

Summary

Lead Appr: WW 4.7.25

Clerk:

Lead Clerk:

Appr: MLH 4/23/25

Print Date: 12/20/2024

Acct ID: 336983

MTL: 071W120000604

Date: 3/17/25

Appr: MLH

Prop Class: 401

RMV Prop Class: 401

Situs: 14885 CANYON VIEW LN NE SILVERTON OR 97381

MaSaNh: 03 06 000

Unit: 47670

Year: 2025

Last Date Appraised: 08/07/2013

Appraiser: MATTHEW HAMILTON

Retag: Y N

Tag info:

Owner: GYURGYIK LT

Roll Type: R

Cycle Tag Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 344800

RMV Land: 311270

RMV Imp: 476140

RMV Total: 787410

MAV: 344800

MSAV: 0

SAV: 0

Comment: 22-23 L4 MLH 05/24/2022

MCS 818844

DOM 62

update inventory

Notations

Sales Code 19 Estate Sale

Input MLH 3/26/25

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	04500	0

Land

Site: 1

Code Area: 04500

Size: 2.38 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 4AD

Value Source: Rural at MKT

Description:

RMV: 261270

Exception: Y N

Adjustment(s): H2OAR

Fire Patrol:

Description:

Comments: 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE

11-12: PER #31 ADD WATER ADJ// 00-01; F99-1044 create fd account r323827 from fp account r21400 / 02-03: F02-51 SEPE FROM R21400 TO R330110 AND R323827 //F04-1029 SEPE FROM R330110 TO R335713 //F05-372 SEPE FROM R330110 TO R336983 06-07: RECALC SETUP;#39 9-13-05

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 04500

Stat Class: 141

Year Blt: 2010

Eff Year Blt: 2010

Sq.Ft: 2266

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 476140

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

±70

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4A	Finished	2266	2	FB-2	2010	2010	ROOF, HVAC+, KIT, BATH - 2	Exception: Y N
Garage Attached	4A	Unfinished	1555	0	0	2010	2010	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	4	224	2010	1146	0	Exception: Y N
PATIO	4	1060	2010	5422	0	Exception: Y N

change to 2I 5A

Improvements - Accessory Buildings

Bldg: 2

Code Area: 04500

Stat Class: 341

Year Blt: 2016

Eff Year Blt: 2016

Sq.Ft: 80

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 10x8

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	Exception: Y N
Multi-Purpose Bldg	5	Finished	80	0	0	2016	2016		Exception: Y N

Accessories

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

Bldg: 3

Code Area: 04500

Stat Class: 341

Year Blt: 2016

Eff Year Blt: 2016

Sq.Ft: 80

% Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 10x8

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	Exception: Y N
Multi-Purpose Bldg	5	Finished	80	0	0	2016	2016		Exception: Y N

Accessories

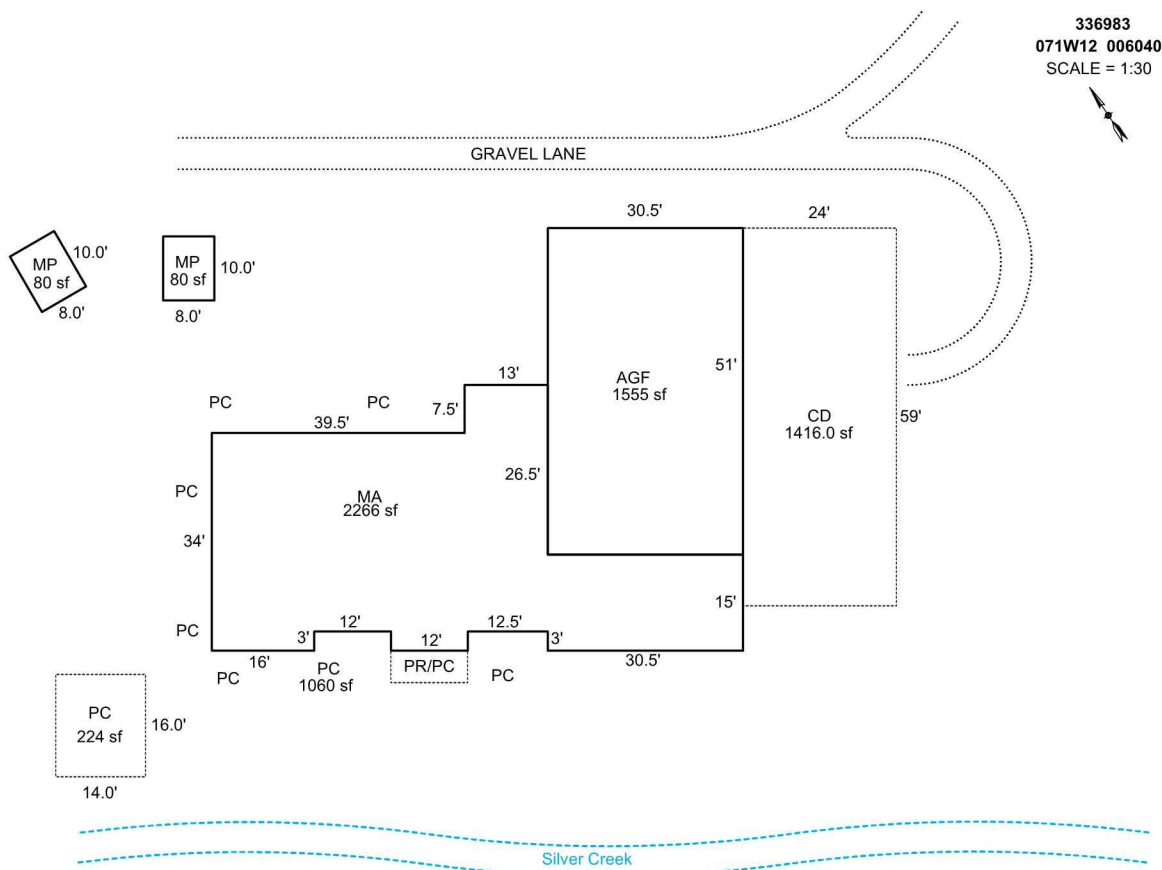
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 336983 Parcel No.: 071W12 00604
 Property Address: 14885 CANYON VIEW LN
 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	80.0	36.0	
	MP	1.0	80.0	36.0	160.0
GLA1	MA	1.0	2266.5	261.0	2266.5
P/P	CD	1.0	1416.0	166.0	
	PR/PC	1.0	60.0	34.0	
	PC	1.0	224.0	60.0	1700.0

COMMENT TABLE 1

DRAWN BY SH 12-2-10
 Edit to add MFS 4/17/12 Jane
 Edit to remove MFS 3/13/13 Jane
 UPDATED BY CJURAN 05/24/2022

COMMENT TABLE 2

#49 MattH 05/24/2022

3/17/25 MLH

COMMENT TABLE 3

SV L4

SV L4

Net LIVABLE	cnt	1	(rounded)	2,267
Net BUILDING	cnt	2	(rounded)	160





- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R336983 071W12 00604

Imp 1 Of 1

Owners Name: SIMPKINS,MICHAEL

Nbhd:NT.RUR

Living Area/Value : 2,266 / \$103,550

- | | |
|---|-------------------------------|
| 1. Type Imp : R | 7. Appr Method : C Cost Value |
| 2. Description : RESIDENTIAL | 8. Cost Value : \$143,520 |
| 3. Bldg Type : | 9. Income Value: \$0 |
| 4. Cmplx/Bldg : | 10. Trend Adj% : |
| 5. M/S Zip Code: 97381 | RMV Imprv: \$143,520 |
| 6. Comment : 2012-13: RES AND AGU NOW AT 78% COMPLETE// | 11-12: PER #31 ADD N |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	4	2266+	R05	\$103,550
S2	AGU - ATTACHED GARAGE, UN	4	1555	R05	\$39,970
Totals:			2266		\$143,520

T-Trend

CM-Comment

S*-Add Seg

(.) More

Enter Field #, Seg ID, or <RET> to Exit: __

32 Up Photo Report

Residential

6/3/2022 8:13AM

\$965,000 2 bd | 2 / 0 ba | 2266 sqftStatus: **Sold**

List Date: 8/31/2021

Year Built: 2010 / RESALE

14885 CANYON VIEW LN Silverton, OR 97381

XST/Dir: S Water St to a right on Canyon View Ln. Look for the circle drive 4 houses in.

MLS#: 21427296

Acres: 2.38

Unit #:

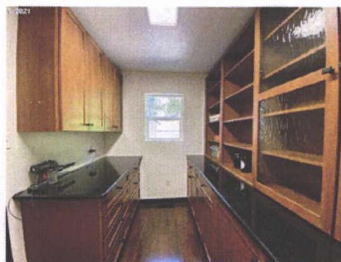
Property Details:

Property Type: Detachd Area: 170

Style: CRAFTSM, CUSTOM High: Silverton

Lot Size: 1-2.99AC

Property Tax/Yr: \$3,711.37 / 2020



Pantry

Den/Office



Bedroom - # 2



Bedroom - # 2



Bedroom, Primary

Status: **Sold**

Area: 170
14885 CANYON VIEW LN Silverton, OR 97381

Price: \$965,000



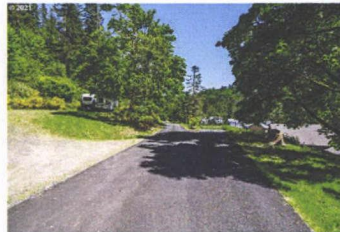
Bedroom, Primary



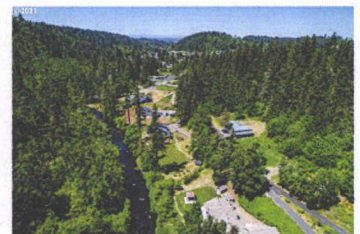
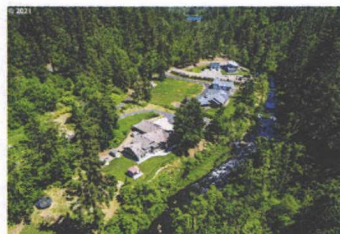
Attached Bathroom



Bathroom, Attached - Double Sinks



Acreage



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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



MLS #: **787804 14885 Canyon View Ln**

Status: **SOLD**

Zoning

Elem

Middle

High

Deferral

Taxes

Tax # **R336983**

Tax Years

Assessment

City **Silverton**

State **OR**

Zip **97381**

County **Marion**

Lot **2**

Block

Subdivision

XStreet

Dirs

Price **\$949,500**

Approx Total SqFt **2266**

Year Built **2010**

Beds **2**

Total Baths **2**

Full Baths **2**

Half Baths **0**

Garage Capacity **2**

Garage Type **Att**

Acres **2.380**

Class **RE**

Type **Residence**

Area **90**

Auction **No**

Click for Map/Assoc



IDX Include: **N**

Public Visibility: **MLS Public Listing**

Home Interior: Approx Total SqFt: **2266** SqFt Data Source: **County**

Basement:

Bonus Rms:

Dining:

Dishwasher:

Disposal

Dual Living:

Fireplace:

Flooring:

Handicap Amnties:

Heating/Cooling:

Range Facility:

Security System:

Smart Hm Feat:

Water Heater:

Wood Brn Stv:

View:

Sold comp.

Private Remarks / Confidential Data:
Sold comp.

WVMLS Lockbox **No**

Location

SHOWING INSTRUCTIONS **Refer to Pvt Rmks**

Listing Broker / Company
SOLD COMP

SOLD COMP
0

Co-List:

Negotiable Inclusions
Exclusions

Seller Terms

Selling Office Commission **2.25%**

Expected Active Date

Agency Type

Exclusive Right to Sell

DFCoopOf **No**

DualVar **No**

Escrow At

Possess

Price Per SQFT **\$425.86**

Orig Price **\$949,500**

Lst Date **8/31/2021**

DOM **43**

CDOM **43**

Owner/Occupant:

Owner

Owner Phn

Owner US Citizen (FRPTA)

Occ Name

Occ Phone

SaleSign

Simpkins

Tenant

Sold Information:

Sold for: **\$965,000**

Contract Date

9/10/2021

Closing Date

10/13/2021

How Sold

Cash

Closing Notes

Buyer Name

Sell Brk - Agt Name

ANGELA C LOPEZ

Sell Ofc - Ofc Name

BST REALTY, LLC

SellTeam - Team Name

Structure(s):

City Sewer?

Energy Score:

Exterior Color:

Foundation:

Green Home:

HiSpd Comms

Home Style: **1 Story**

Home Warranty:

New Constr? **N**

Patio:

Roof:

Septic:

Siding:

Siding Type:

Water:

LR Level **1**

LR Dim

DR Level

DR Dim

Kit Level **1**

Kit Dim

FR Level

FR Dim

Util Level

Util Dim

BR1 Level **1**

BR1 Dim

BR2 Level

BR2 Dim

BR3 Level

BR3 Dim

BR4 Level

BR4 Dim

AddRmLv

AddRmDm

#Baths 1L

#Baths LL

#Baths 2L

#Baths NMS

Garage Dims:

Manufactured Home Data:

MH Size

Moved 2x?

MH Type

MHDetitled

MH Make

MH Model

MH Serial#

Outbuildings:

Building Description:

Used For:

Size:

Lot/Land: Acres: **2.380**

Approx Lot SqFt:

Fenced Yard:

Flood Plain

Inspec Rpt Avail?

Landscape:

Lot Type:

RV Amenities:

Soil Type:

Swimming Pool:

Timber:

UG Sprinklers:

Water Rights?

Water Rights Source:

HOA?

HOA Fee

HOAFeeFreq

Land Description:

Used For:

Size:

**2 Page Photo Gallery for: 14885 Canyon View Ln
Silverton**

**\$949,500
787804**











SE VIEW

R. 336983



SW SIDE



NE VIEW

2.16.12



MANE