

Acct ID: 538850 MTL: 071E17000800 Date: 1/14/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 451
 Situs: 2089 SILVER FALLS DR NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 60541 Year: 2025

Last Date Appraised: 02/29/2016 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____
 Owner: THOSTENSON, ALEX Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCP TTO INSP AV: 158925
 RMV Land: 443080 RMV Imp: 350510 RMV Total: 793590 MAV: 126960 MSAV: 31965 SAV: 120606

Comment: Contd - no return call from hang tag Garage to MA conversion @ 45% Input MLH 3/4/25
update inventory Retag Farm livestock

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	04480	0

Land Chris 3/4/25

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	04480	1.00 Acres	005	REST	011	0
Class: 4HD	Value Source: Farm Homesite	Description: FOUR HILL DRY	RMV: 35540	Exception: Y	N	
Adjustment(s): VWFR	Fire Patrol:	Description:				
Comments: Liability year - 2009 / 03-04: FARM USE APPROVED BY #31 //05-06: RECALC SETUP; 17, 5/27/04. 08-09: PER #31 ON SALES VERIFS, ADD VIEW ADJ						
Site: 2	04480	14.00 Acres	005	REST	011	0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 357540	Exception: Y	N	
Adjustment(s): VWFR	Fire Patrol:	Description:				
Comments: Liability year - 2003 / F07-379 CHG OF SOIL CLASS BY #31 - DELETION OF FP ACCOUNT						

Improvements - Residence / Manufactured Structures

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	04480	134	1920	1950	1402	100
Desc: Multi Story above grade with basement	Dimensions:	RMV: 164960				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<u>n/c</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	922	1	FB-1	1920	1950	HVAC+, ROOF, BATH - 1, KIT-	Y N
Second Floor	3	Finished	480	2	0	1920	1950	HVAC+	Y N
Basement	3	Unfinished	246	0	0	1920	1950		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1950	12712	1	Y N

Bldg: 6 Code Area: 04480 Stat Class: 148 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 560 % Complete: 100
 Desc: Res other improvements 132 Dimensions: RMV: 162860
 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
Attic <u>MAZ 560 1006</u>	4	Finished	560	<u>2</u>	<u>2</u>	2008	2008	HVAC+	Y N
Garage Oversized Detached	4	Finished	1120	0	FB-1	2008	2008	HVAC+, KIT, BATH - 1, ROOF	Y N

45% M/M

Accessories

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

MA 925
MA Addn 784
AGE 195

Improvements - Accessory Buildings 1970

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 2	04480	312	1940	1980	2224	100
Desc: Loft Barn (LB)	Dimensions:	RMV: 10370				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<u>I/O</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Loft Barn	4	Finished	2224	0	0	1940	1980	FAIR	Y N

Accessories

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

Bldg: 5 Code Area: 04480 Stat Class: 354 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 294 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 21x14 RMV: 320
 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
Lean-to Light Duty	4	Finished	294	0	0	1970	1970	FAIR	

Accessories

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

Bldg: 8 Code Area: 04480 Stat Class: 905 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 12000
 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
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No floor data available

Accessories

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

353 MS 4 1970 18x30 Fair I/O



Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		80%	Electrical Rough-In	3%	55%	2%
2%	Heating Rough-In		2%	1%		
	Heating Unit		1%	1%		
3%	85%	Insulation	3%	60%	2%	
5%		Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	
2%		Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	
2%		Interior Trim Carpentry	7%	95%	6%	
		Porch/Entry/Stoop	2%	100%	2%	
		Finish Grade	1%		1%	

APPR MLH Date 1/14/25 YR For 25-24 % COMP 45%
 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%

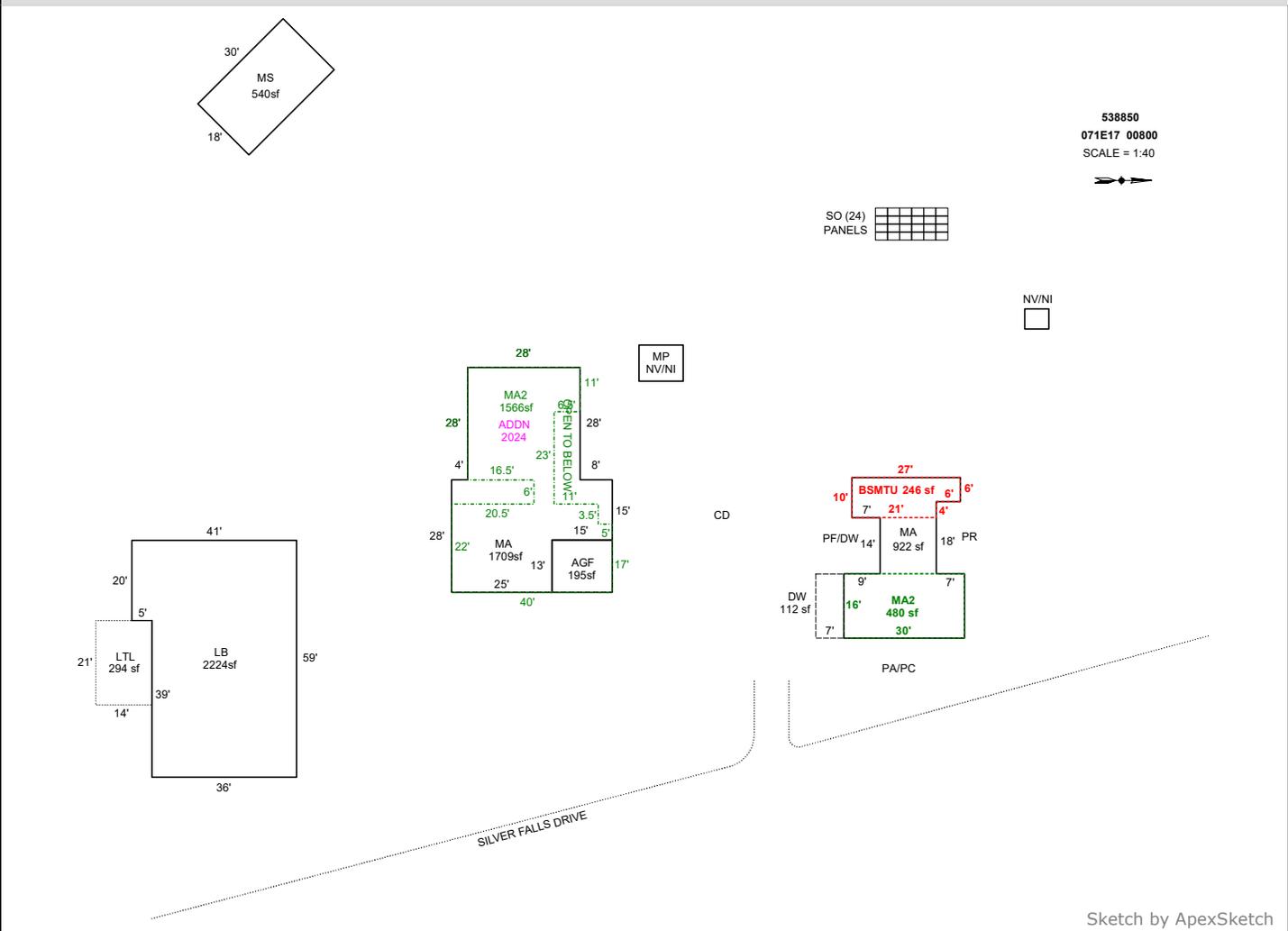
APPR _____ Date _____ YR For _____ % COMP _____
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 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538850 Parcel No.: 071E17 00800
 Property Address: 2089 SILVER FALLS DR NE
 City: SILVERTON County: Marion State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



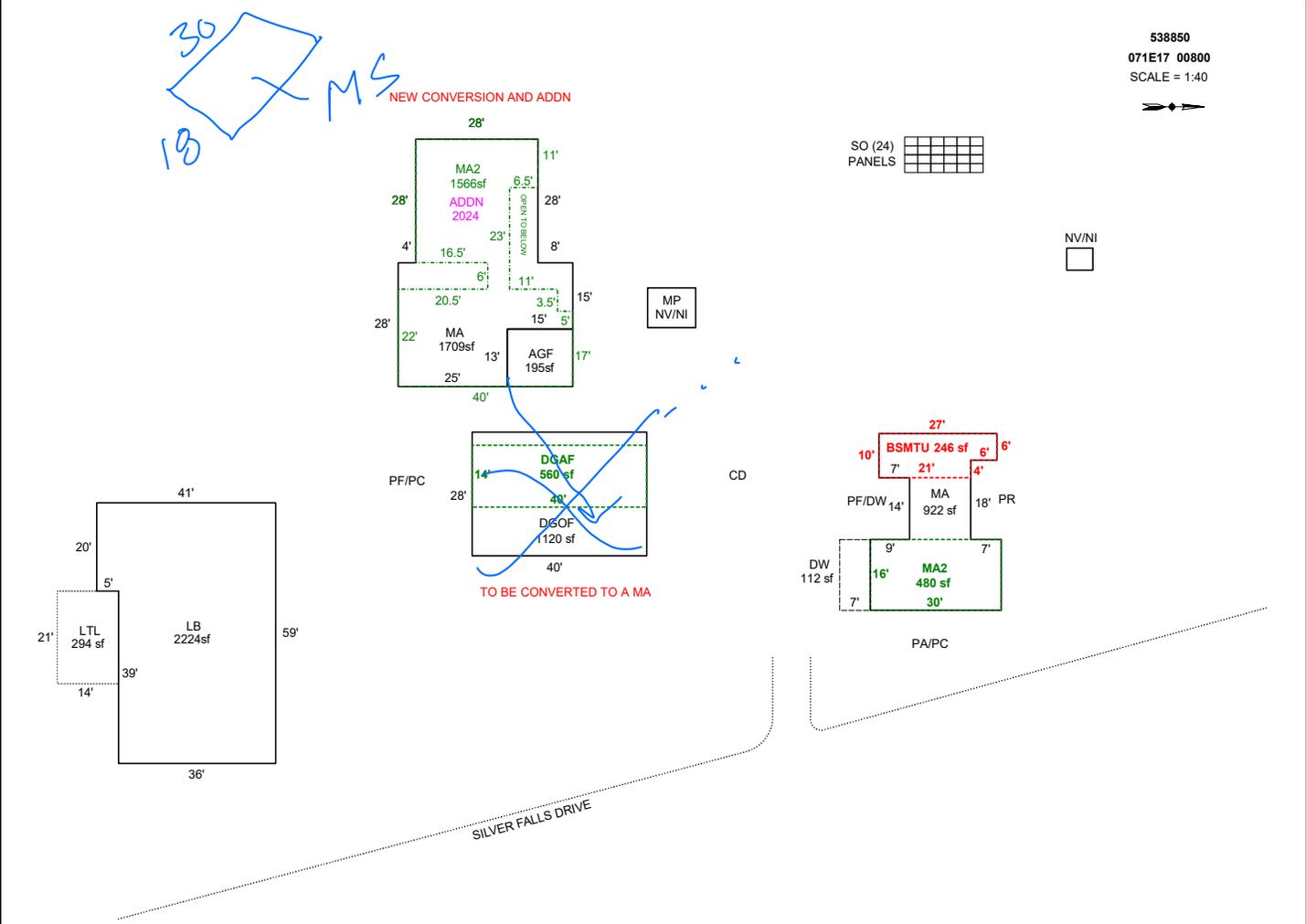
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	540.0	96.0	540.0	Apex by JA 10/19/09 UPDATED BY JRONDEMA 3/23/16 UPDATED BY CJURAN 04/05/2023 UPDATED BY CLOBERG 10/18/24 24-004870 CONV UPDATED BY CLOBERG 03/04/25	
GLA1	MA	1.0	922.0	166.0			
	MA	1.0	1709.0	192.0	2631.0		
GLA2	MA2	1.0	480.0	92.0			
	MA2	1.0	1566.0	238.0	2046.0		
BSMT	BSMTU	1.0	246.0	74.0	246.0		
GAR	AGF	1.0	195.0	56.0	195.0		
OTH	LB	1.0	2224.0	200.0			
	LTL	1.0	294.0	70.0	2518.0		
P/P	DW	1.0	112.0	46.0	112.0		
	Net LIVABLE	cnt	0 (rounded)		4,677	COMMENT TABLE 2 2/29/16 SR #94 CL 03/29/2023 MLH 01/14/25	
	Net BUILDING	cnt	1 (rounded)		540		

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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	922.0	166.0	
	MA	1.0	1709.0	192.0	2631.0
GLA2	MA2	1.0	480.0	92.0	
	MA2	1.0	1566.0	238.0	2046.0
BSMT	BSMTU	1.0	246.0	74.0	246.0
GAR	DGOF	1.0	1120.0	136.0	
	DGAF	1.0	560.0	108.0	
	AGF	1.0	195.0	56.0	1875.0
OTH	LB	1.0	2224.0	200.0	
	LTL	1.0	294.0	70.0	2518.0
P/P	DW	1.0	112.0	46.0	112.0
	Net LIVABLE	cnt	4 (rounded)		4,677

COMMENT TABLE 1

Apex by JA 10/19/09
 UPDATED BY JRONDEMA 3/23/16
 UPDATED BY CJURAN 04/05/2023
 UPDATED BY CLOBERG 10/18/24 24-004870 CONV

COMMENT TABLE 2

2/29/16 SR #94
 CL 03/29/2023

1/14/25 MLH

COMMENT TABLE 3

TAGS
 SV L4

TAGS L3



R38850
SOLAR PANELS

2/29/16





R38850
LB & MSs N.SIDE

2/29/16



R38850

MP NV

2/29/16



R38850

DGF & DGAF NE SIDE

2/29/16



R38850

MA & MA2 SE SIDE

2/29/16



MA 4/2022



DGOF/GUEST HOUSE
6/2022



DGOF/GUEST HOUSE
6/2022



LB 6/2022



SOLAR 6/2022