

Acct ID: 521708 MTL: 071W270000700 Date: 12/17/24 Appr: MLH Prop Class: 581 RMV Prop Class: 501
 Situs: 13166 RICHES RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 51637 Year: 2024
 Last Date Appraised: 12/13/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: RICHES FAMILY FARM LLC Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 0 2 3 4 LCB TTO INSP AV: 712155
 RMV Land: 386550 RMV Imp: 865540 RMV Total: 1252090 MAV: 660730 MSAV: 51425 SAV: 95496
 Comment: 24-25: L3 12.13.23 MLH
 23-24: L2 1.6.23 MLH
 1/6/22 L3 GRH

NEW UB @ 55% Retag for '26

Input MLH 3/4/25

Notations

RP/MS	Code	Description
RP	505	SEE ACCOUNT NOTES - 505
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

FARM Seed

OSDs Chris 3/5/25 send letter to replant or roll DFL to farm. Include accts 521710 and 521714

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	40000	04500	0

Land

Site: 1	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Homesite	Description: FOUR HILL DRY	RMV: 5000	Exception: Y N		
Adjustment(s): FSOIL	Fire Patrol: SA004		Description: FIRE PATROL			
Comments: Liability year - 2009 /24-25 SOIL CORRECTIONS/UPDATES14-15: TAXLOT IS EAST OF CASCADE HWY, FP OKAY// 04200028 05-06: RECALC SETUP;#17 //07-08: OSNITE BY #19 CHG OF SOIL CLASS - MOVE ACREAGE FROM 4HILL TO 2HILL						
Site: 2	Code Area: 04500	Size: 38.48 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 192400	Exception: Y N		
Adjustment(s): FSOIL	Fire Patrol: SA004		Description: FIRE PATROL			
Comments: Liability year - 1974 / 0420002824-25 SOIL CORRECTIONS/UPDATES						
Site: 3	Code Area: 04500	Size: 11.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - EFU	Description: SIX HILL	RMV: 54150	Exception: Y N		
Adjustment(s): FSOIL	Fire Patrol: SA004		Description: FIRE PATROL			
Comments: Liability year - 1974 / 04200028 24-25 SOIL CORRECTIONS/UPDATES						
Site: 4	Code Area: 04500	Size: 9.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C	RMV: 45000	Exception: Y N		
Adjustment(s): FSOIL	Fire Patrol: SA004		Description: FIRE PATROL			
Comments: Liability year - 1974 / 24-25 SOIL CORRECTIONS/UPDATES20-21: CYCLE WORK #94 NO CHG// 15-16: CYCLE WORK PER #94 NO CHG// 4200008: 03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05 CHANGING STO LAND FROM >5000 TO DESIGNATED._ 05-06: RECALC SETUP;#17						
Site: 5	Code Area: 04500	Size: 10.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLD	Value Source: Designated Forest Land	Description: DFL Class D	RMV: 50000	Exception: Y N		
Adjustment(s): FSOIL	Fire Patrol: SA004		Description: FIRE PATROL			
Comments: Liability year - 1974 / 420008: 24-25 SOIL CORRECTIONS/UPDATES03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05 CHANGING STO LAND FROM >5000 TO DESIGNATED._						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04500	Stat Class: 142	Year Blt: 1940	Eff Year Blt: 1964	Sq.Ft: 2592	% Complete: 100
Desc: Multi Story above grade	Func Obsc: 100		Econ %: 100	Other %: 100	Dimensions:	RMV: 371230
Exception: 0			Adjust:	Adjust RMV: 0		

NC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4	Finished	1844	0	FB-1	1940	1964	BATH - 1, KIT-, HVAC, FP - 1, ROOF	Y N
Second Floor	4	Finished	748	4	0	1909	1964	HVAC	Y N
Garage Attached	4	Unfinished	280	0	0	1978	1964	ROOF	Y N
Carport Attached	5	Unfinished	456	0	0	1985	1964	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	0	1964	26412	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 04500 Stat Class: 353 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 3000 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 100x30 RMV: 26880
 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
Machine Shed	5	Finished	3000	0	0	1985	1997	FAIR AVE	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	5	2000	2010	6660	1	Exception: Y N

Bldg: 4 Code Area: 04500 Stat Class: 353 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 780 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 39x20 RMV: 4250
 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
Machine Shed	4	Finished	780	0	0	1985	1997	FAIR AVE	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 353 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 3800 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 100x38 RMV: 30530
 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
Machine Shed	6	Finished	3800	0	0	1985	1997	FAIR AVE	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: 1990 Eff Year Blt: 1998 Sq.Ft: 2240 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 56x40 RMV: 25890
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 NC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	2240	0	0	1990	1998	AVG	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 04500 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 280 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x14 RMV: 1210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 NC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	280	0	0	1978	1978	FAIR	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 04500 Stat Class: 353 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 23040 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 288x80 RMV: 293160
 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
Machine Shed	6	Finished	23040	0	0	2012	2012	FAIR AVE	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	6	5760	2012	20218	1	Exception: Y N

Bldg: 12 Code Area: 04500 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1997 Sq.Ft: 720 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 30x24 RMV: 3920 I/O

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: Y N
Machine Shed	4	Finished	720	0	0	1990	1997	FAIR	

Accessories

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

Bldg: 13 Code Area: 04500 Stat Class: 353 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 3600 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 60x60 RMV: 31260 I/O
 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: Y N
Machine Shed	5	Finished	3600	0	0	2005	2005	FAIR AVE	

Accessories

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

Bldg: 14 Code Area: 04500 Stat Class: 352 Year Blt: 1990 Eff Year Blt: 1997 Sq.Ft: 5000 % Complete: 100
 Desc: Utility Building (UB) Dimensions: RMV: 62820 NC
 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: Y N
Utility Building	6	Finished	5000	0	0	1990	1997	AVG	

Accessories

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

Bldg: 15 Code Area: 04500 Stat Class: 341 Year Blt: Eff Year Blt: 2007 Sq.Ft: 144 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 2460 NC
 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: Y N
Multi-Purpose Bldg	4	Finished	144	0	0	0	2007	FAIR	

Accessories

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

Bldg: 16 Code Area: 04500 Stat Class: 341 Year Blt: Eff Year Blt: 2020 Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 40x12 RMV: 11930 NC
 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: Y N
Multi-Purpose Bldg	5	Finished	480	0	0	0	2020	AVG	

Accessories

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

35243 b 2024 96x100 Ave 55% NEW

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%		Electrical Rough-In	3%	55%	2%	
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%	Insulation	3%	2%			
5%	85%	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%	Plumbing Fixtures	4%	85%	3%	85%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		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 _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	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 MLH Date 12/17 YR For 25-26 % COMP 55
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

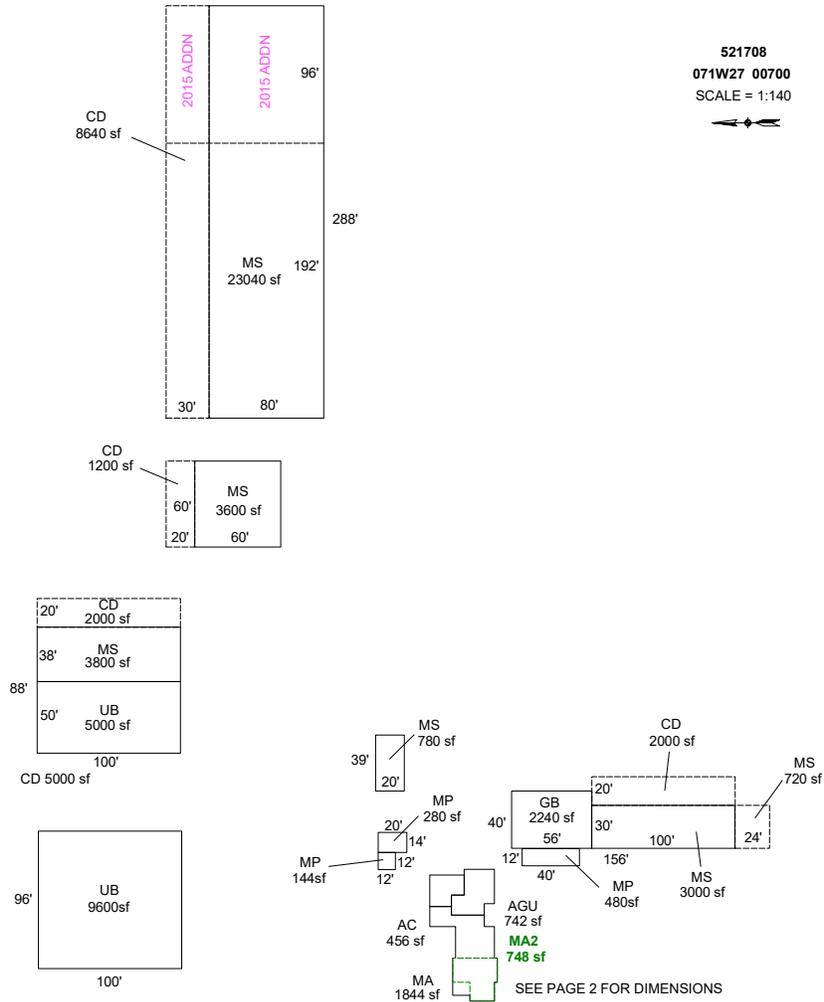


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521708 Parcel No.: 071W27 00700
 Property Address: 13166 RICHES RD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2240.0	192.0	
	MS	1.0	23040.0	736.0	
	MS	1.0	3800.0	276.0	
	MS	1.0	3600.0	240.0	
	UB	1.0	5000.0	300.0	
	MS	1.0	720.0	108.0	
	MS	1.0	3000.0	260.0	
	MS	1.0	780.0	118.0	
	UB	1.0	9600.0	392.0	51780.0
	GLA1	MA	1.0	1844.0	230.0
GLA2	MA2	1.0	748.0	122.0	748.0
GAR	AGU	1.0	742.0	124.0	742.0
P/P	CD	1.0	2000.0	240.0	
	CD	1.0	1200.0	160.0	
	CD	1.0	2000.0	240.0	
	CD	1.0	8640.0	636.0	13840.0
	Net LIVABLE	cnt	0	(rounded)	2,592
Net BUILDING	cnt	9	(rounded)	51,780	

COMMENT TABLE 1

APEX BY CE 2/25/11
 Updated to add MS with CD - 2/12/13 Jane
 UPDATED BY JRONDEMA 7/6/15
 UPDATED BY JRONDEMA 7/13/15
 UPDATED BY JRONDEMA 12/16/15
 UPDATED BY JRONDEMA 3/9/16
 UPDATED BY CJURAN 05/17/2023
 UPDATED BY CJURAN 01/04/2024
 UPDATED BY CLOBERG 12/31/24

COMMENT TABLE 2

2/8/16 SR #94
 MLH 01/06/2023
 MLH 12/13/2023
 MLH 12/17/24

COMMENT TABLE 3

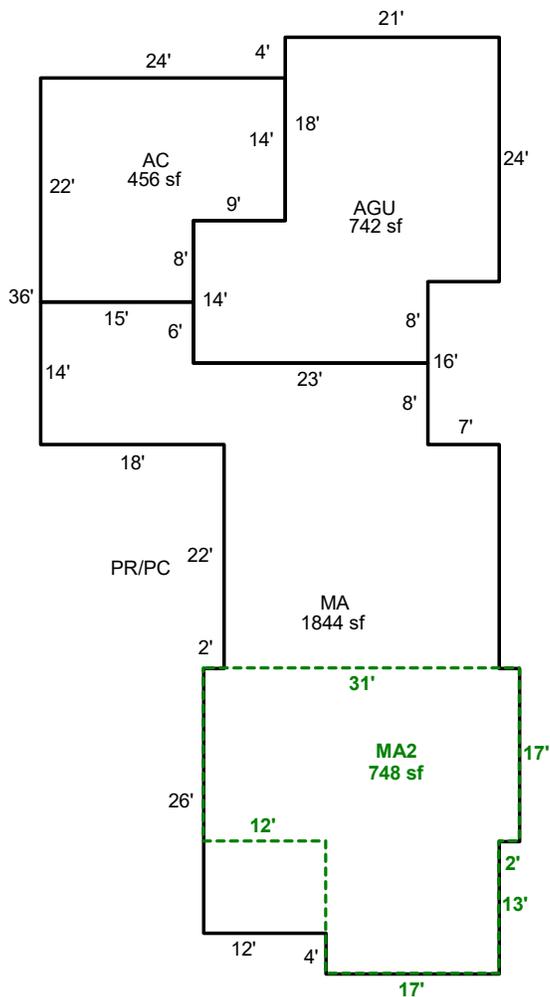
TAGS
 TAGS L2
 TAGS L3
 TAGS L1

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 Property Address: 13166 RICHES RD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
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SKETCH



521708
071W27 00700
 SCALE = 1:20

 SEE PAGE 1 FOR ALL BLDGS

Sketch by ApexSketch

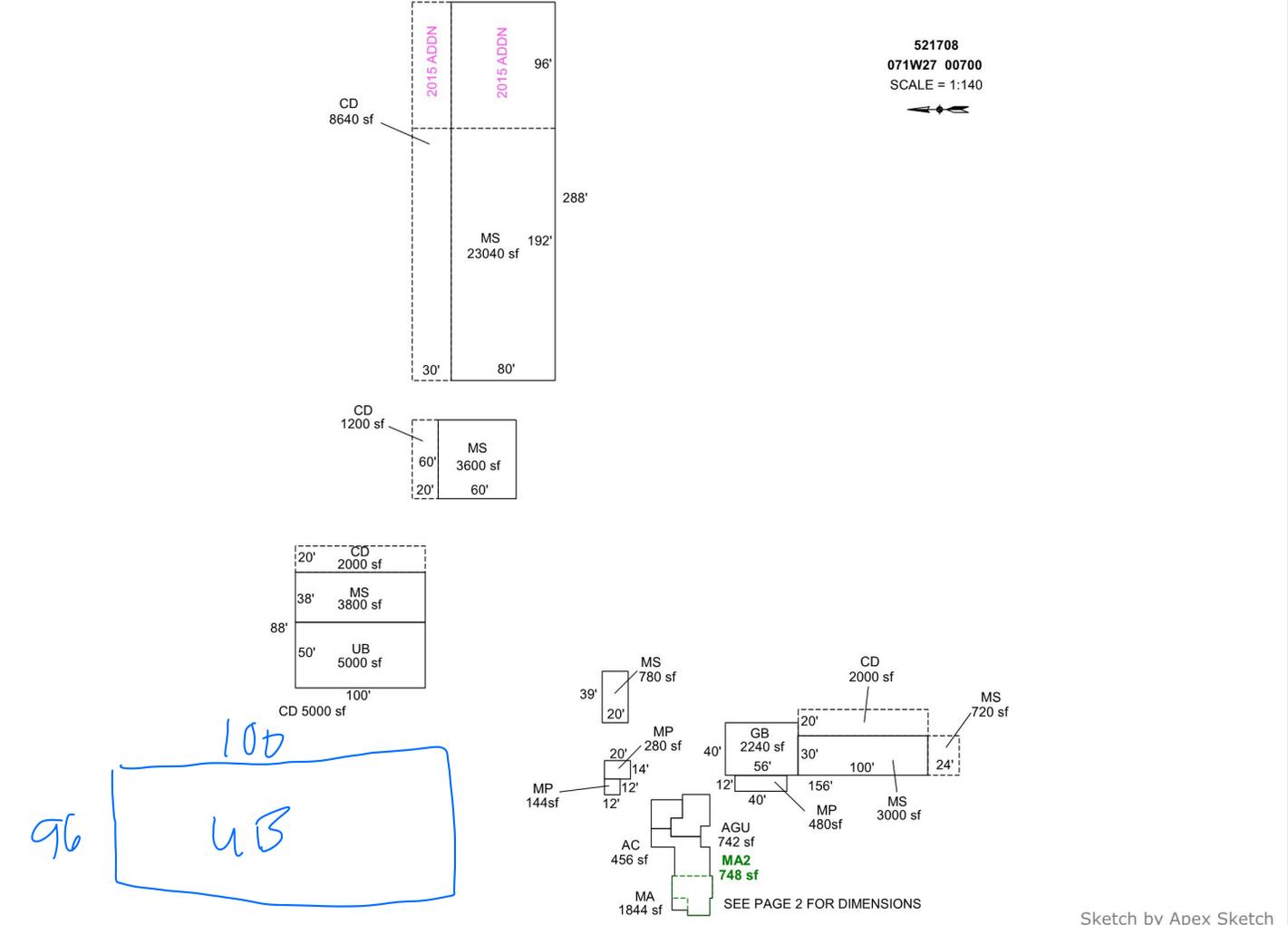
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1844.0	230.0	1844.0	APEX BY CE 2/25/11 Updated to add MS with CD - 2/12/13 Jane UPDATED BY JRONDEMA 7/6/15 UPDATED BY JRONDEMA 7/13/15 UPDATED BY JRONDEMA 12/16/15 UPDATED BY JRONDEMA 3/9/16 UPDATED BY CJURAN 05/17/2023 UPDATED BY CJURAN 01/04/2024 UPDATED BY CLOBERG 12/31/24	
GLA2	MA2	1.0	748.0	122.0	748.0		
GAR	AGU	1.0	742.0	124.0	742.0		
<p style="text-align: right;">Net LIVABLE cnt 0 (rounded) 2,592</p>						COMMENT TABLE 2	
						COMMENT TABLE 3	
						2/8/16 SR #94 MLH 01/06/2023 MLH 12/13/2023 MLH 12/17/24	
						TAGS TAGS L2 TAGS L3 TAGS L1	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521708 Parcel No.: 071W27 00700
 Property Address: 13166 RICHES RD NE
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 Client: Client Address:
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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2240.0	192.0	
	MS	1.0	23040.0	736.0	
	MS	1.0	3800.0	276.0	
	MS	1.0	3600.0	240.0	
	UB	1.0	5000.0	300.0	
	MS	1.0	720.0	108.0	
	MS	1.0	3000.0	260.0	42180.0
	MS	1.0	780.0	118.0	
GLA1	MA	1.0	1844.0	230.0	1844.0
GLA2	MA2	1.0	748.0	122.0	748.0
GAR	AGU	1.0	742.0	124.0	742.0
P/P	CD	1.0	2000.0	240.0	
	CD	1.0	1200.0	160.0	
	CD	1.0	2000.0	240.0	
	CD	1.0	8640.0	636.0	13840.0
		Net LIVABLE	cnt	2 (rounded)	
	Net BUILDING	cnt	8 (rounded)		42,180

COMMENT TABLE 1

APEX BY CE 2/25/11
 Updated to add MS with CD - 2/12/13 Jane
 UPDATED BY JRONDEMA 7/6/15
 UPDATED BY JRONDEMA 7/13/15
 UPDATED BY JRONDEMA 12/16/15
 UPDATED BY JRONDEMA 3/9/16
 UPDATED BY CJURAN 05/17/2023
 UPDATED BY CJURAN 01/04/2024

COMMENT TABLE 2

2/8/16 SR #94
 MLH 01/06/2023
 MLH 12/13/2023

COMMENT TABLE 3

TAGS
 TAGS L2
 TAGS L3

12/17/24 MLH TAGS L1