

Acct ID: 521382 MTL: 071W120002300 Date: 1/14/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 451
 Situs: 2530 DRIFT CREEK RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 30252 Year: 2025

Last Date Appraised: 02/24/2017 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (Addition)

Owner: RASMUSSEN, CARL L & RASMUSSEN, CHRISTINE Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 341660

RMV Land: 124970 RMV Imp: 530620 RMV Total: 655590 MAV: 330790 MSAV: 10870 SAV: 41899

Comment: MA Addn @ 45% update inventory Retag for 26 Input MLH 2/26/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Chris 2/27/25

Farm Avalon Equestrian Center

OSDs

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

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 1 Value Source: Farm Homesite Description: RMV: 42660 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 4200028

Site: 3 Code Area: 04500 Size: 1.91 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 16100 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1971 / 4200028

Site: 4 Code Area: 04500 Size: 2.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 1280 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1997 / 4200028

Site: 5 Code Area: 04500 Size: 2.05 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 14930 Exception: Y N
 Adjustment(s): VWGR, GSOIL, WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1997 / 4200008 06-07: RECALC SETUP;#36 08-11-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 151 - Year Blt: 1978 Eff Year Blt: 1990 Sq.Ft: 2607 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 466240
 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 <u>Addn</u>	5 -	Finished	2607 <u>931</u>	3	FB-2/ <u>3</u> HB-1	1978	1978	FP - 1, ROOF, KIT, BTH - 1, BATH - 2, HVAC+ <u>2 M/M</u> <u>3 M/M</u>	Exception: Y N
Garage Attached	5	Finished	672	0	0	1978	1978	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
HOT TUB / SPA	5	0	1978	1155	1	Exception: Y N <u>I/O</u>
YARD IMPROVEMENTS GOOD	6	1	1978	45546	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 353 Year Blt: 1993 Eff Year Blt: 2009 Sq.Ft: 1152 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 48x24 RMV: 6730
 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
Machine Shed	5	Finished	1152	0	0	1993	1993	FAIR	Exception: Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 04500 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 2009 Sq.Ft: 2040 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 60x34

RMV: 15180

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
General Purpose Bldg	5	Finished	2040	0	0	1995	1995	AJR

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 353 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1080 % Complete: 100

Desc: Machine Shed (MS)

Dimensions: 18x60

RMV: 6570

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
Machine Shed	4	Finished	1080	0	0	2003	2003	FAIR

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 100 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 10x10

RMV: 150

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	100	0	0	1992	1992	

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 100 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 10x10

RMV: 150

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	100	0	0	1992	1992	

Accessories

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

Bldg: 7 Code Area: 04500 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 100 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 10x10

RMV: 150

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	100	0	0	1992	1992	

Accessories

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

Bldg: 8 Code Area: 04500 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 100 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 10x10

RMV: 150

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	100	0	0	1992	1992	

Accessories

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

Bldg: 9 Code Area: 04500 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 100 % Complete: 100

Desc: Lean-to Light (LTL)

Dimensions: 10x10

RMV: 150

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	100	0	0	1992	1992		
									Exception: Y N

Accessories

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

Bldg: 10 Code Area: 04500 Stat Class: 351 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 1296 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x36 RMV: 22350
 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	5	Finished	1296	0	0	2014	2014	FAIR <i>AJe</i>	
									Exception: Y N

Accessories

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

Bldg: 11 Code Area: 04500 Stat Class: 341 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 432 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 24x18 RMV: 12800
 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	
Multi-Purpose Bldg	5	Finished	432	0	0	2016	2016	<i>AJe</i>	
									Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY <i>part of JTI</i>	5	8000	2016	5990	1
					Exception: Y N





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 25-26 % 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%

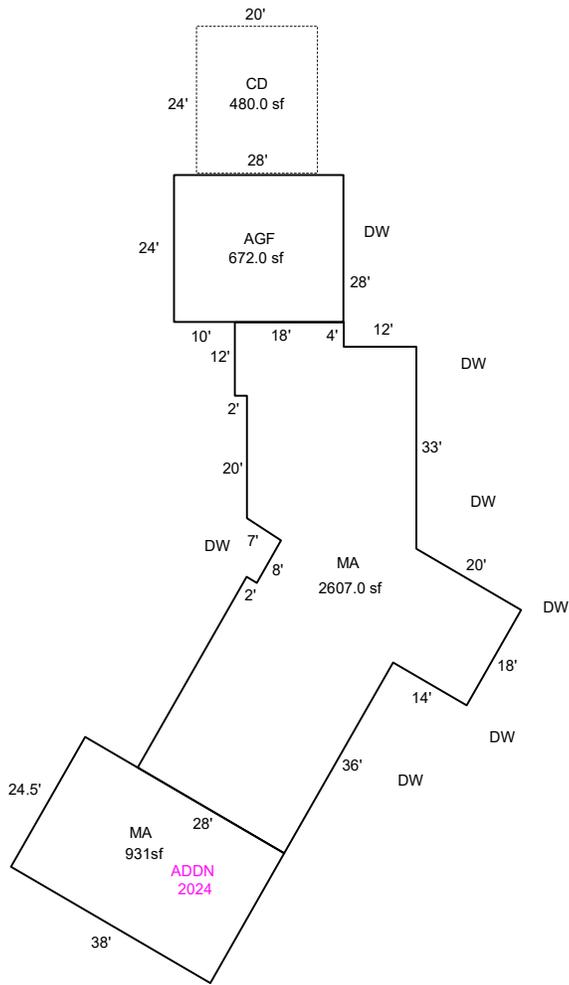
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 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521382 Parcel No.: 071W12 02300
 Property Address: 2530 DRIFT CREEK RD N
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



521382
071W12 02300
SCALE=1:30



SEE PAGE 1 FOR ALL BUILDINGS

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2607.0	269.8	2607.0
MA	MA	1.0	931.0	125.0	931.0
P/P	CD	1.0	480.0	88.0	480.0

COMMENT TABLE 1

APEX BY CE 12/28/10
 UPDATED BY JRONDEMA 5/27/15
 UPDATED BY JRONDEMA 2/27/17
 UPDATED BY CLOBERG 11/27/24 24-006628 MA ADDN

COMMENT TABLE 2

1/14/25 MCH

COMMENT TABLE 3

TAGS LZ

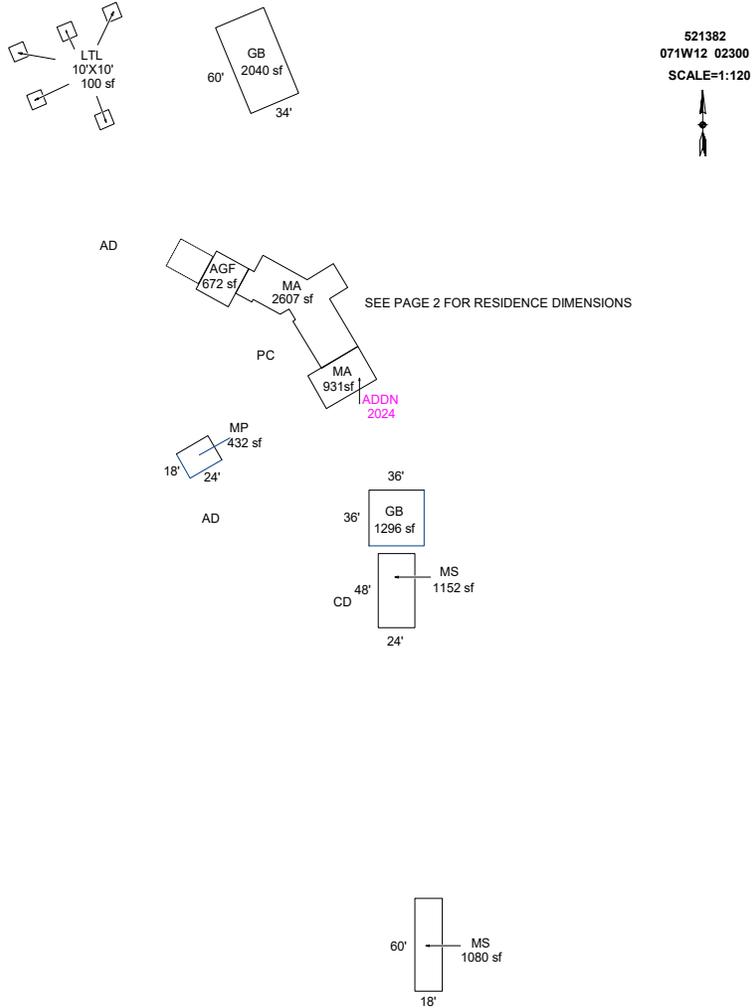
Net LIVABLE cnt 1 (rounded) 3,538

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521382 Parcel No.: 071W12 02300
 Property Address: 2530 DRIFT CREEK RD N
 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	MS	1.0	1080.0	156.0	
	MS	1.0	1152.0	144.0	
	LTL	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	GB	1.0	2040.0	188.0	
	MP	1.0	432.0	84.0	5204.0
GBA2	GB	1.0	1296.0	144.0	1296.0
GLA1	MA	1.0	2597.9	269.2	2597.9
MA	MA	1.0	931.0	125.0	931.0
P/P	CD	1.0	480.0	88.0	480.0
	Net LIVABLE	cnt	1 (rounded)		3,529
	Net BUILDING	cnt	10 (rounded)		6,500

COMMENT TABLE 1

APEX BY CE 12/28/10
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 UPDATED BY JRONDEMA 2/27/17
 UPDATED BY CLOBERG 11/27/24 24-006628 MA ADDN

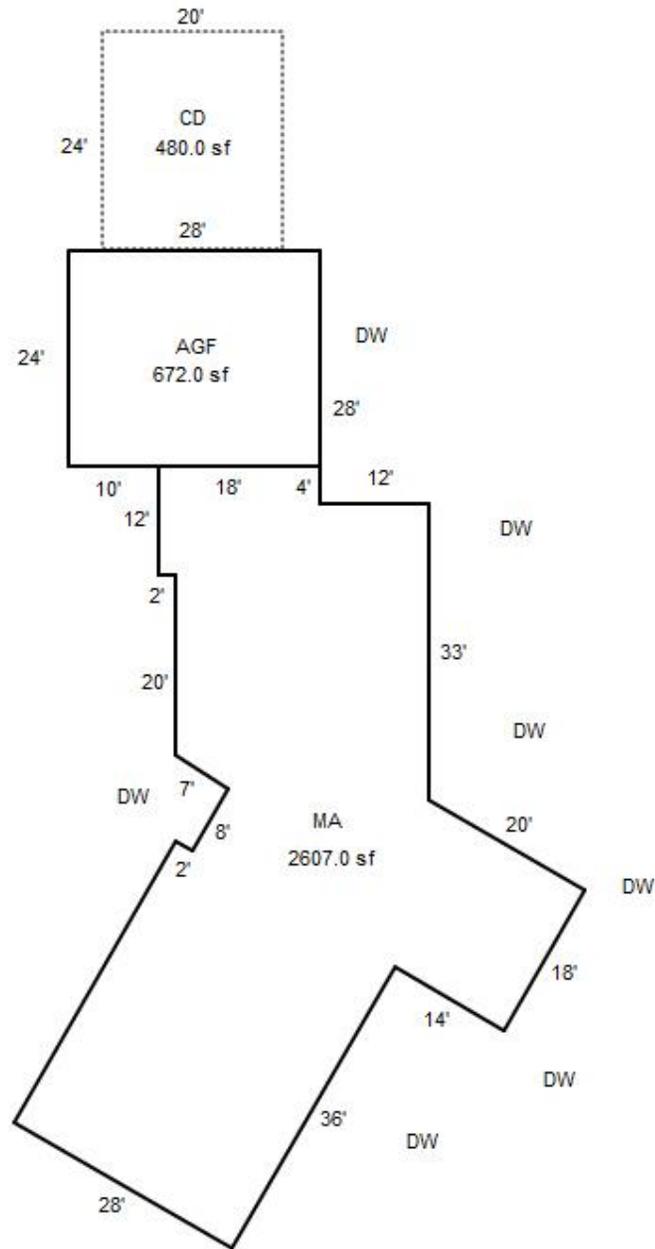
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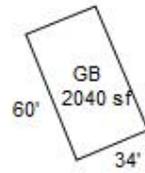
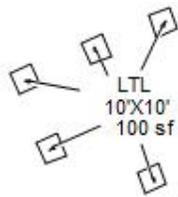
COMMENT TABLE 3

R21382
071W12 02300
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SEE PAGE 1 FOR ALL BUILDINGS

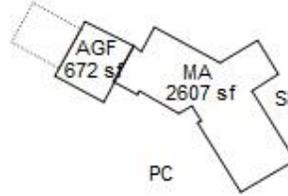




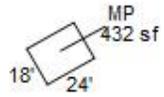
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071W12 02300
SCALE=1:120



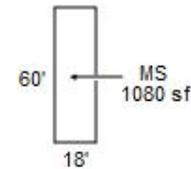
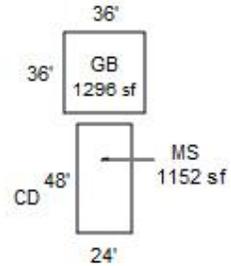
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SEE PAGE 2 FOR RESIDENCE DIMENSIONS

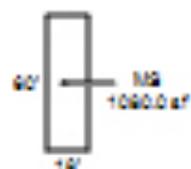
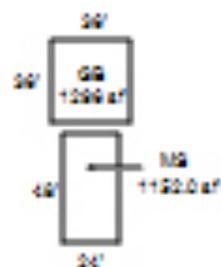


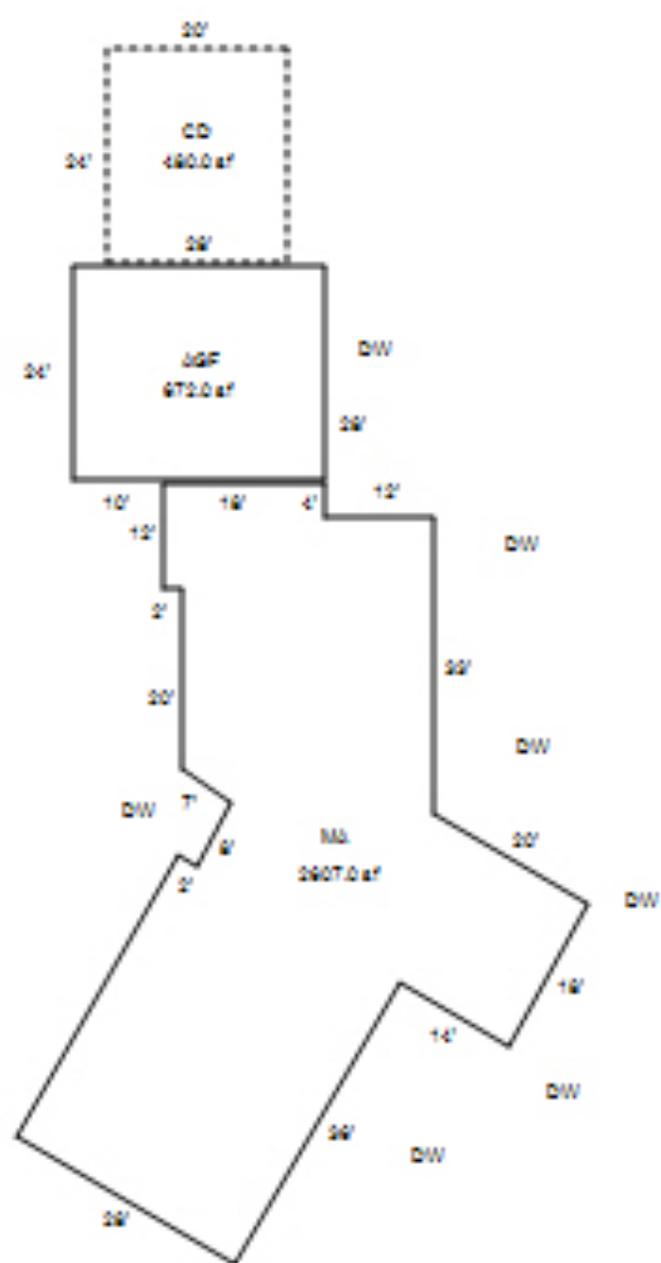
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R21302
071W12 02300
SCALE=1:120





R21302
 071W12 02300
 SCALE=1:30



SEE PAGE 1 FOR ALL BUILDINGS