

Summary

Lead Appr: WW 2.20.25

Clerk:

Lead Clerk:

Appr: MLH 2/28/25

Print Date:

9/24/2024

Acct ID: 521561

MTL: 071W180000800

Date: 4/15/25

Appr: MLH

Prop Class: 551

RMV Prop Class:

451 501

Situs: 10004 KAUFMAN RD NE SILVERTON OR 97381

MaSaNh: 03 06 000

Unit: 45153

Year: 2024

2025

Last Date Appraised: 01/23/2024

Appraiser: MATTHEW HAMILTON

Retag: Y N

Tag info: 2025 - Tags/Permit (Addition)

Owner: KUENZI, TROY M & KUENZI, SHERRI

503 930 3166

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 645432

RMV Land: 720600

RMV Imp: 1280110

RMV Total: 2000710

MAV: 476040

MSAV: 76722

SAV: 209296

Comment: 24-25: L1 1.23.24 MLH
23-24: L4 1.5.23 MLH

Input MLH 2/19/25

D60F Addn @ 100% update inventory
Close Tag

Notations

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	ZONED	FARM EFU ZONED
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

FARM Blueberries

OSDs Chris 2/28/25

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	40410	0

Land

Site: 1	Code Area: 04410	Size: 3.24 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 52410	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR, FSOIL, IRR, VWAR			Fire Patrol:	Description:		
Comments: Liability year - 1980 / 400218						
Site: 2	Code Area: 04410	Size: 1.86 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6B	Value Source: Woodlot	Description: SIX BENCH	RMV: 24850	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR, FSOIL, IRR, VWAR			Fire Patrol:	Description:		
Comments: Liability year - 1980 / 400218 //2010-11: COMB OF R21562 INTO R21561 DUE TO VICTOR POINT BOND EXPIRING						
Site: 3	Code Area: 40410	Size: 30.90 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 499780	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR, FSOIL, IRR, VWAR			Fire Patrol:	Description:		
Comments: Liability year - 1974 / 00-01: f99-1165 lladj between r21560, r21561, r21562 adn r21566, r21567 , 00400210 06-07: RECALC SETUP;#10 08-10-05						
Site: 4	Code Area: 40410	Size: 5.53 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Water	Description: Rural WASTELAND	RMV: 2330	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR, FSOIL, IRR, VWAR			Fire Patrol:	Description:		
Comments: Liability year - 1980 Pudding River 00-01: f99-1165 lladj between r21560, r21561, r21562 adn r21566, r21567 , 00400210						
Site: 6	Code Area: 40410	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: 35470	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR, FSOIL, IRR, VWAR			Fire Patrol:	Description:		
Comments: Liability year - 2009 / 00-01: f99-1165 lladj between r21560, r21561, r21562 adn r21566, r21567 , 00400210						
Site: 7	Code Area: 04410	Size: 3.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Woodlot	Description: FOUR BENCH DRY	RMV: 42190	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR, FSOIL, IRR, VWAR			Fire Patrol:	Description:		
Comments:						
Site: 8	Code Area: 04410	Size: 1.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Woodlot	Description: TWO BENCH DRY	RMV: 18570	Exception: Y N		
Adjustment(s): GSOIL, WASTE, IRR, FSOIL, IRR, VWAR			Fire Patrol:	Description:		
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 7	Code Area: 40410	Stat Class: 152 +	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 3473	% Complete: 100
Desc: Multi Story above grade			Dimensions:	RMV: 923030		
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	
First Floor	5 +	Finished	2809	0	FB-1/ HB-1	2016	2016	BATH - 1, BTH - 1, KIT-, FP - 1, ROOF, HVAC+	Exception: Y N
Second Floor	5 +	Finished	664	0	FB-1	2016	2016	BATH - 1, HVAC+	Exception: Y N
Attic	5 +	Unfinished	536	0	0	2016	2016		Exception: Y N
Garage Attached	5	Finished	934	0	0	2016	2016	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD <i>Generator</i>	5	1	2016	45833	1	Exception: Y N

Bldg: 13	Code Area: 40410	Stat Class: 148	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements			Dimensions:			RMV: 190600
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 92670	Adjust:	Adjust RMV: 0	<i>M/M</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Garage Oversized Detached	4	Finished	2271	0	0	2023	2023	HVAC, ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 40410	Stat Class: 352	Year Blt: 2013	Eff Year Blt: 2013	Sq.Ft: 4500	% Complete: 100
Desc: Utility Building (UB)			Dimensions: 100x45			RMV: 94240
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>NC</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Utility Building	6	Finished	4500	0	0	2013	2013	AVG	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 40410	Stat Class: 341	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x16			RMV: 7990
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>NC</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	192	0	0	2014	2014	AVG	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 40410	Stat Class: 312	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 1344	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 32x42			RMV: 39270
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>NC</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Loft Barn	5	Finished	1344	0	0	2016	2016	FAIR	Exception: Y N

Accessories

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

Bldg: 9	Code Area: 40410	Stat Class: 341	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 252	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 18x14			RMV: 9980
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>NC</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	252	0	0	2016	2016	AVG	Exception: Y N

Accessories

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

Bldg: 12 Code Area: 40410 Stat Class: 905 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100

Desc: Rural Solar Panel/Array

Dimensions: RMV: 15000

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

357 FC 4 2009 16x16 Exempt

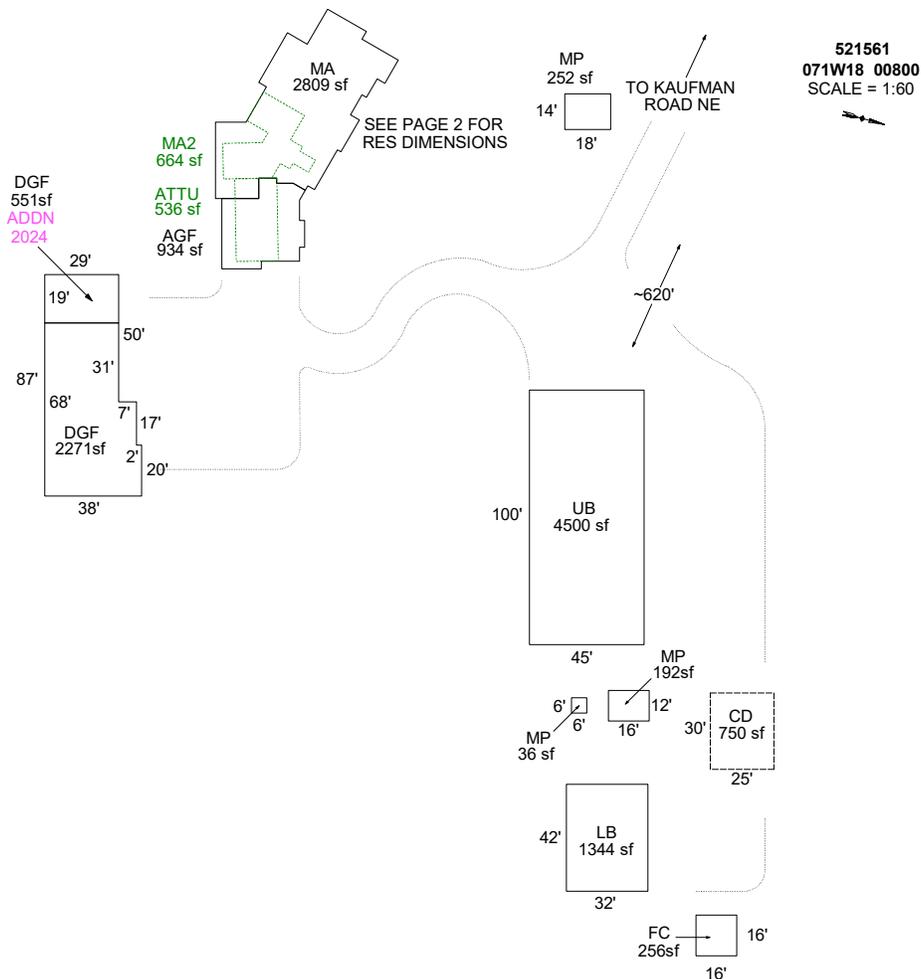


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521561 Parcel No.: 071W18 00800
 Property Address: 10004 KAUFMAN RD NE
 City: SILVERTON County: Marion State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



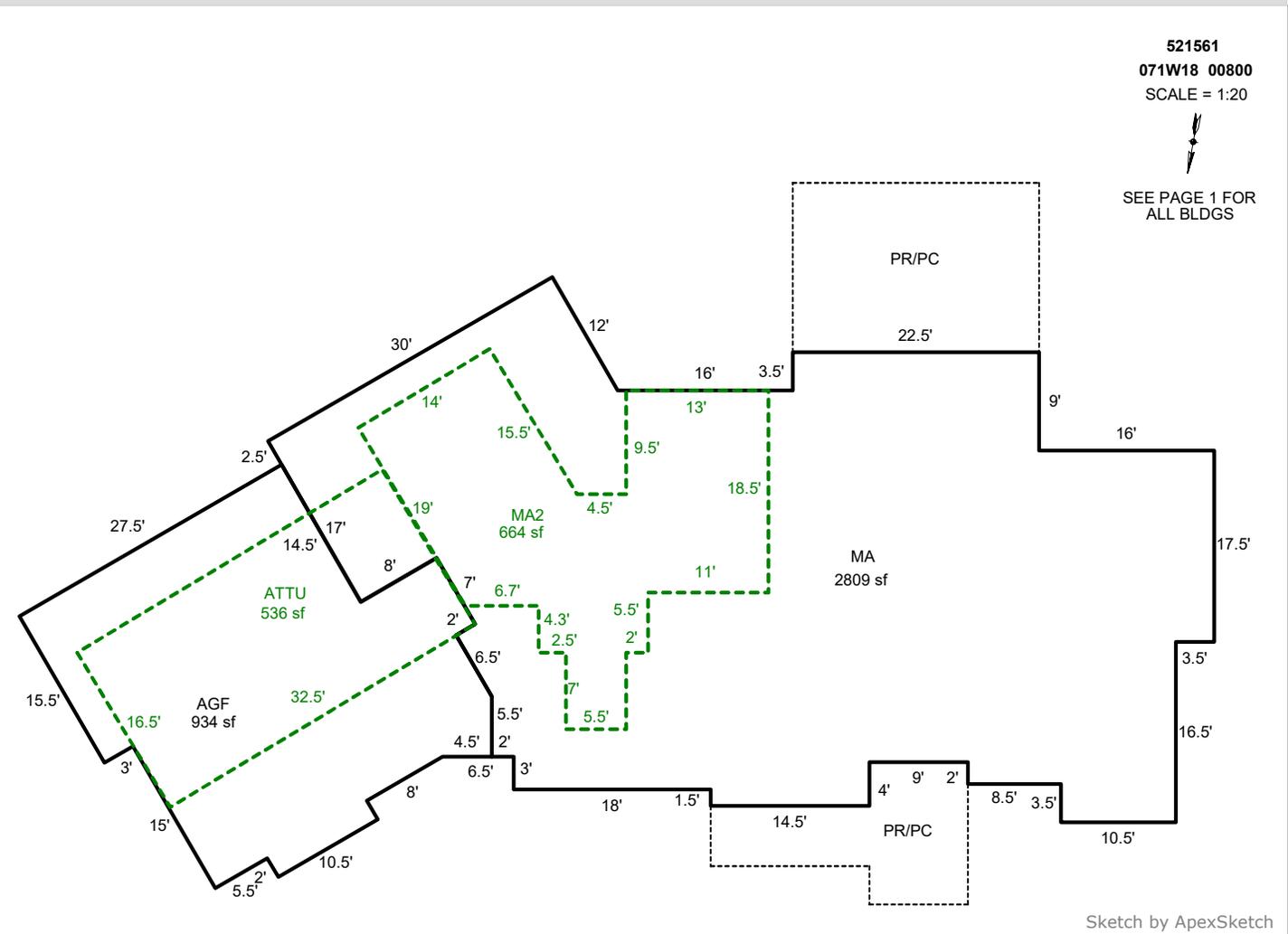
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	UB	1.0	4500.0	290.0		Apex 10/16/2012 Jane Update by CW 1/31/14 UPDATED BY SRAGSDALE 2/9/15 UPDATED BY JRONDEMA 9/13/16 UPDATED BY JRONDEMA 1/5/17 UPDATED BY CJURAN 11/08/2022 555-22-008757 UPDATED BY CJURAN 01/31/2023 UPDATED BY CJURAN 01/30/2024 UPDATED BY CLOBERG 06/17/2024 24-002410 DGF AD UPDATED BY CLOBERG 02/07/25					
	MP	1.0	192.0	56.0							
	MP	1.0	36.0	24.0							
	LB	1.0	1344.0	148.0							
	MP	1.0	252.0	64.0							
	DGF	1.0	551.0	96.0							
	FC	1.0	256.0	64.0	7131.0						
GLA1	MA	1.0	2808.9	269.0	2808.9						
GLA2	MA2	1.0	663.8	145.5	663.8						
GAR	AGF	1.0	933.5	137.2		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">COMMENT TABLE 2</th> <th style="text-align: center;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> 12.19.16 SR #94 TAGS MLH 01/05/2023 MLH 01/23/2024 MLH 01/19/25 </td> <td style="vertical-align: top;"> TAGS L4 TAGS L1 TAGS L1 </td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	12.19.16 SR #94 TAGS MLH 01/05/2023 MLH 01/23/2024 MLH 01/19/25	TAGS L4 TAGS L1 TAGS L1
	COMMENT TABLE 2	COMMENT TABLE 3									
12.19.16 SR #94 TAGS MLH 01/05/2023 MLH 01/23/2024 MLH 01/19/25	TAGS L4 TAGS L1 TAGS L1										
DGF	1.0	2271.0	212.0	3204.5							
	Net LIVABLE	cnt	0 (rounded)		3,473						
	Net BUILDING	cnt	7 (rounded)		7,131						

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SKETCH



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2808.9	269.0	2808.9
GLA2	MA2	1.0	663.8	145.5	663.8
GAR	AGF	1.0	933.5	137.2	933.5
Net LIVABLE		cnt	0 (rounded)		3,473

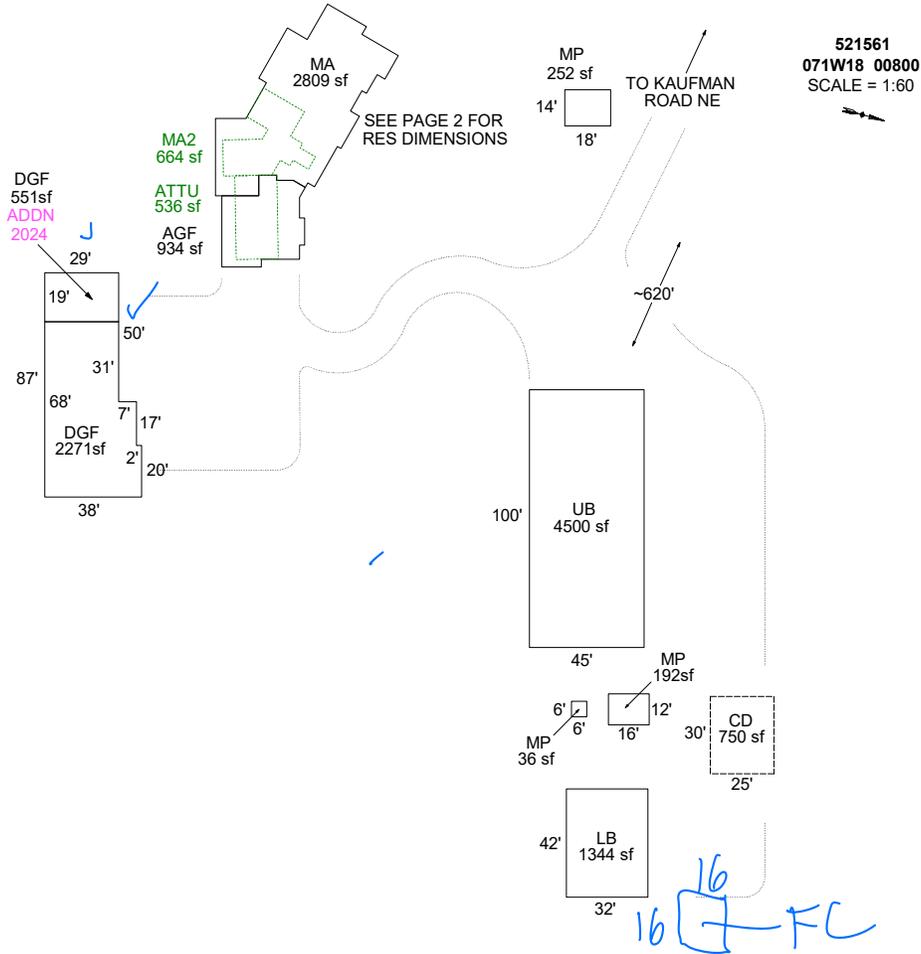
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Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	4500.0	290.0	
	MP	1.0	192.0	56.0	
	MP	1.0	36.0	24.0	
	LB	1.0	1344.0	148.0	
	MP	1.0	252.0	64.0	
	DGF	1.0	551.0	96.0	6875.0
GLA1	MA	1.0	2808.9	269.0	2808.9
GLA2	MA2	1.0	663.8	145.5	663.8
GAR	AGF	1.0	933.5	137.2	
	DGF	1.0	2271.0	212.0	3204.5
	Net LIVABLE	cnt	2 (rounded)		3,473
	Net BUILDING	cnt	6 (rounded)		6,875

COMMENT TABLE 1

Apex 10/16/2012 Jane
 Update by CW 1/31/14
 UPDATED BY SRAGSDALE 2/9/15
 UPDATED BY JRONDEMA 9/13/16
 UPDATED BY JRONDEMA 1/5/17
 UPDATED BY CJURAN 11/08/2022 555-22-008757
 UPDATED BY CJURAN 01/31/2023
 UPDATED BY CJURAN 01/30/2024
 UPDATED BY CLOBERG 06/17/2024 24-002410 DGF AD

COMMENT TABLE 2

12.19.16 SR #94 TAGS
 MLH 01/05/2023
 MLH 01/23/2024

MLH 1/19/25

COMMENT TABLE 3

TAGS L4
 TAGS L1

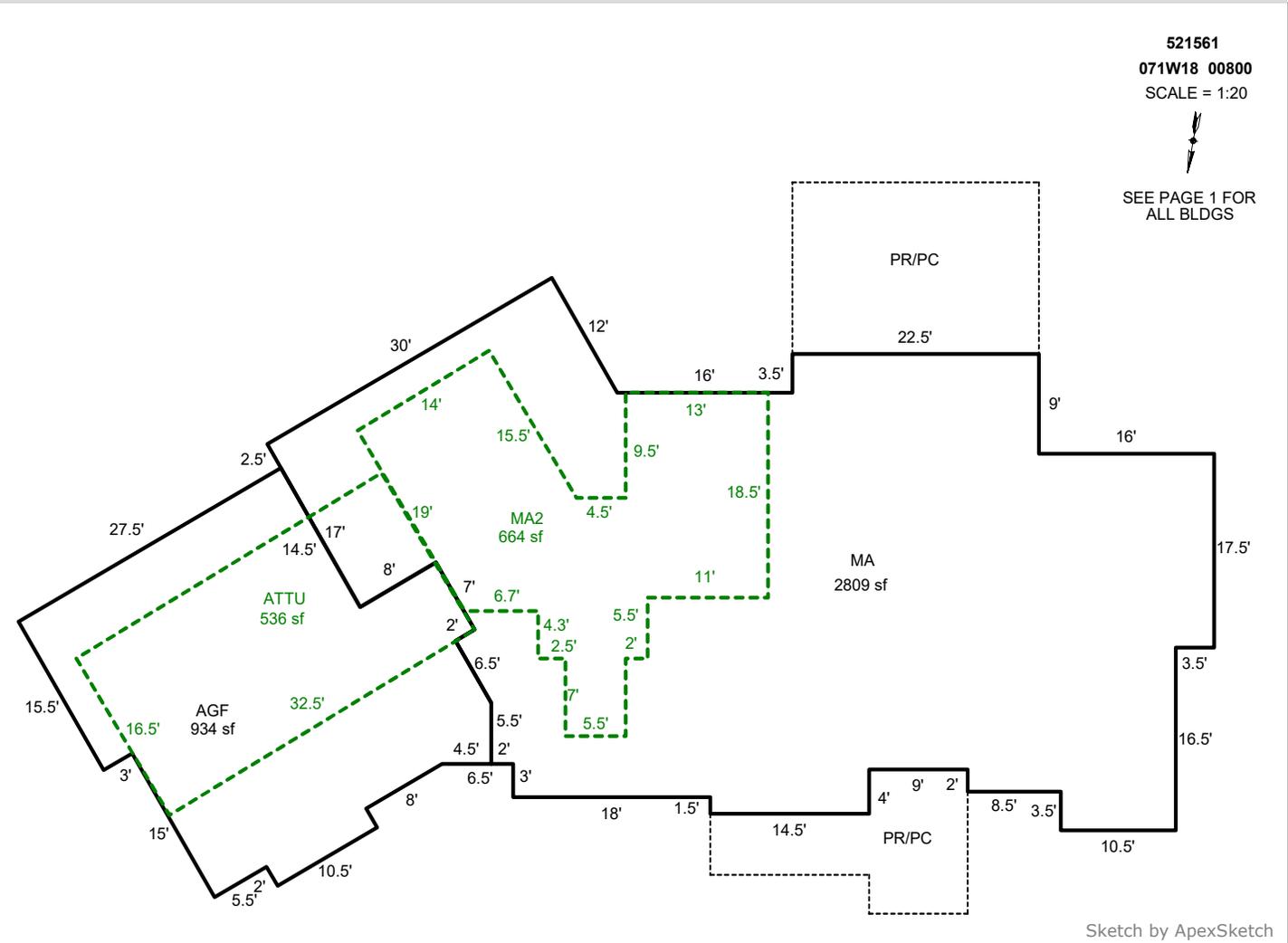
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AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2808.9	269.0	2808.9
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COMMENT TABLE 2

12.19.16 SR #94 TAGS
 MLH 01/05/2023
 MLH 01/23/2024

COMMENT TABLE 3

TAGS L4
 TAGS L1

Net LIVABLE cnt 2 (rounded) 3,473