

Acct ID: 521700 MTL: 071W270000900 Date: 12/17/24 Appr: MLH Prop Class: 551 RMV Prop Class: 501
 Situs: 13285 RICHES RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 57223 Year: 2024
 Last Date Appraised: 05/21/2024 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (Addition)
 Owner: KOWALSKI, LEO J Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TT INSP AV: 239505
 RMV Land: 765420 RMV Imp: 326740 RMV Total: 1092160 MAV: 180660 MSAV: 58845 SAV: 104151
 Comment: 24-25: L3 5.21.24 MLH
 23-24 L4 06.20.23 MLH

*but and Remodel with Addn @ 65 %
 update inventory Retag for '26*

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm Vineyard / seed

OSDs

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

Chris 3/4/25

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Homesite Description: SIX HILL RMV: 10840 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009
 24-25: Land classes ok

Site: 3 Code Area: 04500 Size: 52.67 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 600780 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 04200028

Site: 4 Code Area: 04500 Size: 6.14 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 66540 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 04200028

Site: 5 Code Area: 04500 Size: 3.69 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 42090 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 15-16: CYCLE WORK PER #94 NO CHG// 04200008 05-06: RECALC SETUP;#17

Site: 6 Code Area: 04500 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 170 Exception: Y N
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 04200028

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 141 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 1638 % Complete: 100
 Desc: One Story Only *verify class at completion* Dimensions: RMV: 276030
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

65 gut / Remodel

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1638	3	FB-1/ HB-1	1962	1962	BATH - 1, BTH - 1, KIT+, FP - 1, ROOF, HVAC	Exception: <u>Y</u> N
Garage Attached	4	Finished	546	0	0	1962	1962	ROOF	Exception: <u>Y</u> N

Remodeled and Add ZFB

*Addn 65%
 convert to living space*

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1962	19809	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 768 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x24 RMV: 11520
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

N/C

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	6	Finished	768	0	0	1985	1997	AVG	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: 1940 Eff Year Blt: 1940 Sq.Ft: 1600 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 50x32 RMV: 10460
 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	
Loft Barn	5	Finished	1600	0	0	1940	1940	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 353 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 1152 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 48x24 RMV: 10730
 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	
Machine Shed	6	Finished	1152	0	0	1985	1997	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 6x6 RMV: 0
 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	
Pump House	0	Finished	36	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: 905 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 18000
 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	
No floor data available									

Accessories

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



Percent Complete Form

Account # _____

Additions

New Homes

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

APPR MLH Date 12-17 YR For 25-26 % COMP 65
 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%	
Floor - Concrete/Wood	30%	40%
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

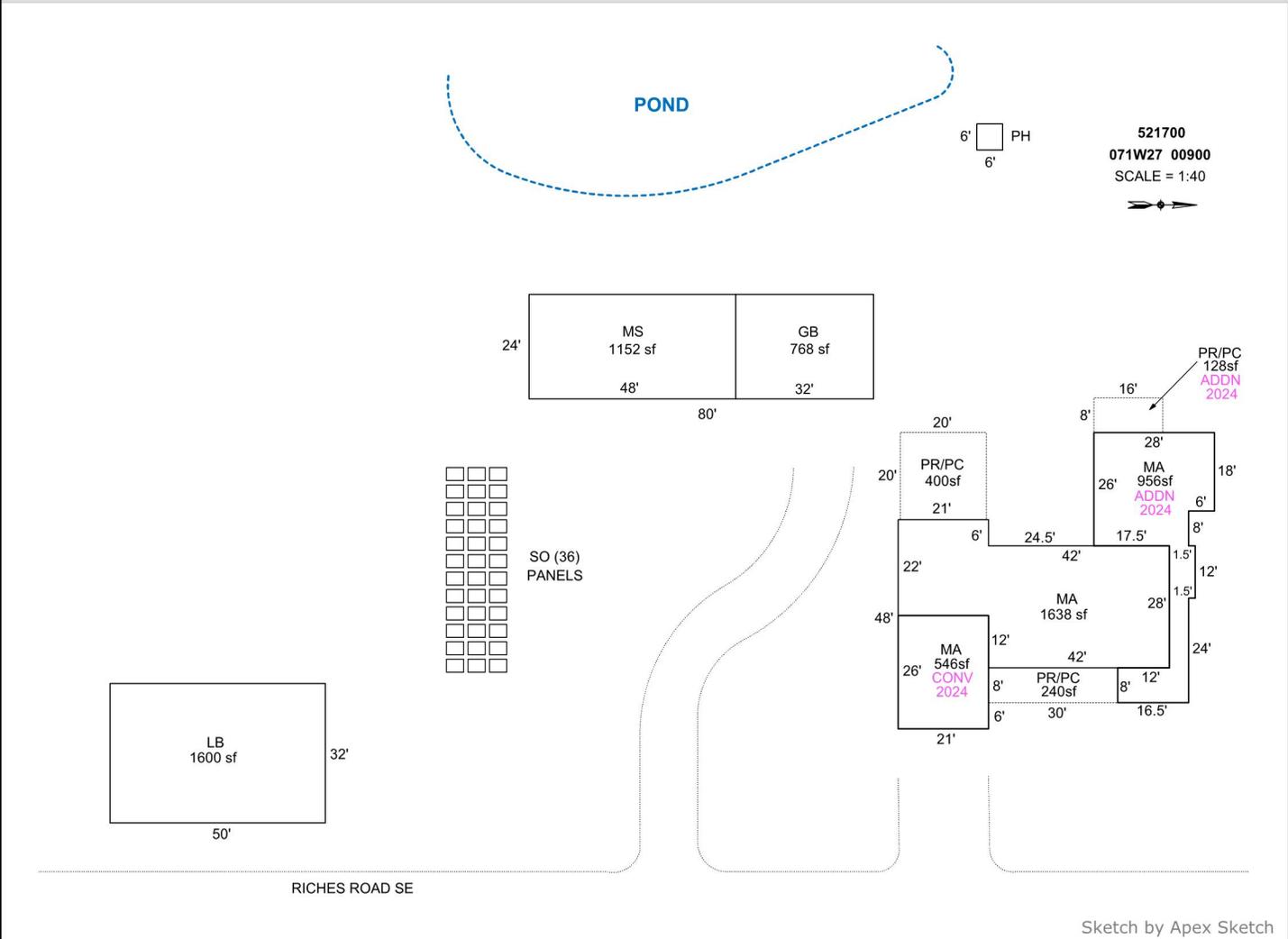
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521700 Parcel No.: 071W27 00900
 Property Address: 13285 RICHES RD 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	768.0	112.0	3556.0
	LB	1.0	1600.0	164.0	
	MS	1.0	1152.0	144.0	
	PH	1.0	36.0	24.0	
GLA1	MA	1.0	1638.0	194.0	3140.0
	MA	1.0	956.0	207.0	
	MA	1.0	546.0	94.0	
P/P	PR/PC	1.0	128.0	48.0	768.0
	PR/PC	1.0	240.0	76.0	
	PR/PC	1.0	400.0	80.0	
	Net LIVABLE	cnt	3 (rounded)		3,140
	Net BUILDING	cnt	4 (rounded)		3,556

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/30/17
 UPDATED BY JRONDEMA 2/7/18
 UPDATED BY CJURAN 06/21/2023
 UPDATED BY CJURAN 01/11/2024 23-007946 AD
 UPDATED BY CJURAN 04/10/2024 23-007946 REV01

COMMENT TABLE 2

2.5.18 SR #94 TAGS
 MLH 06/20/2023

12/17/24 MLH

COMMENT TABLE 3

SV L4

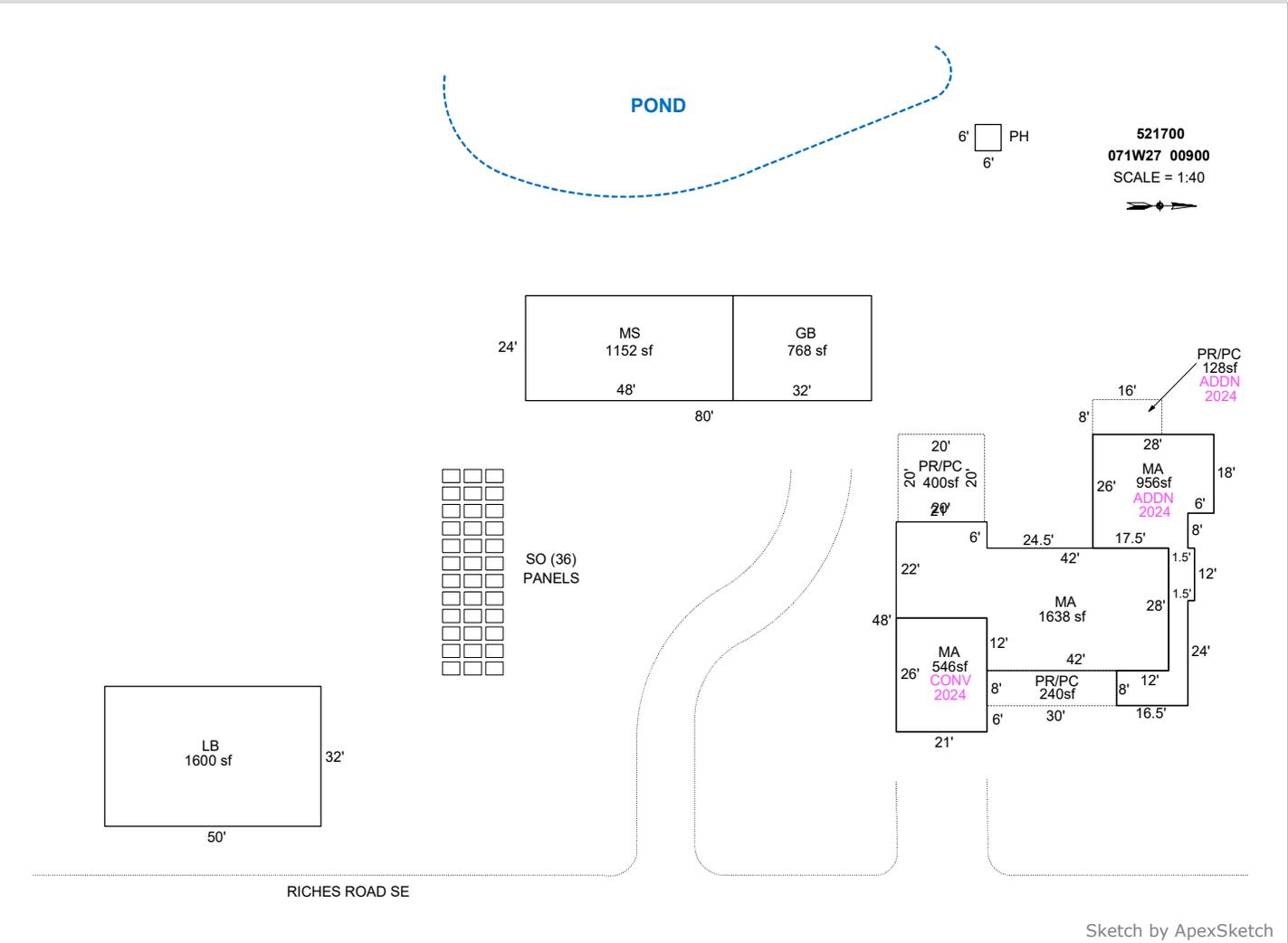
TAGS LZ

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521700 Parcel No.: 071W27 00900
 Property Address: 13285 RICHES RD 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	768.0	112.0	3556.0
	LB	1.0	1600.0	164.0	
	MS	1.0	1152.0	144.0	
GLA1	PH	1.0	36.0	24.0	3140.0
	MA	1.0	1638.0	194.0	
	MA	1.0	956.0	207.0	
P/P	MA	1.0	546.0	94.0	768.0
	PR/PC	1.0	128.0	48.0	
	PR/PC	1.0	240.0	76.0	
	PR/PC	1.0	400.0	80.0	
	Net LIVABLE	cnt	3 (rounded)		3,140
	Net BUILDING	cnt	4 (rounded)		3,556

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/30/17
 UPDATED BY JRONDEMA 2/7/18
 UPDATED BY CJURAN 06/21/2023
 UPDATED BY CJURAN 01/11/2024 23-007946 AD
 UPDATED BY CJURAN 04/10/2024 23-007946 REV01
 UPD BY WW 6.4.24

COMMENT TABLE 2

2.5.18 SR #94 TAGS
 MLH 06/20/2023
 MLH 5.21.24

COMMENT TABLE 3

SV L4
 F/F L3