

Acct ID: 521117 MTL: 071W050001900 Date: 1/15/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 507  
 Situs: 10963 SELAH SPRINGS RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 84484 Year: 2025

Last Date Appraised: 03/29/2013 Appraiser: MATTHEW HAMILTON Retag: Y Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)  
 Owner: ADRIAN N ULVEN LR & ULVEN, ADRIAN N TRE 035519608 Roll Type: R  
 Cycle: fad Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTC INSP AV: 431184  
 RMV Land: 371800 RMV Imp: 952140 RMV Total: 1323940 MAV: 393200 MSAV: 37984 SAV: 231550  
 Comment:

*bated, NEW GB @ 35% update inventory  
 Retag for - 26*

**Notations**

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

Input MLH 2/20/25  
FARM Seed

**OSDs** Chris 3/3/25

| Count | Code | Description      | RMV   | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1     | SAA  | SA OSD - AVERAGE | 50000 | 04500     | 0         |

**Land**

Site: 1 Code Area: 04500 Size: 15.71 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 300160 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1974 / 400028// 06-07: RECALC SETUP, APPR NO T41, 8/2/05//07-08: ADD NEW HOUSE WITH SMTF AND SECOND FLOOR AT 46% COMPLETE, ADD AGF AND OSD, DISQ ONE ACRE FOR HOMESITE

Site: 2 Code Area: 04500 Size: 8.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 4270 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1980 //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//400028

Site: 3 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 17370 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2009 / 07-08: NEW HOMESITE, NO COLLECTIN OF BACK TAXES

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 04500 Stat Class: 154 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 4185 % Complete: 100  
 Desc: Multi Story above grade with basement Dimensions: RMV: 952140  
 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 |
|-----------------|-------|---------------|------------|------|-------|--------|------------|------------------------------------|-----------|
| First Floor     | 5     | Finished      | 3609       | 3    | FB-3  | 2006   | 2006       | ROOF, FP - 1, HVAC+, KIT, BATH - 3 | Y N       |
| Attic           | 5     | Finished      | 576        | 0    | 0     | 2006   | 2006       | HVAC+                              | Y N       |
| Basement        | 5     | Unfinished    | 1276       | 0    | 0     | 2006   | 2006       | HVAC+                              | Y N       |
| Garage Attached | 5     | Finished      | 1000       | 0    | 0     | 2006   | 2006       | ROOF                               | Y N       |

**Accessories**

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS AVERAGE | 5     | 1         | 2007       | 41032 | 1        | Y N       |

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

*351 GB 6 2024 50x120 Ave 35% M/m  
 1 BATH*

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%    | 0%  |
| 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%               |       | Electrical Rough-In           | 3%    | 55%      | 2%    | 65% |
| 2%               | 80%   | Heating Rough-In              | 2%    |          | 1%    |     |
|                  |       | Heating Unit                  | 1%    | 60%      | 1%    |     |
| 3%               | 85%   | Insulation                    | 3%    |          | 2%    |     |
| 5%               |       | Drywall (Finished)            | 5%    | 65%      | 4%    | 70% |
| 2%               | 90%   | Paint Interior                | 2%    | 70%      | 2%    | 75% |
| 2%               |       | Paint Exterior                | 2%    |          | 2%    |     |
|                  | 95%   | Cabinets                      | 6%    | 75%      | 5%    | 80% |
| 2%               |       | Electrical Fixtures           | 3%    | 80%      | 2%    |     |
| 2%               | 95%   | Plumbing Fixtures             | 4%    | 85%      | 3%    | 85% |
| 3%               |       | Floor Coverings & Countertops | 7%    | 90%      | 6%    |     |
| 2%               | 100%  | Interior Trim Carpentry       | 7%    | 95%      | 6%    | 95% |
|                  |       | Porch/Entry/Stoop             | 2%    | 100%     | 2%    |     |
|                  |       | Finish Grade                  | 1%    |          |       | 1%  |

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 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 \_\_\_\_\_

50x120 AG EX  
Outbuilding Type: \_\_\_\_\_

Framing  
 Trusses

|                         | % 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%  |

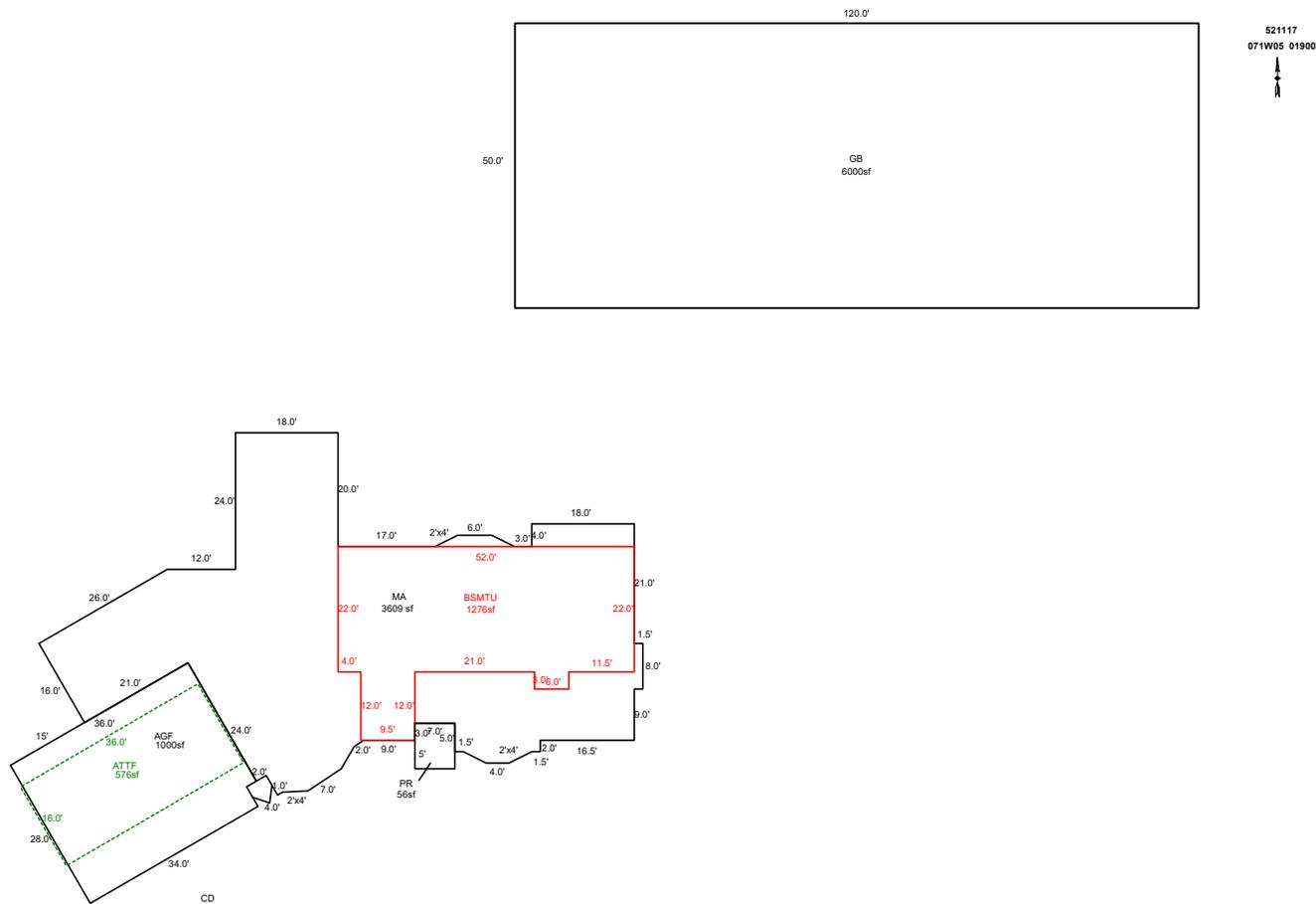
APPR MLH Date 1/15/05 YR For 25-26 % COMP 35  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 521117 Parcel No.: 071W05 01900  
 Property Address: 10963 SELAH SPRINGS DR NE  
 City: SILVERTON County: 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                      | GB          | 1.0    | 6000.0   | 340.0     | 6000.0     | Apex by AC 11/27/07<br>UPDATED BY CLOBERG 02/10/25 |                 |
| GLA0                      | BSMTU       | 1.0    | 1276.0   | 178.0     | 1276.0     |  |                 |
| GLA1                      | MA          | 1.0    | 3609.4   | 342.4     | 3609.4     |  |                 |
| GLA2                      | ATTF        | 1.0    | 576.0    | 104.0     | 576.0      |  |                 |
| GAR                       | AGF         | 1.0    | 1000.0   | 128.0     | 1000.0     |  |                 |
| P/P                       | PR          | 1.0    | 56.0     | 30.0      | 56.0       |  |                 |
|                           |             |        |          |           |            | COMMENT TABLE 2                                    | COMMENT TABLE 3 |
|                           |             |        |          |           |            | MLH 01/15/25                                       | TAGS L3         |
| Net LIVABLE               |             | cnt    | 0        | (rounded) | 5,461      |  |                 |
| Net BUILDING              |             | cnt    | 1        | (rounded) | 6,000      |  |                 |

