

Acct ID: 538033 MTL: 061E33AB01800 Date: 1/9/25 Appr: MLH Prop Class: 409 RMV Prop Class: 409
 Situs: 5955 GARDEN WAY NE SILVERTON OR 97381 MaSaNh: 03 06 002 Unit: 41760 Year: 2024

Last Date Appraised: 01/03/2024 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (Outbuilding)

Owner: SHADRIN, SIMION A & SHADRIN, NATALIA K 503 989 3994 call first Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB ITC INSP AV: 206890

RMV Land: 315600 RMV Imp: 146860 RMV Total: 462460 MAV: 206890 MSAV: 0 3/18/25 SAV: 0
 Comment: 24-25: L3 01.03.24 CLUKE lots of NO trespassing signs, sent letter Input MLH 3/19/25

NEW GB @ 50% update inventory Retag for '26

Notations No notation data available.

OSDs

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

Land

Site: 1 Code Area: 04500 Size: 1.11 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 107620 Exception: Y N
 S
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23 REMOVED WATER ADJUSTMENT
 06-07: RECALC SETUP;#10 06-27-05 08-09: PER #31 ON SALES VERIFS, ADD WATER ADJ

Site: 2 Code Area: 04500 Size: 1.20 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 105780 Exception: Y N
 S
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 00-01: UDPATE OF INFO 06-07: RECALC SETUP;#10 06-27-05 //FOREST/PASTURE

Site: 3 Code Area: 04500 Size: 0.44 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BISS Value Source: Rural at MKT Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 38780 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23 REMOVED WATER ADJUSTMENT
 06-07: RECALC SETUP;#10 06-27-05 08-09: PER #31 ON SALES VERIFS, ADD WATER ADJ

Site: 4 Code Area: 04500 Size: 0.22 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 18420 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 00-01: UDPATE OF INFO 06-07: RECALC SETUP;#10 06-27-05 //FOREST/PASTURE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 107 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 29950
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE <u>F</u>	4	0	1999	24552	1

Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 21850
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH	2	814	1999	17908	1

Bldg: 4 Code Area: 04500 Stat Class: 467 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 1498 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 88510
 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
First Floor	6	Finished	1498	3	FB-2	1999	1999	ROOF+, KIT, SKIRT, HVAC, FP - 1, BATH - 2

Accessories

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

Improvements - Accessory Buildings

Bldg: 4	Code Area: 04500	Stat Class: 341	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 240	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 20x12		RMV: 3270	
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	240	0	0	1999	1999	FAIR

Accessories

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

Bldg: 5	Code Area: 04500	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 10x12		RMV: 2530	
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	4	Finished	120	0	0	0	0	

Accessories

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

Bldg: 6	Code Area: 04500	Stat Class: 354	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 288	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 24x12		RMV: 750	
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
Lean-to Light Duty	4	Finished	288	0	0	2005	2005	

Accessories

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

351 5 GB 2025 60x40 1440 AVE 1/2 Bath 50% NEW
 6BAF 24x40 960 Good
 355 LTH 1308sf 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%	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%	
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%	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%

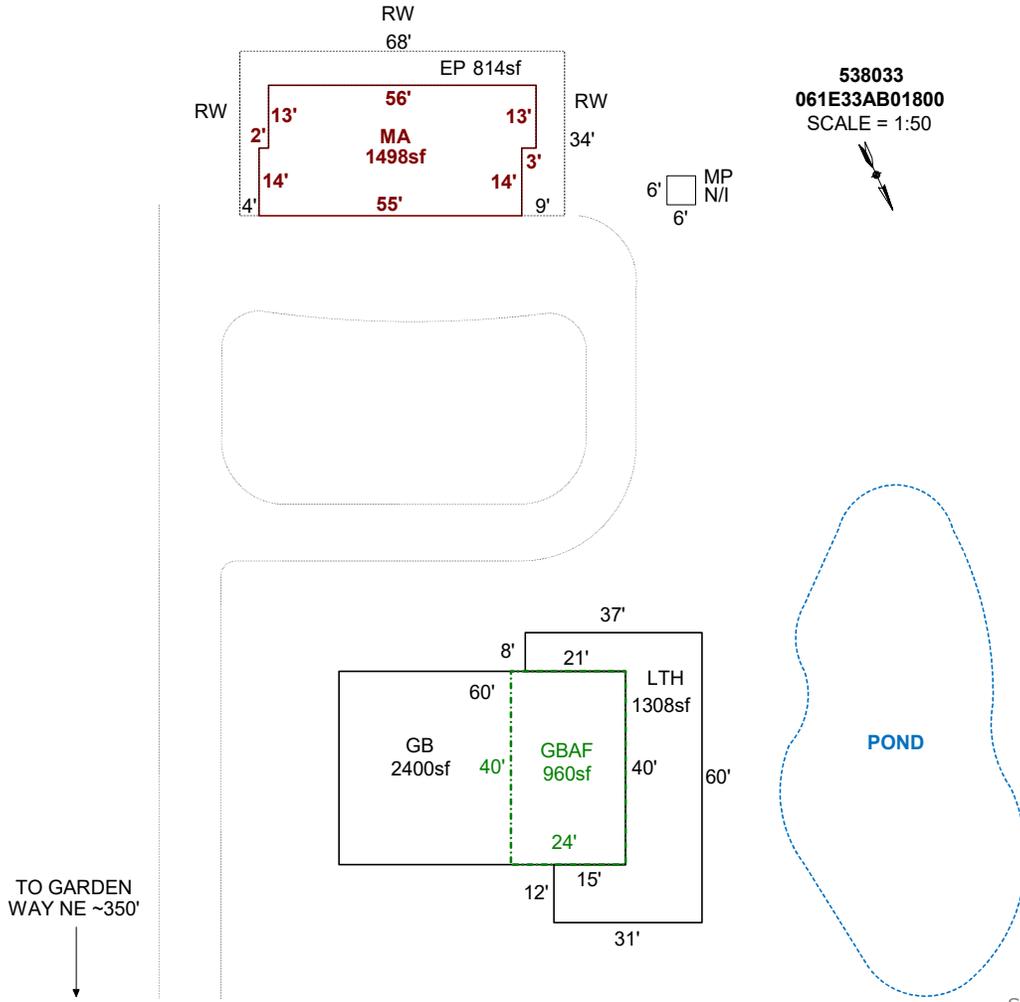
APPR MLH Date 7/9/25 YR For 25-26 % COMP 50
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538033 Parcel No.: 061E33AB01800
 Property Address: 5955 GARDEN WY 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	2400.0	200.0	
	LTH	1.0	1308.0	224.0	3708.0
GBA2	GBAF	1.0	960.0	128.0	960.0
GLA1	MA	1.0	1498.0	170.0	1498.0
P/P	EP	1.0	814.0	264.0	814.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/18/18
 UPDATED BY CJURAN 01/31/2023
 UPDATED BY CJURAN 11/15/2023 23-006934 REV/AD
 UPDATED BY CLOBERG 03/14/25

COMMENT TABLE 2

WV 01/31/2023
 MLH 01/09/25

COMMENT TABLE 3

WORK ORDER

Net LIVABLE cnt 0 (rounded) 1,498
 Net BUILDING cnt 3 (rounded) 4,668

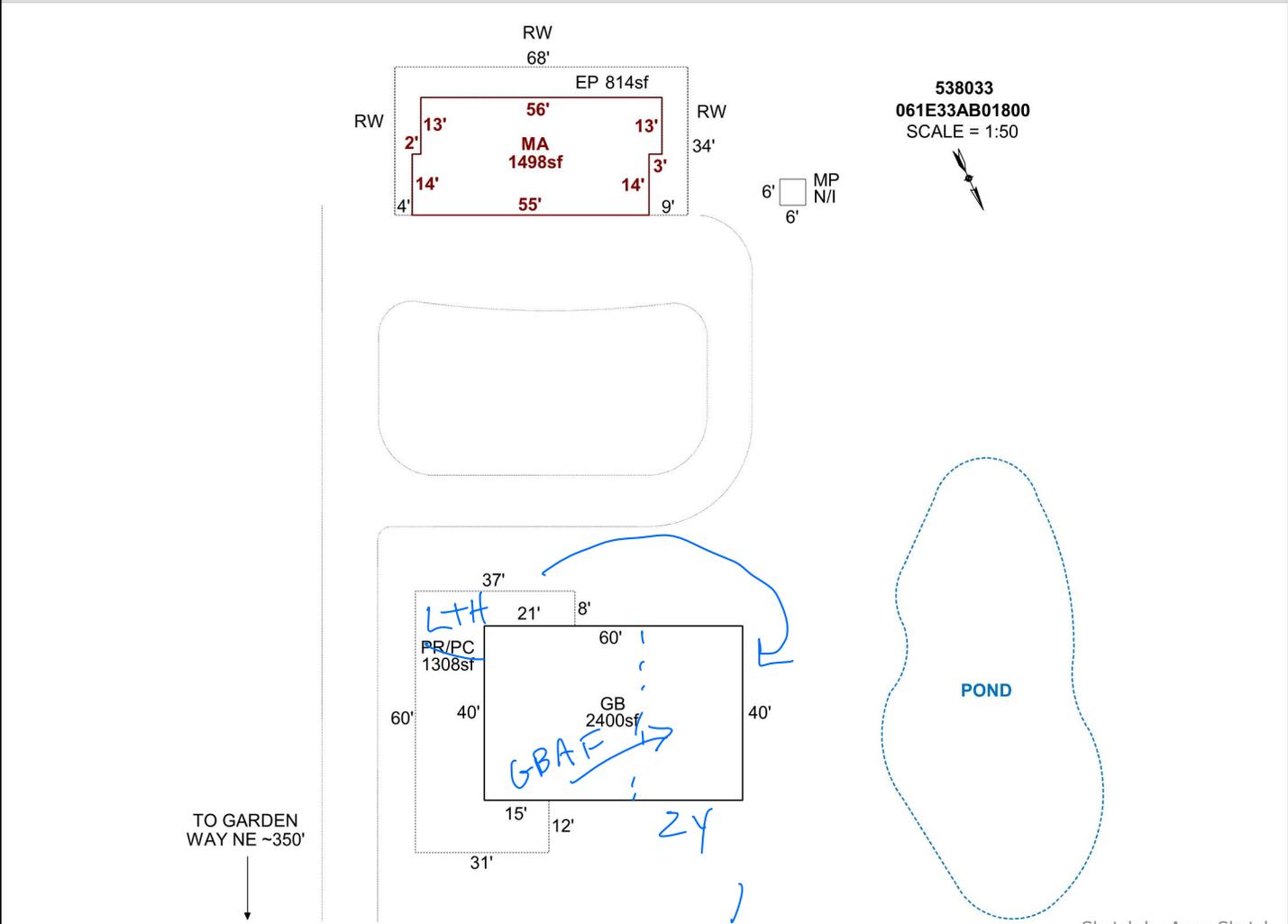
TAGS L3

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SUBJECT INFO

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 Property Address: 5955 GARDEN WY 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	2400.0	200.0	2400.0
GLA1	MA	1.0	1498.0	170.0	1498.0
P/P	EP	1.0	814.0	264.0	
	PR/PC	1.0	1308.0	224.0	2122.0

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DRAWN BY JRONDEMA 7/18/18
 UPDATED BY CJURAN 01/31/2023
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COMMENT TABLE 2

WV 01/31/2023

COMMENT TABLE 3

WORK ORDER

1/9/25 MLH TAGS L3

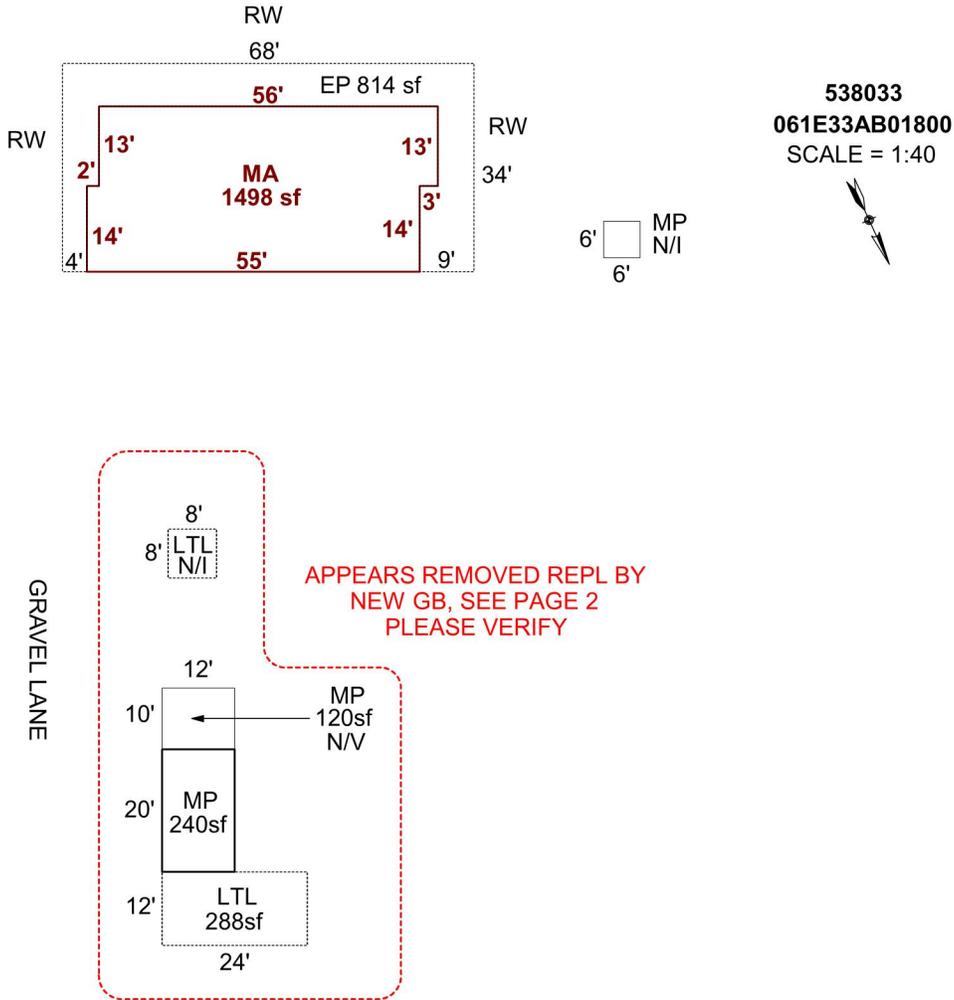
Net LIVABLE cnt 1 (rounded) 1,498
 Net BUILDING cnt 1 (rounded) 2,400

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538033 Parcel No.: 061E33AB01800
 Property Address: 5955 GARDEN WY NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	240.0	64.0	
	LTL	1.0	288.0	72.0	528.0
GLA1	MA	1.0	1498.0	170.0	1498.0
P/P	EP	1.0	814.0	264.0	814.0

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 UPDATED BY CJURAN 01/31/2023
 UPDATED BY CJURAN 11/15/2023 23-006934 REV/AD

COMMENT TABLE 2

WV 01/31/2023

COMMENT TABLE 3

WORK ORDER

Net LIVABLE cnt 1 (rounded) 1,498
 Net BUILDING cnt 2 (rounded) 528



