

Acct ID: 546563 MTL: 061E28CB00200 Date: 6/4/25 Appr: MLH Prop Class: 409 RMV Prop Class: 409
 Situs: 17636 ABIQUA RD NE SILVERTON OR 97381 MaSaNh: 03 06 002 Unit: 101725 Year: 2025

Last Date Appraised: 04/25/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
 Owner: TWLJ LLC Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 271000
 RMV Land: 260900 RMV Imp: 175100 RMV Total: 436000 MAV: 271000 MSAV: 0 SAV: 0
 Comment: 23-24 L2 4/25/23 CLUKE

Update Account After Work Order GONE MPs

Input MLH 6/4/25

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.47 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 178680 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: 22-23 REMOVED WATER ADJUSTMENT
 18-19: SV #94 CHG OSD// 08-09: LAND SEG CONSOLIDATION// 06-07: RECALC SETUP;#36, 07-22-05 07-08: PER #31 ON WATER FRONTAGE PROJECT, ADD WATER ADJ

Site: 2 Code Area: 04500 Size: 0.33 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 42220 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: 400028// 01-02: COMBINED LAND SEGs - SAME SOIL CLASS, SAME LIAB YR, 1.18 TTL ACRES 04-05: THIS IS A STEEP, WOODED PARCEL. OWNER IS NEVER GOING TO SELL OR BUILD ON. SOUTHERN BORDER OF PARCEL IS A CREEK, WHICH THEY USE FOR IRRIGATION.//05-06: informational// 06-07: RECALC SETUP;#36,07-22-05 //06-07: DISQ FARM USE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 465 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 1560 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: RMV: 55540
 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
First Floor	6	Finished	1560	0	FB-2	1986	1986	ROOF, HVAC, BATH - 2, SKRT+, KIT-	Y N

Accessories

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

Bldg: 2 Code Area: 04500 Stat Class: 148 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 80290
 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
Garage Detached	4	Finished	900	0	0	1995	1995	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 107 Year Blt: Eff Year Blt: 1986 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 34670
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	1	1986	34668	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x16 RMV: 630
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors GONE

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	160	0	0	1970	1970	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: 341 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 3970
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors Gone

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	192	0	0	2012	2012	FAIR	Exception: Y N

Accessories

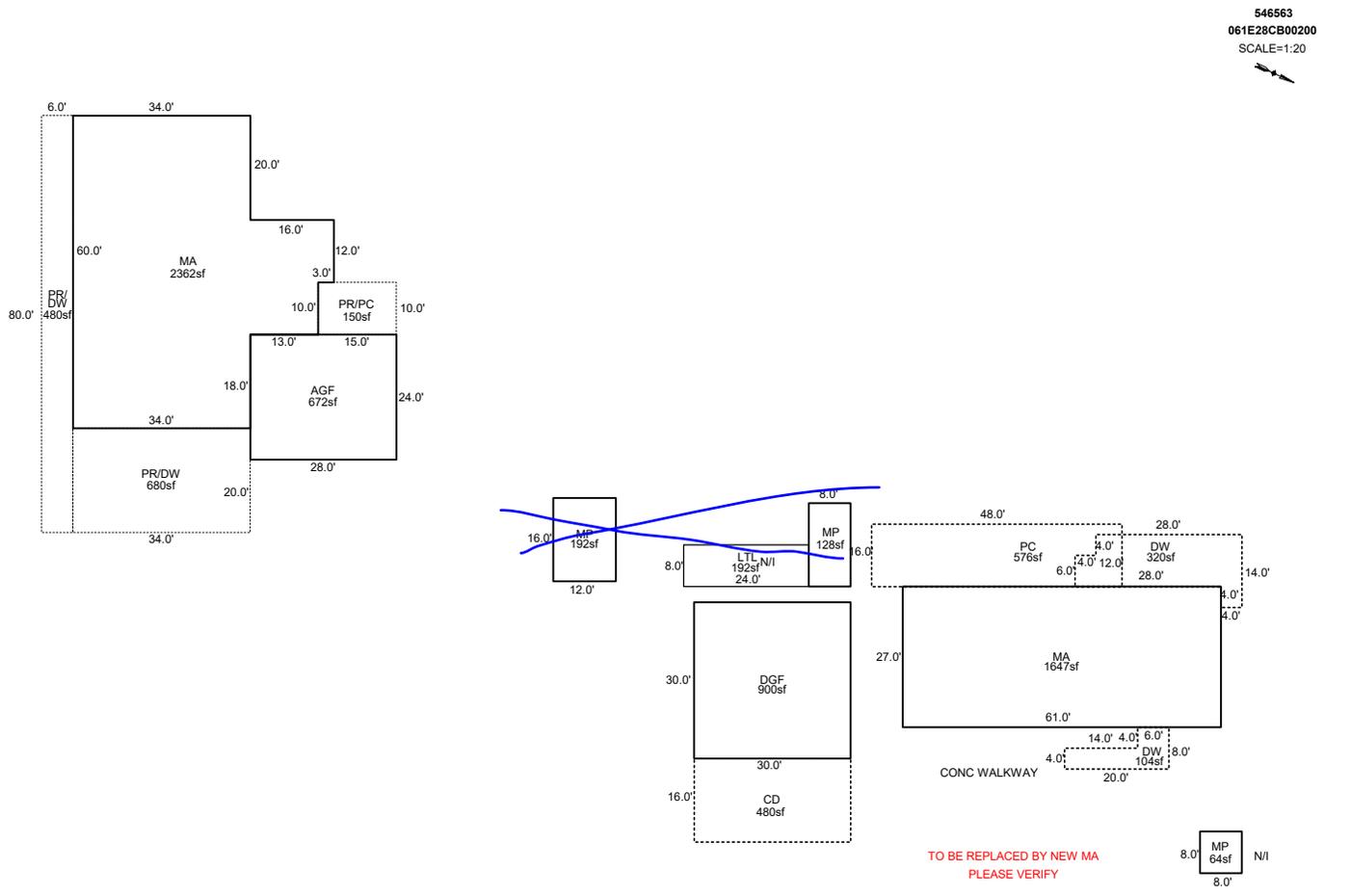
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 546563 Parcel No.: 061E28CB00200
 Property Address: 17636 ABIQUA RD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	192.0	56.0		DRAWN BY JRONDEMA 7/12/18 UPDATED BY JRONDEMA 8/17/18 UPDATED BY CLOBERG 05/06/25 25-001297 MA	
	MP	1.0	128.0	48.0	320.0		
GLA1	MA	1.0	1647.0	176.0	1647.0		
GAR	DGF	1.0	900.0	120.0			
	AGF	1.0	672.0	104.0	1572.0		
MA	MA	1.0	2362.0	220.0	2362.0		
P/P	PC	1.0	576.0	120.0			
	CD	1.0	480.0	92.0			
	DW	1.0	320.0	92.0			
	DW	1.0	104.0	56.0			
	PR/PC	1.0	150.0	50.0			
	PR/DW	1.0	680.0	108.0			
	DW	1.0	480.0	172.0	2790.0		
	Net LIVABLE	cnt	1 (rounded)		4,009		
	Net BUILDING	cnt	2 (rounded)		320		

COMMENT TABLE 2	COMMENT TABLE 3
8.14.18 SR #94 S.V.	