

Summary

Lead Appr: WW 3.4.25

Clerk:

Lead Clerk:

Appr: MLH 3/7/25

Print Date:

9/24/2024

Acct ID: 537799

MTL: 061E29D000600

Date: 10/3/24

Appr: MLH

Prop Class: 581

RMV Prop Class: 581

Situs: 17174 SOUTH ABIQUA RD NE SILVERTON OR 97381

MaSaNh: 03 06 002

Unit: 32980

Year: 2024

Last Date Appraised: 12/12/2022

Appraiser: MATTHEW HAMILTON

Retag: Y N

Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: SPRAUER, BRYAN J & SPRAUER, KRISTAL L

Roll Type: R

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

AV: 601240

RMV Land: 549120

RMV Imp: 1102850

RMV Total: 1651970

MAV: 574810

MSAV: 26430

SAV: 52450

Comment: 23-24: L2 12.12.22 CL
22-23 L2 2/2/2022 CL

NEW MS @100%
update in Close Tag

Input MLH 3/3/25

Farm
Livestock

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	04500	0

Land

Chris 3/4/25

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Homesite Description: SIX BENCH RMV: 21580 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / LY 2009
00400028

Site: 3 Code Area: 04500 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 16700 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1981 / LY 1981
22-23 1.5 TO .70 IRR
00400028

Site: 4 Code Area: 04500 Size: 1.06 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 26490 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1981 / LY 1981
22-23 4.34 TO 1.06 2BD

Site: 5 Code Area: 04500 Size: 4.01 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 86540 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2022
22-23 REMEASURE 4.01 6B
06-07: RECALC SETUP;#36 07-05-05

Site: 6 Code Area: 04500 Size: 4.08 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 88050 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: LY 1981
22-23 4.34 TO 1.06 2BD

Site: 7 Code Area: 04500 Size: 4.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 105750 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1981 / 14-15: PER #31 CHG FROM SIX BENCH TO WOODLOT-M// 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT BENCH TO SIX BENCH// 400008// 06-07: RECALC SETUP;#36 07-05-05

Site: 8 Code Area: 04500 Size: 7.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 159010 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1976 / 00400008

Improvements - Residence / Manufactured Structures

Bldg: 12 Code Area: 04500 Stat Class: 151 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 4390 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 992800
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	3640	0	3	2021	2021	BATH - 2, BTH - 1, KIT, ROOF HVAC, FP	Exception: Y N
Attic	5	Finished	750	0	1 1/2	2021	2021	HVAC, 1/2 bath	Exception: Y N
Garage Attached	5	Finished	1672	0	0	2021	2021	ROOF +	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	0	2021	37422	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04500	Stat Class: 321	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 5664	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 118x48			RMV: 6210
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	Exception: Y N
Hay Cover	4	Finished	5664	0	0	1979	1979	Fruit	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 04500	Stat Class: 354	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 1176	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 84x14			RMV: 0
Func Obsc: 0	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
Lean-to Light Duty	4	Finished	1176	0	0	1979	1979		Exception: Y N

Accessories

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

Bldg: 4	Code Area: 04500	Stat Class: 341	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 210	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 15x14			RMV: 7670
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	Exception: Y N
Multi-Purpose Bldg	6	Finished	210	0	0	2014	2014	FAIR	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 04500	Stat Class: 356	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 56	% Complete: 100
Desc: Lean-to Excellent (LTE)			Dimensions: 14x4			RMV: 500
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: Y N
Lean-to Excellent	4	Finished	56	0	0	2014	2014		Exception: Y N

Accessories

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

Bldg: 6	Code Area: 04500	Stat Class: 351	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 2400	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 60x40			RMV: 45480
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: Y N
General Purpose Bldg	5	Finished	2400	0	0	2014	2014	AVG	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 04500	Stat Class: 351	Year Blt: 1990	Eff Year Blt: 2000	Sq.Ft: 2108	% Complete: 100
---------	------------------	-----------------	----------------	--------------------	-------------	-----------------

Desc: General Purpose Building (GB)				Dimensions: 62x34		RMV: 28090		
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
General Purpose Bldg	6	Finished	2108	0	0	1990	2000	FAIR
								Exception: Y N

n/c

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

Bldg: 8	Code Area: 04500	Stat Class: 355	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 992	% Complete: 100	
Desc: Lean-to Heavy (LTH)				Dimensions: 62x16		RMV: 2280	
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 Heavy Duty	4	Finished	992	0	0	1990	1990	
								Exception: Y N

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

Bldg: 10	Code Area: 04500	Stat Class: 355	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 992	% Complete: 100	
Desc: Lean-to Heavy (LTH)				Dimensions: 16x62		RMV: 2280	
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 Heavy Duty	4	Finished	992	0	0	1990	1990	
								Exception: Y N

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

Bldg: 11	Code Area: 04500	Stat Class: 355	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 924	% Complete: 100	
Desc: Lean-to Heavy (LTH)				Dimensions: 14x66		RMV: 2120	
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 Heavy Duty	4	Finished	924	0	0	1990	1990	
								Exception: Y N

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

Bldg: 13	Code Area: 04500	Stat Class: 321	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 1080	% Complete: 100	
Desc: Hay Cover (HC)				Dimensions: 36x30		RMV: 15420	
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
Hay Cover	5	Finished	1080	0	0	2018	2018	A Jc PKg
								Exception: Y N

Accessories							
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
CONCRETE DRIVEWAY	5	1080	2018	4374	0	Exception: Y N	
PATIO	5	730	2019	3694	0	Exception: Y N	

353 MS 5 2024 60x52 Fair NEW
 355 LTH 2024 14x60 NEW

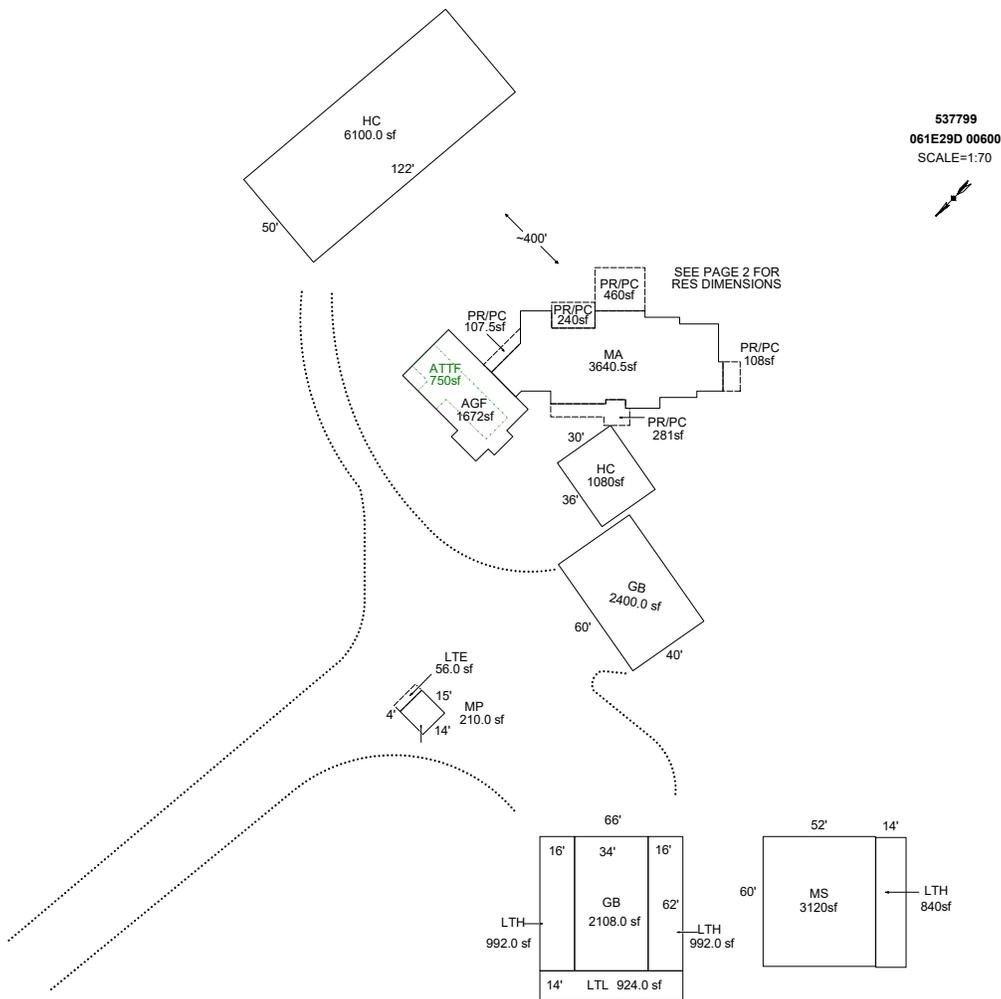


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537799 Parcel No.: 061E29D 00600
 Property Address: 17174 SOUTH ABIQUA RD NE
 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	HC	1.0	6100.0	344.0	
	MS	1.0	3120.0	224.0	
	LTH	1.0	840.0	148.0	
	LTL	1.0	924.0	160.0	
	LTH	1.0	992.0	156.0	
	HC	1.0	1080.0	132.0	
	GB	1.0	2108.0	192.0	
	LTE	1.0	56.0	36.0	
	MP	1.0	210.0	58.0	
	LTH	1.0	992.0	156.0	16422.0
	GBA2	GB	1.0	2400.0	200.0
GLA1	MA	1.0	3640.5	313.3	3640.5
GLA2	ATTF	1.0	750.0	137.0	750.0
GAR	AGF	1.0	1672.0	180.0	1672.0
P/P	PR/PC	1.0	107.5	55.1	
	PR/PC	1.0	460.0	86.0	
	3 addl items				
	Net LIVABLE	cnt	0	(rounded)	4,391
	Net BUILDING	cnt	11	(rounded)	18,822

COMMENT TABLE 1

Apex by JA 5/21/09
 Updated to correct sf of HC, add LTL and remove FB 6/2
 UPDATED BY JRONDEMA 5/27/15
 UPD BY PH 11.01.19
 UPDATED BY CJURAN 01/07/2022 555-21-005394
 UPDATED BY CJURAN 12/21/2022
 UPDATED BY CLOBERG 02/26/25

COMMENT TABLE 2

02.26.16 SR #94
 #10 CL 12/12/2022
 MLH 10/03/24

COMMENT TABLE 3

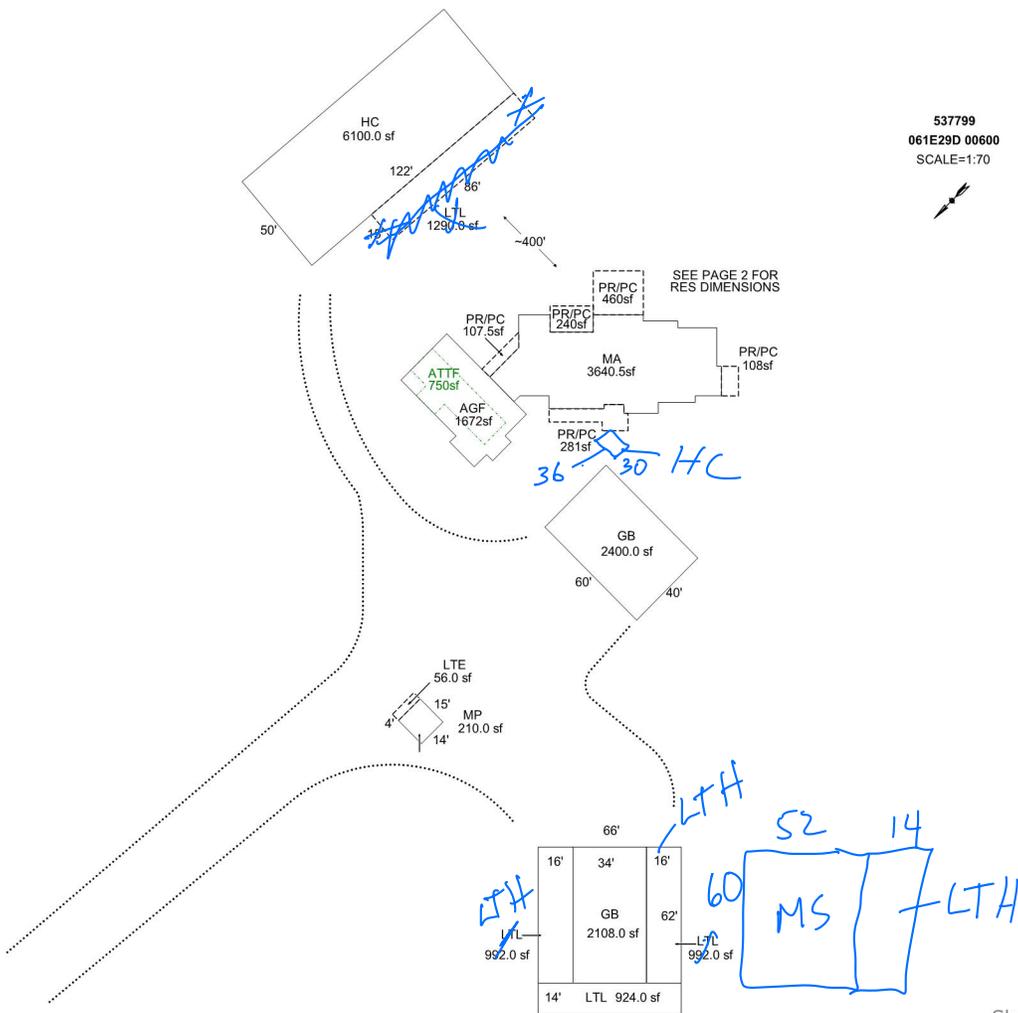
TAGS
 TAGS L2
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537799 Parcel No.: 061E29D 00600
 Property Address: 17174 SOUTH ABIQUA RD NEE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	6100.0	344.0	
	LTL	1.0	992.0	156.0	
	LTL	1.0	992.0	156.0	
	GB	1.0	2108.0	192.0	
	LTL	1.0	924.0	160.0	
	MP	1.0	210.0	58.0	
	LTL	1.0	1290.0	202.0	
	LTE	1.0	56.0	36.0	12672.0
GBA2	GB	1.0	2400.0	200.0	2400.0
GLA1	MA	1.0	3640.5	313.3	3640.5
GLA2	ATTF	1.0	750.0	137.0	750.0
GAR	AGF	1.0	1672.0	180.0	1672.0
P/P	PR/PC	1.0	240.0	64.0	
	PR/PC	1.0	107.5	55.1	
	PR/PC	1.0	460.0	86.0	
	PR/PC	1.0	281.0	97.0	
	1 addl items				
	Net LIVABLE	cnt	2 (rounded)		4,391
	Net BUILDING	cnt	9 (rounded)		15,072

COMMENT TABLE 1

Apex by JA 5/21/09
 Updated to correct sf of HC, add LTL and remove FB 6/2
 UPDATED BY JRONDEMA 5/27/15
 UPD BY PH 11.01.19
 UPDATED BY CJURAN 01/07/2022 555-21-005394
 UPDATED BY CJURAN 12/21/2022

COMMENT TABLE 2

02.26.16 SR #94
 #10 CL 12/12/2022

10/3/24 MCH

COMMENT TABLE 3

TAGS
 TAGS L2

TAGS L2



R37799
MP & LTE S.SIDE

2/26/16



R37799

GB 40X60 N.SIDE

2/26/16



537799 30x36 HC
2022-02-02 L2



537799 6100sqft HC
2022-02-02 L2



537799 MA Rear- (1)
2022-02-02 L2



537799 14x15 MP
2022-02-02 L2



537799 40x60 GB
2022-02-02 L2



537799 MA Front
2022-02-02 L2



537799 Orig House after Fire- (7)
2022-02-02 L2



537799 34x62 GB & LTH's
2022-02-02 L2



537799 Farm Use Cows
2022-02-02 L2



537799 Orig House after Fire- (1)
2022-02-02 L2



537799 Orig House after Fire- (4)
2022-02-02 L2



537799 MA Rear-3
2022-02-02 L2



537799 Orig House after Fire- (3)
2022-02-02 L2



537799 Orig House after Fire- (6)
2022-02-02 L2



537799 MA Rear- (2)
2022-02-02 L2



537799 Orig House after Fire- (2)
2022-02-02 L2



537799 Orig House after Fire- (5)
2022-02-02 L2





