370
 RMV Land: 268640 RMV Imp: 220310 RMV Total: 488950 MAV: 32190 MSAV: 27160 SAV: 37076
 Comment: 24-25: L4 6.17.24 MLH
 24-25 L2 12/7/23 CLUKE

MA @ 85% Retag for '26

FARM LIVESTOCK

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

Input MLH 1/3/25

OSDs **Chris 2/12/25**

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	04580	0

Land

Site: 2	Code Area: 04580	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 41190	Exception: Y	N	
Adjustment(s): WASTE		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 2009 / 4200188						
Site: 3	Code Area: 04580	Size: 4.31 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 177510	Exception: Y	N	
Adjustment(s): WASTE		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1983 / 4200188						
Site: 4	Code Area: 04580	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 4940	Exception: Y	N	
Adjustment(s): WASTE		Fire Patrol: SA004	Description: FIRE PATROL			
Comments: Liability year - 1976						
Marshy - East Fork Drift Creek						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04580	Stat Class: 444 +	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 728	% Complete: 100
Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE			Dimensions: 52x14		RMV: 18540	
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	Exception
First Floor	4 +	Finished	728	2	FB-1	1973	1973	KIT-, SKRT+, BATH - 1, ROOF, HVAC	Y N

Accessories

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

Bldg: 3	Code Area: 04580	Stat Class: 141	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 2224	% Complete: 50
Desc: One Story Only			Dimensions:		RMV: 195430	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 95020	Adjust:	Adjust RMV: 0	85%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2224	4	3	2023	2023	ROOF, 2 Baths , FP, Bath + Kit, HVAC	Y N
Garage Attached	4	Finished	549	0	0	2023	2023	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 04580	Stat Class: 351	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 936	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 36x26		RMV: 3040	

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
General Purpose Bldg	4	Finished	936	0	0	1973	1973	FAIR

Exception: Y N

Accessories

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

Bldg: 2 Code Area: 04580 Stat Class: 354 Year Blt: Eff Year Blt: 1973 Sq.Ft: 176 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 22x8 RMV: 710
 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
Lean-to Light Duty	4	Finished	176	0	0	0	0	

Exception: Y N

Accessories

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

Bldg: 4 Code Area: 04580 Stat Class: 357 Year Blt: Eff Year Blt: 2019 Sq.Ft: 600 % Complete: 100
 Desc: Frost Control Dimensions: 20x30 RMV: 1770
 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	600	0	0	0	2019	

Exception: Y N

Accessories

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

Bldg: 5 Code Area: 04580 Stat Class: 354 Year Blt: Eff Year Blt: 2019 Sq.Ft: 80 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 10x8 RMV: 300
 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 Light Duty	4	Finished	80	0	0	0	2019	

Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04580 Stat Class: 354 Year Blt: Eff Year Blt: 1998 Sq.Ft: 256 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 16x16 RMV: 520
 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 Light Duty	4	Finished	256	0	0	0	1998	

Exception: Y N

Accessories

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



Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
% Item	% Sum	No Basement		Basement	
		% 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%		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 12/17/24 YR For 25-28 % COMP 85
 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%

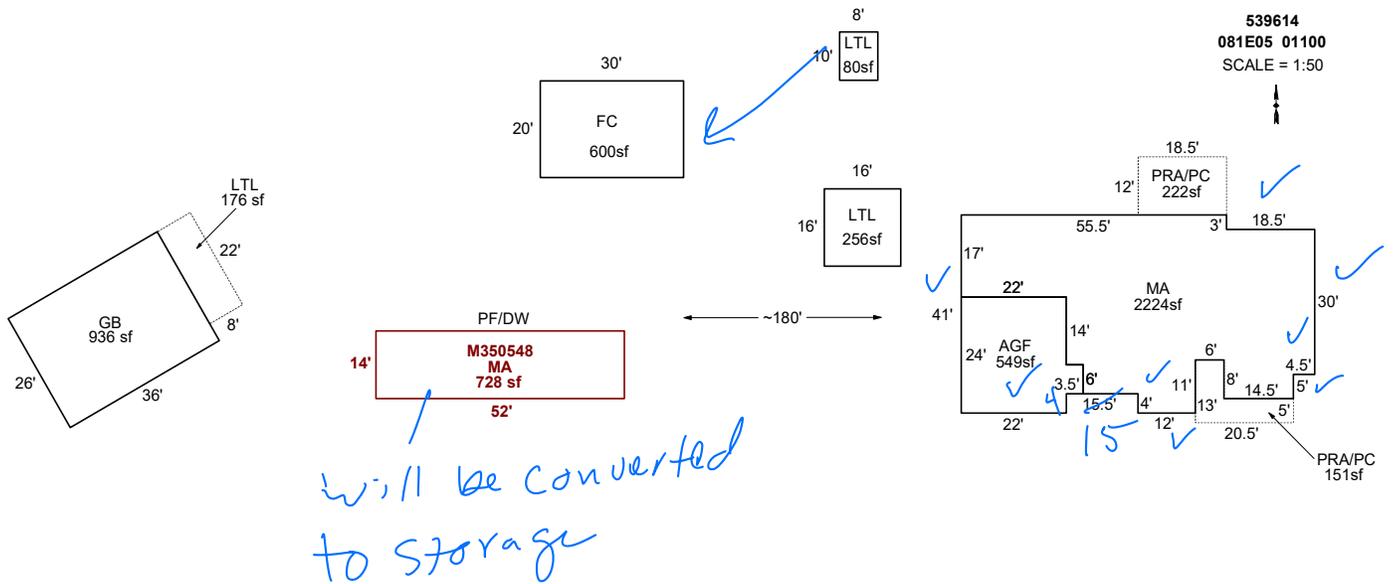
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 539614 Parcel No.: 081E05 01100
 Property Address: 3122 DRIFT CREEK RD S
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	936.0	124.0	936.0
GBA5	LTL	1.0	80.0	36.0	
	LTL	1.0	256.0	64.0	336.0
GBA6	FC	1.0	600.0	100.0	600.0
GLA1	MA	1.0	728.0	132.0	
	MA	1.0	2224.0	246.0	2952.0
GAR	AGF	1.0	549.0	99.0	549.0
P/P	PRA/PC	1.0	222.0	61.0	
	PRA/PC	1.0	150.5	67.0	372.5
	Net LIVABLE	cnt	2 (rounded)		2,952
	Net BUILDING	cnt	4 (rounded)		1,872

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/25/18
 UPDATED BY CJURAN 02/13/2023 555-22-010110
 UPD BY WW 6.18.24

COMMENT TABLE 2

MLH 6.17.24

COMMENT TABLE 3

CYCLE L4

(2/17/24) MLH TAGS L)