

Acct ID: 521205 MTL: 071W070002300 Date: 1/15/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451
 Situs: 10312 SELAH SPRINGS RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 91531 Year: 2024
 Last Date Appraised: 01/04/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____
 Owner: WHITNEY H ULVEN LT & ULVEN, WHITNEY H TRE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 590914
 RMV Land: 546120 RMV Imp: 1263660 RMV Total: 1809780 MAV: 537960 MSAV: 52954 SAV: 127498
 Comment: 23-24: L2 1.4.23 MLH Input MLH 2/28/25

Change of use in GB to hardship

Notations Update inventory Close tag Farm Hazards

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land Chris 3/4/25

Site: 1	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 16030	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT						
Site: 2	Code Area: 04500	Size: 12.94 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 216830	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1974 / 400028 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 22.0 TTL ACRES						
Site: 4	Code Area: 04500	Size: 3.89 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 62350	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1974 / 400028						
Site: 5	Code Area: 04500	Size: 1.46 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 21270	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1974						
Site: 6	Code Area: 04500	Size: 0.76 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6B	Value Source: Farm Use - EFU	Description: SIX BENCH	RMV: 10520	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1974						
Site: 7	Code Area: 04500	Size: 7.55 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Woodlot	Description: FOUR BENCH DRY	RMV: 110010	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1974						
Site: 8	Code Area: 04500	Size: 4.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY	RMV: 64110	Exception: Y	N	
Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: Description:						
Comments: Liability year - 1974						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04500	Stat Class: 138	Year Blt: 1930	Eff Year Blt: 1949	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements			Dimensions:		RMV: 35900	
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
Garage Detached	3	Unfinished	640	0	0	1930	1949	ROOF <u>640sf</u>	Y N

Accessories

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

Bldg: 5	Code Area: 04500	Stat Class: 152 +	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 5354	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 1065900	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	4216	3	FB-4	2008	2008	BATH - 4, KIT, BATH+, ROOF, FP - 1	Exception: Y N
Attic	5 +	Finished	1138	1	FB-1	2008	2008	BATH - 1	Exception: Y N
Garage Attached	5	Finished	989	0	0	2008	2008	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	1	2008	35154	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1997 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x20 RMV: 7500
 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	4	Finished	960	0	0	1989	1997	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 312 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1330 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 38x35 RMV: 3560
 Func Obsc: 50 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
Loft Barn	4	Finished	1330	0	0	1984	1984	<i>fair</i>	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 351 Year Blt: 1994 Eff Year Blt: 2007 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 9560
 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	4	Finished	864	0	0	1994	2007	FAIR	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 354 Year Blt: Eff Year Blt: *1984* Sq.Ft: 480 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: ~~20x24~~ *20x30* RMV: 0
 Func Obsc: 0 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	480	0	0	0	0		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: 2022 Eff Year Blt: 2022 Sq.Ft: 3472 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x60 RMV: 141240
 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
General Purpose Bldg	6	Finished	2400	0	<i>1/2</i>	2022	2022	BATH - 1, <i>GOOD</i> <i>1/2 Bath</i>	Exception: Y N
General Purpose Bldg	6	Finished	1072	<i>1</i>	FB-1	2022	2022	BATH - 1 <i>Good</i>	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
FINISHED OFFICE IN A FARM BUILDING	6	1072	2022	35456	0	Exception: Y N

354 LTL 1998 14x18 I/O

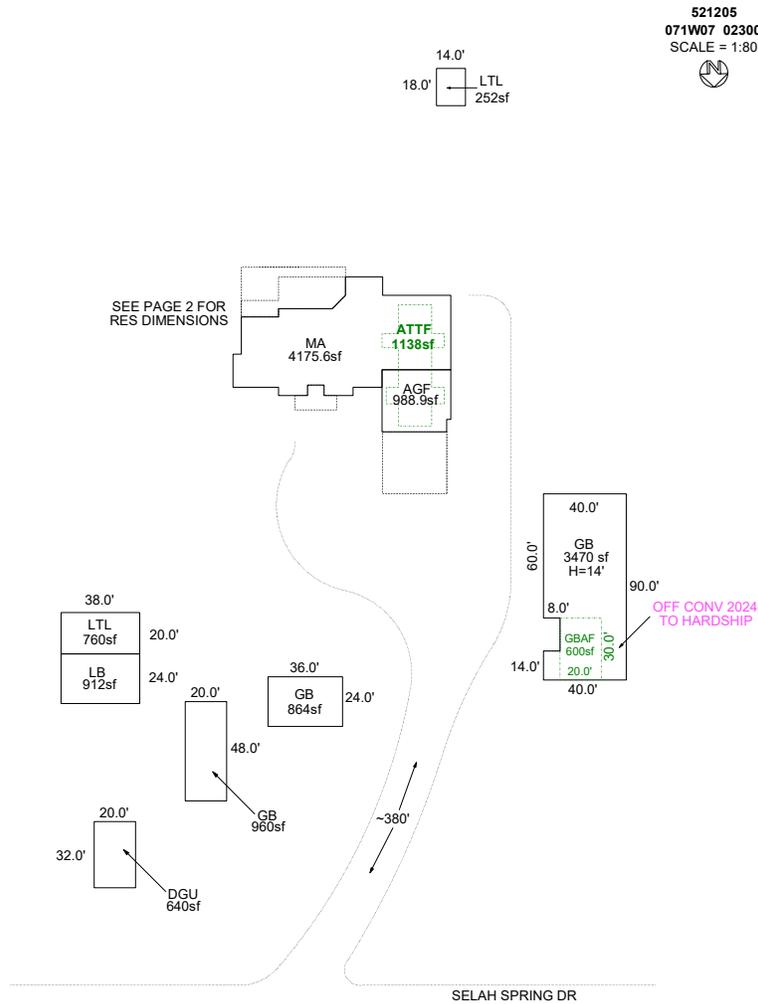


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521205 Parcel No.: 071W07 02300
 Property Address: 10312 SELAH SPRINGS DR NE
 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	GB	1.0	3469.9	275.9	
	GB	1.0	864.0	120.0	
	GB	1.0	960.0	136.0	
	LB	1.0	912.0	124.0	
	LTL	1.0	760.0	116.0	
	LTL	1.0	252.0	64.0	7217.9
GBA2	GBAF	1.0	600.0	100.0	600.0
GLA1	MA	1.0	4175.6	331.7	4175.6
GLA2	ATTF	1.0	1138.0	202.0	1138.0
P/P	PR/PC	1.0	180.0	64.0	
	PR	1.0	621.0	135.7	
	PC	1.0	1060.6	145.1	
	CD	1.0	930.0	122.0	
	PR/PC	1.0	0.0	24.0	2791.6
	Net LIVABLE	cnt	0	(rounded)	5,314
	Net BUILDING	cnt	7	(rounded)	7,818

COMMENT TABLE 1

Apex by RW 05/28/08
 Updated to add LTL 11/24/09 JA
 Updated 7/17/13 to remove old house - Jane
 UPDATED BY CJURAN 04/25/2022 555-22-001579
 UPDATED BY CJURAN 03/21/2023
 UPDATED BY CJURAN 04/10/2024 24-000798 CONV
 TO HARDSHIP
 UPDATED BY CLOBERG 02/27/25

COMMENT TABLE 2

MLH 01/04/2023
 MLH 01/15/25

COMMENT TABLE 3

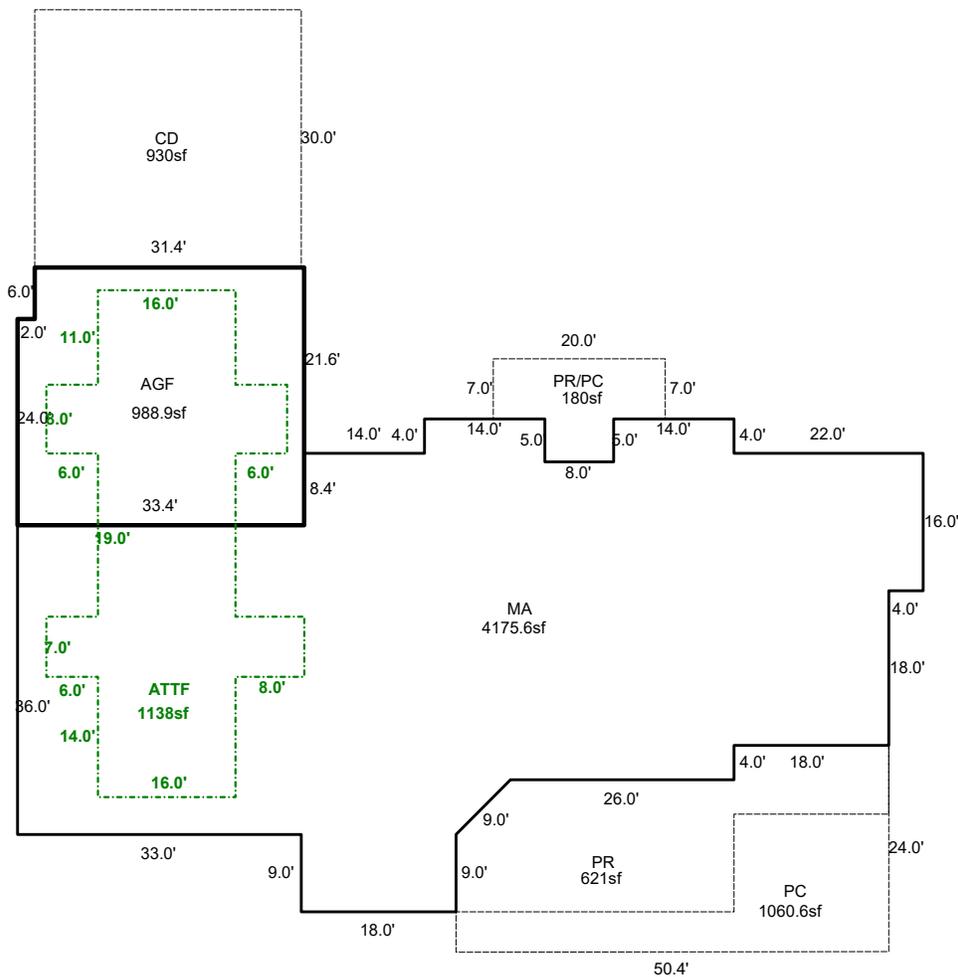
TAGS L2
 TAGS L2

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SKETCH



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 071W07 02300
 SCALE = 1:20

SEE PAGE ONE FOR
 ALL BLDGS

Sketch by ApexSketch

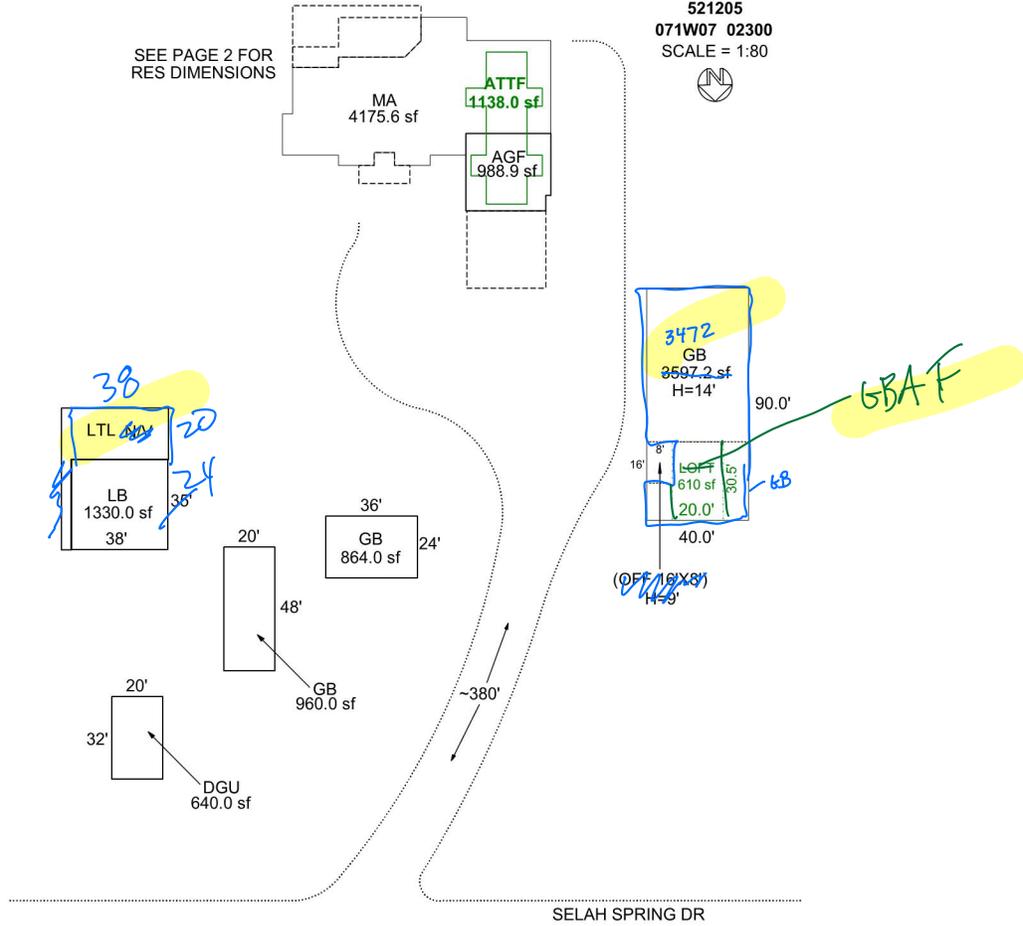
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	4175.6	331.7	4175.6	Apex by RW 05/28/08 Updated to add LTL 11/24/09 JA Updated 7/17/13 to remove old house - Jane UPDATED BY CJURAN 04/25/2022 555-22-001579 UPDATED BY CJURAN 03/21/2023 UPDATED BY CJURAN 04/10/2024 24-000798 CONV TO HARDSHIP UPDATED BY CLOBERG 02/27/25	
GLA2	ATTF	1.0	1138.0	202.0	1138.0		
P/P	PR/PC	1.0	180.0	64.0			
	PR	1.0	621.0	135.7			
	PC	1.0	1060.6	145.1			
	CD	1.0	930.0	122.0	2791.6		
<p style="text-align: right;">Net LIVABLE cnt 0 (rounded) 5,314</p>						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 01/04/2023 MLH 01/15/25	TAGS L2 TAGS L2

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	GB	1.0	960.0	136.0	
	LB	1.0	1330.0	146.0	
	ltl	1.0	980.0	194.0	
	GB	1.0	3597.2	259.9	7731.2
GBA2	LOFT	1.0	610.0	101.0	610.0
GLA1	MA	1.0	4175.6	331.7	4175.6
GLA2	ATTF	1.0	1138.0	202.0	1138.0
P/P	PR/PC	1.0	180.0	64.0	
	PR	1.0	621.0	135.7	
	PC	1.0	1060.6	145.1	
	CD	1.0	930.0	122.0	2791.6
	Net LIVABLE	cnt	2 (rounded)		5,314
	Net BUILDING	cnt	6 (rounded)		8,341

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COMMENT TABLE 2

MLH 01/04/2023

COMMENT TABLE 3

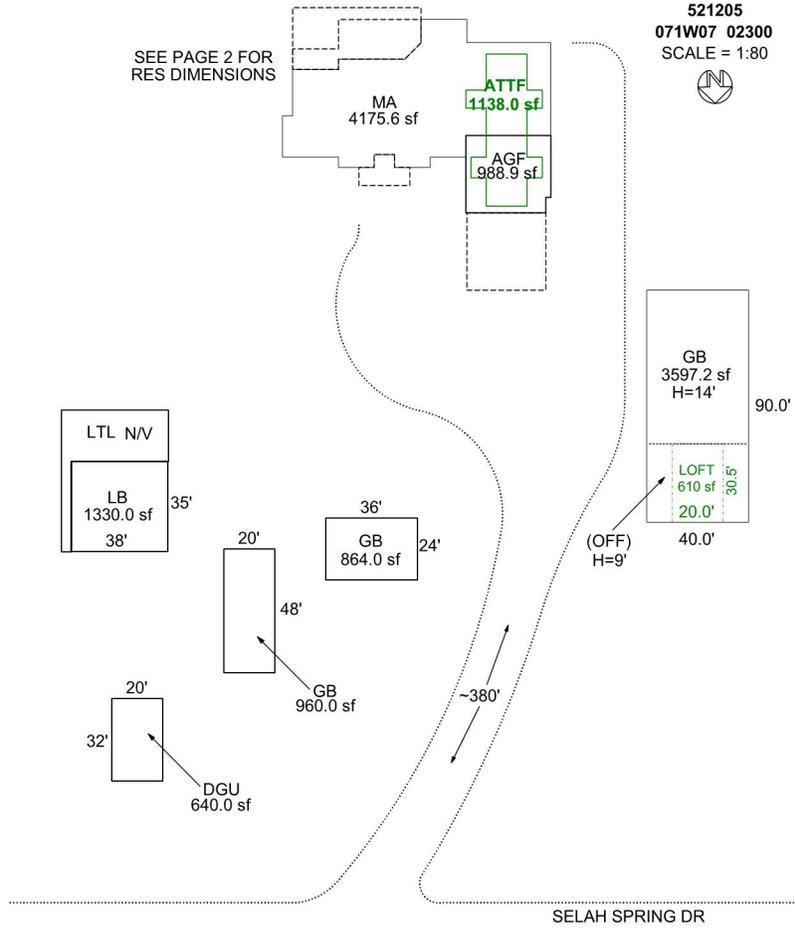
TAGS L2

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	GB	1.0	960.0	136.0	
	LB	1.0	1330.0	146.0	
	ltl	1.0	980.0	194.0	
	GB	1.0	3597.2	259.9	7731.2
GBA2	LOFT	1.0	610.0	101.0	610.0
GLA1	MA	1.0	4175.6	331.7	4175.6
GLA2	ATTF	1.0	1138.0	202.0	1138.0
P/P	PR/PC	1.0	180.0	64.0	
	PR	1.0	621.0	135.7	
	PC	1.0	1060.6	145.1	
	CD	1.0	930.0	122.0	2791.6
		Net LIVABLE	cnt	2 (rounded)	
	Net BUILDING	cnt	6 (rounded)		8,341

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MLH 01/04/2023

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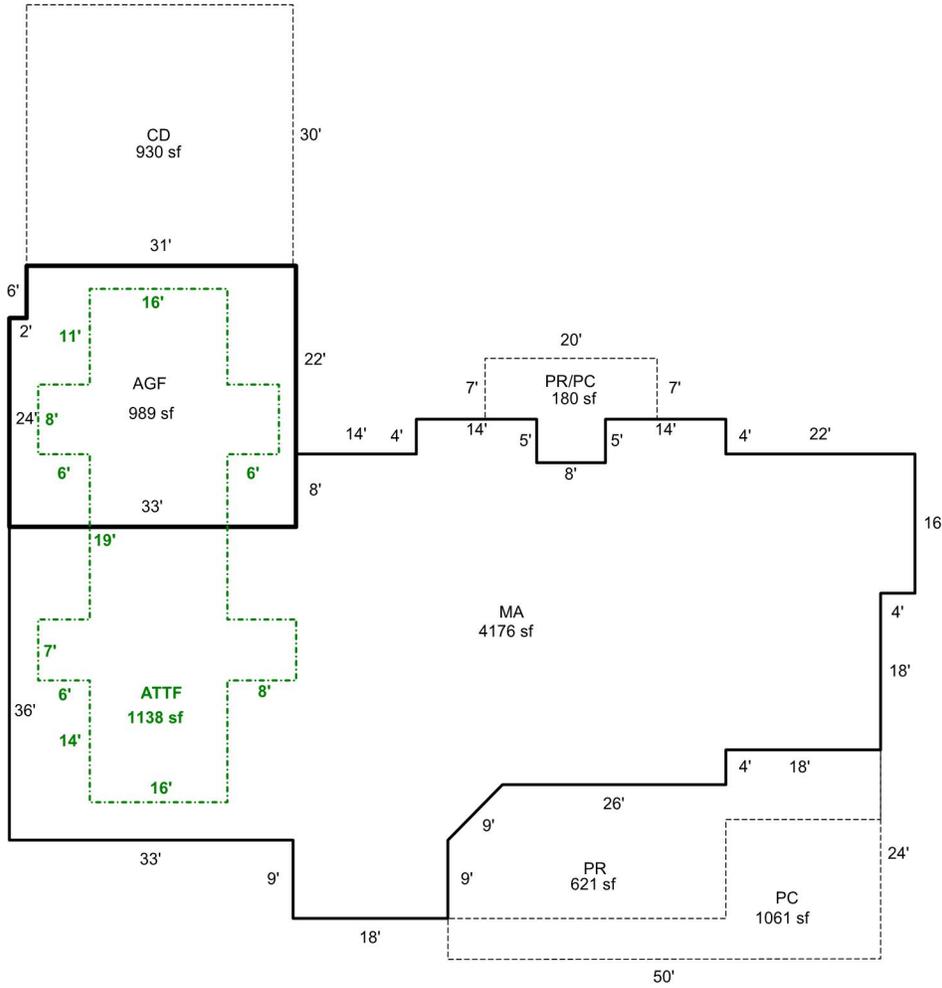
TAGS L2

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SKETCH



521205
071W07 02300
SCALE = 1:20



SEE PAGE ONE FOR ALL BLDGS

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4175.6	331.7	4175.6
GLA2	ATTF	1.0	1138.0	202.0	1138.0
P/P	PR/PC	1.0	180.0	64.0	
	PR	1.0	621.0	135.7	
	PC	1.0	1060.6	145.1	
	CD	1.0	930.0	122.0	2791.6

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COMMENT TABLE 2

MLH 01/04/2023

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TAGS L2

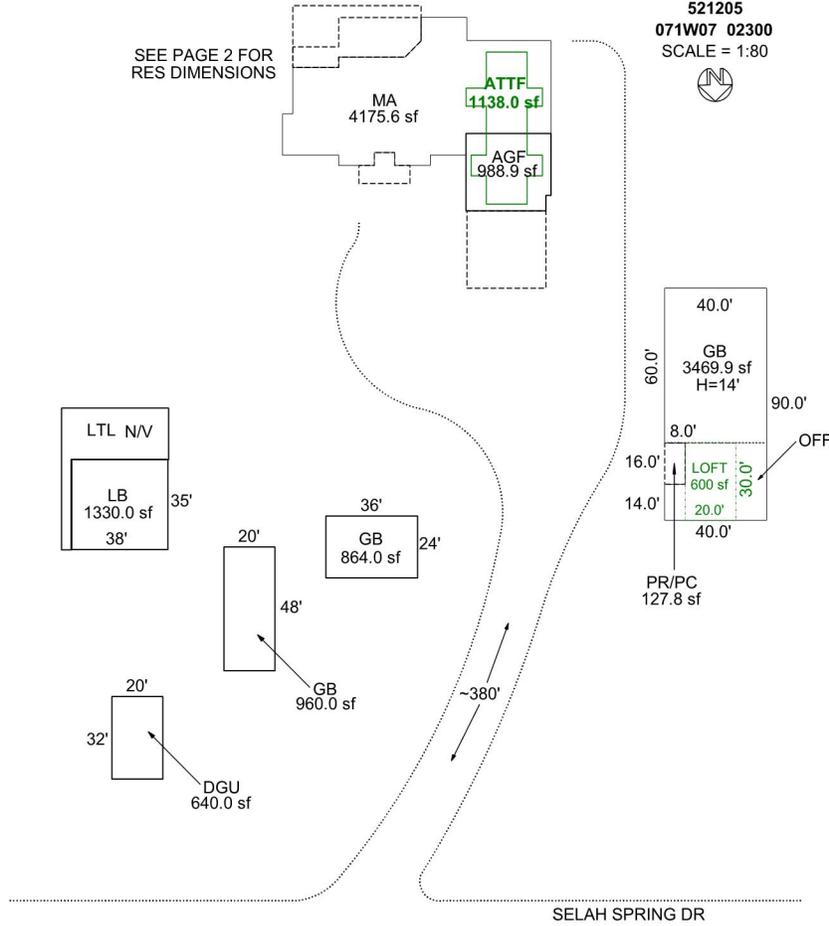
Net LIVABLE cnt 2 (rounded) 5,314

SKETCH/AREA TABLE ADDENDUM

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3469.9	275.9	
	GB	1.0	864.0	120.0	
	GB	1.0	960.0	136.0	
	LB	1.0	1330.0	146.0	
	ltl	1.0	980.0	194.0	7603.9
GBA2	LOFT	1.0	600.0	100.0	600.0
GLA1	MA	1.0	4175.6	331.7	4175.6
GLA2	ATTF	1.0	1138.0	202.0	1138.0
P/P	PR/PC	1.0	180.0	64.0	
	PR	1.0	621.0	135.7	
	PC	1.0	1060.6	145.1	
	CD	1.0	930.0	122.0	
	PR/PC	1.0	127.8	48.0	2919.4
	Net LIVABLE	cnt	2 (rounded)		5,314
	Net BUILDING	cnt	6 (rounded)		8,204

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COMMENT TABLE 2

MLH 01/04/2023

COMMENT TABLE 3

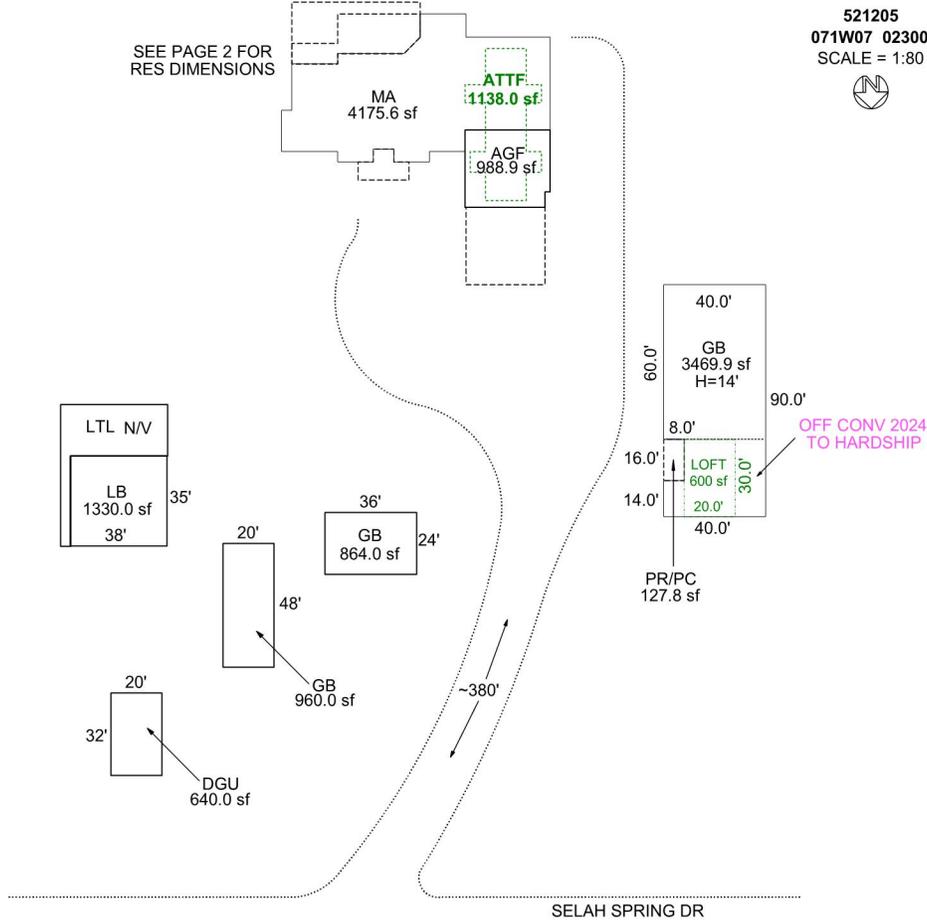
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GBA1	GB	1.0	3469.9	275.9	
	GB	1.0	864.0	120.0	
	GB	1.0	960.0	136.0	
	LB	1.0	1330.0	146.0	
	ltl	1.0	980.0	194.0	7603.9
GBA2	LOFT	1.0	600.0	100.0	600.0
GLA1	MA	1.0	4175.6	331.7	4175.6
GLA2	ATTF	1.0	1138.0	202.0	1138.0
P/P	PR/PC	1.0	180.0	64.0	
	PR	1.0	621.0	135.7	
	PC	1.0	1060.6	145.1	
	CD	1.0	930.0	122.0	
	PR/PC	1.0	127.8	48.0	2919.4
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COMMENT TABLE 2

MLH 01/04/2023

COMMENT TABLE 3

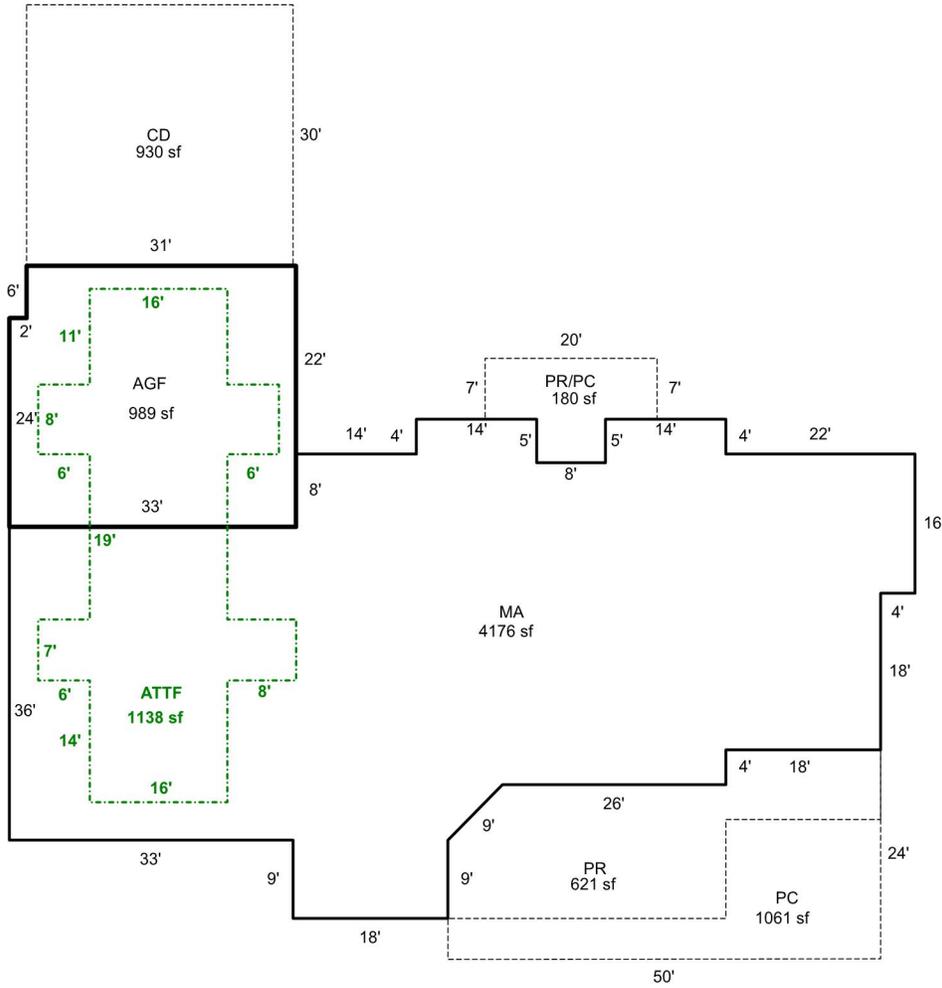
TAGS L2

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SKETCH



521205
071W07 02300
SCALE = 1:20

SEE PAGE ONE FOR ALL BLDGS

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4175.6	331.7	4175.6
GLA2	ATTF	1.0	1138.0	202.0	1138.0
P/P	PR/PC	1.0	180.0	64.0	
	PR	1.0	621.0	135.7	
	PC	1.0	1060.6	145.1	
	CD	1.0	930.0	122.0	2791.6

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COMMENT TABLE 2

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COMMENT TABLE 3

TAGS L2

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