

Acct ID: 538140 MTL: 061E350001800 Date: 6/20/25 Appr: MLH Prop Class: 641 RMV Prop Class: 501
 Situs: 5952 PEAKS VIEW RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 74887 Year: 2025

Last Date Appraised: 01/21/2025 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (L4: IMAGERY ONLY REVIEW)

Owner: HEISE, NATHAN L Roll Type: R

Cycle Tag Sales Verification Other: FARM Inspection level: 1 2 3 4 LCB TTO INSP AV: 244306

RMV Land: 496030 RMV Imp: 352776 RMV Total: 848806 MAV: 140220 MSAV: 29856 SAV: 50558

Comment: 25-26: L4 1.21.25 MLH
24-25: L1 3.15.24 MLH

NEW owners retag NC to improvements

Notations Input MLH 6/20/25

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	40000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 20800 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 24-25: Update land classes

08-09: CORRECTED PART TOTALS
02-03; ADDED HOMESITE, CHANGED LAND SCHEDULE FROM 00HA TO 00G 06-07: RECALC SETUP;#36, 06-27-05

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Forest Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 14600 Exception: Y N
 S
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM.

Site: 4 Code Area: 04500 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 36490 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1978 / 4000028: 02-03; MOVED 2.50 ACRES FROM R38139 FOR minimal 5 acre for homesite on the fire district acct. /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

Site: 5 Code Area: 04500 Size: 26.32 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 384140 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1978 / 08-09: CORRECTED PART TOTALS/ 400008: 02-03; MOVED 2.50 ACRES TO R38140 - CHANGED LAND SCHEDULE FROM 00HA TO 00G /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 06-07: RECALC SETUP;#36, 06-27-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 132 Year Blt: 2001 Eff Year Blt: 2015 Sq.Ft: 2566 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 313360
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 74230 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	768	1	FB-2	2001	2015	ROOF, FP - 2, HVAC, KIT-, BATH - 2	Y N
First Floor	3	Finished	1017	0	0	2001	2015		Y N
Attic	3	Unfinished	308	3	0	2001	2015	HVAC	Y N
Attic	3	Finished	781	0	0	2001	2015		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	2015	18490	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 48 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x6 RMV: 0
 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	48	0	0	2003	2003		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: 2016	Eff Year Blt: 2016	Sq.Ft: 1338	% Complete: 100
Desc: Loft Barn (LB)			Dimensions:			RMV: 34910
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	
Loft Barn	4	Finished	1338	0	0	2016	2016	AVG	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 04500	Stat Class: 354	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 629	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions:			RMV: 2140
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	629	0	0	2016	2016		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 04500	Stat Class: 357	Year Blt:	Eff Year Blt: 1998	Sq.Ft: 400	% Complete: 100
Desc: Frost Control			Dimensions: 20x20			RMV: 616
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	
Frost Control	4	Finished	400	0	0	0	1998		Exception: Y N

Accessories

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

Bldg: 6	Code Area: 04500	Stat Class: 357	Year Blt:	Eff Year Blt: 1998	Sq.Ft: 960	% Complete: 100
Desc: Frost Control			Dimensions: 48x20			RMV: 1480
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	
Frost Control	4	Finished	960	0	0	0	1998		Exception: Y N

Accessories

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

Bldg: 7	Code Area: 04500	Stat Class: 354	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 80	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 16x5			RMV: 270
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

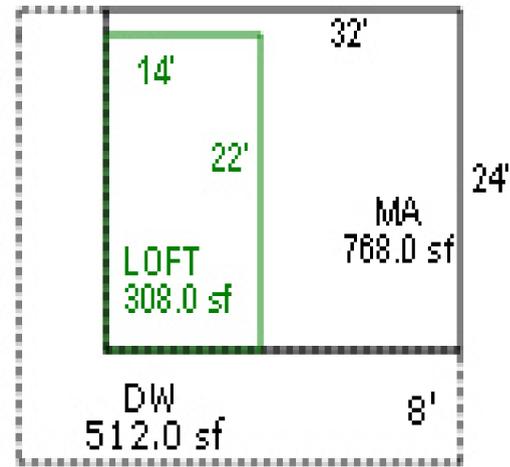
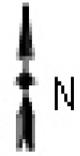
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Light Duty	4	Finished	80	0	0	2016	2016		Exception: Y N

Accessories

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

R38140
061E35 01800



Gravel Lane

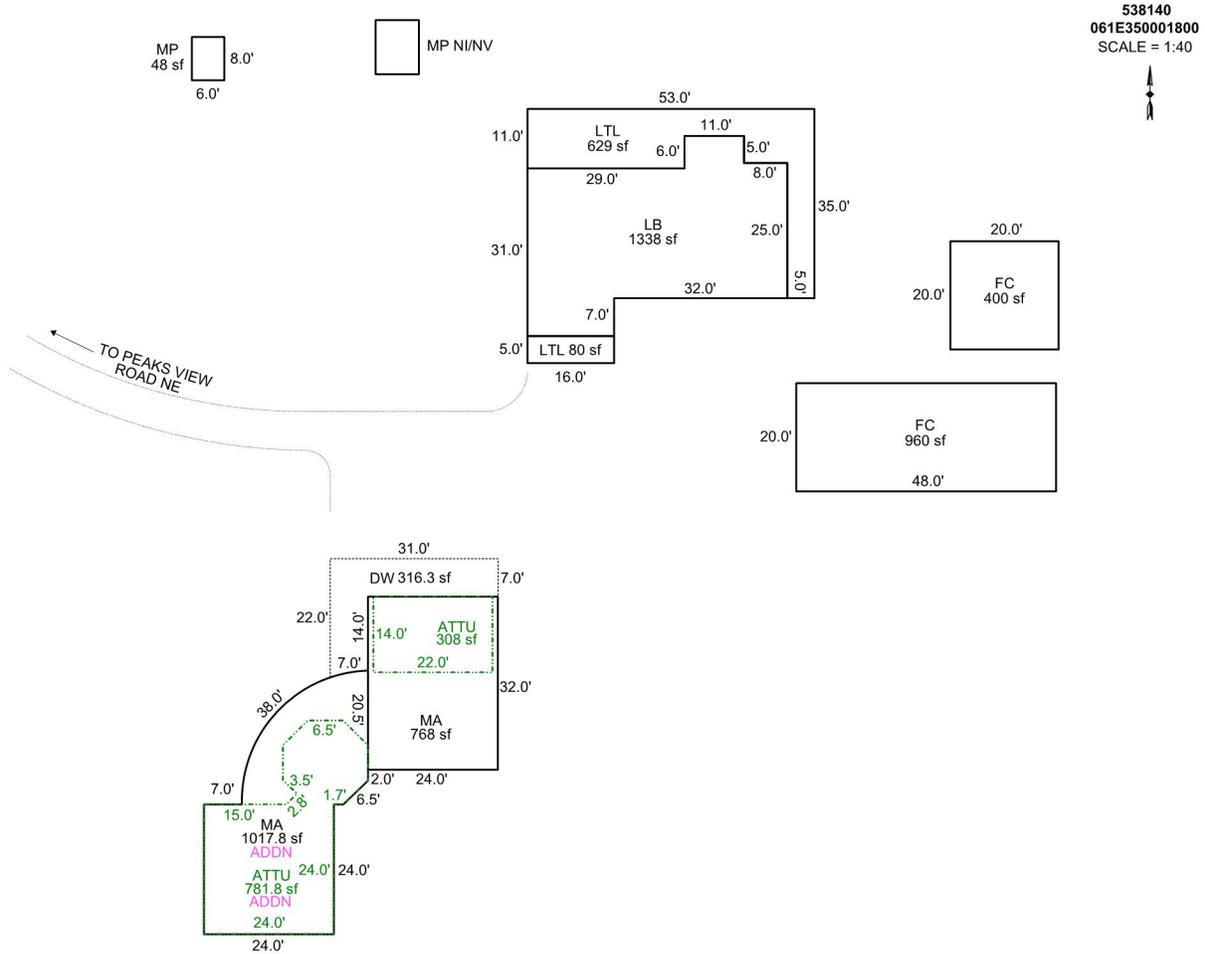
Gate

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538140 Parcel No.: 061E35 01800
 Property Address: 5952 PEAKS VIEW DRIVE NE
 City: SCOTTS MILLS County: State: OR ZipCode: 97375
 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	FC	1.0	960.0	136.0	
	FC	1.0	400.0	80.0	
	LB	1.0	1338.0	170.0	
	LTL	1.0	629.0	188.0	
	LTL	1.0	80.0	42.0	
GLA1	MP	1.0	48.0	28.0	3455.0
	MA	1.0	768.0	112.0	
GLA2	MA	1.0	1017.8	145.1	1785.8
	ATTU	1.0	781.8	134.2	
P/P	ATTU	1.0	308.0	72.0	1089.8
	DW	1.0	316.3	104.8	316.3
	Net LIVABLE	cnt	4 (rounded)		2,876
	Net BUILDING	cnt	6 (rounded)		3,455

COMMENT TABLE 1

Apex by JA 10/08/09
 UPDATED BY CJURAN 03/19/2024

COMMENT TABLE 2

MLH 03/15/2024

COMMENT TABLE 3

TAGS L1









Acct ID: 538140 MTL: 061E350001800 Date: 1/21/25 Appr: MLH Prop Class: 641 RMV Prop Class: 501
 Situs: 5952 PEAKS VIEW RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 74887 Year: 2024
 Last Date Appraised: 03/15/2024 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (L4: IMAGERY ONLY REVIEW)
 Owner: HEISE, NATHAN L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 165246
 RMV Land: 608630 RMV Imp: 289844 RMV Total: 898474 MAV: 71570 MSAV: 29106 SAV: 52324

Comment: 24-25: L1 3.15.24 MLH
MLS-825220

MA Addn @ 100% Use Tag

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

Forest OK, looks like about 2.5 acres has been cut and will need replanted

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	35000	04500	0

CHECK REPLANT 5/2025

Land

Chris 3/4/25 Owners are working with USDA Forstry division

Site: 1 Code Area: 04500 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 26160 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 24-25: Update land classes

08-09: CORRECTED PART TOTALS
 02-03; ADDED HOMESITE, CHANGED LAND SCHEDULE FROM 00HA TO 00G 06-07: RECALC SETUP;#36, 06-27-05

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Forest Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 18360 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM.

Site: 4 Code Area: 04500 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 45900 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1978 / 4000028: 02-03; MOVED 2.50 ACRES FROM R38139 FOR minimal 5 acre for homesite on the fire district acct. /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

Site: 5 Code Area: 04500 Size: 26.32 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 483210 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1978 / 08-09: CORRECTED PART TOTALS/ 400008: 02-03; MOVED 2.50 ACRES TO R38140 - CHANGED LAND SCHEDULE FROM 00HA TO 00G /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 06-07: RECALC SETUP;#36, 06-27-05

Improvements - Residence / Manufactured Structures

2015 Blended

Bldg: 1 Code Area: 04500 Stat Class: 1372 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 1785 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 249450
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 45990 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	768	4	FB-2	2001	2001	BATH - 2, KIT-, ROOF, HVAC <u>FP 2'</u>	Exception: Y N
First Floor	<u>100</u>	3	Finished	1017	0	2001	2001		Exception: <u>Y</u> N
Attic	3	Unfinished	308	0	0	2001	2001		Exception: Y N
Attic	<u>100</u>	3	<u>FE</u> Unfinished	781	0	2001	2001	<u>HVAC</u>	Exception: <u>Y</u> N

1 1/2, 1 1/4 m

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	2001	14899	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 48 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x6 RMV: 0
 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	
Multi-Purpose Bldg	4	Finished	48	0	0	2003	2003		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: 2016 Eff Year Blt: 2016 Sq.Ft: 1338 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: RMV: 35740
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 17380 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Loft Barn	4	Finished	1338	0	0	2016	2016	AVG	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 354 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 629 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 2190
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 1060 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Light Duty	4	Finished	629	0	0	2016	2016		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 357 Year Blt: Eff Year Blt: 1998 Sq.Ft: 400 % Complete: 100
 Desc: Frost Control Dimensions: 20x20 RMV: 642
 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	
Frost Control	4	Finished	400	0	0	0	1998		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 357 Year Blt: Eff Year Blt: 1998 Sq.Ft: 960 % Complete: 100
 Desc: Frost Control Dimensions: 48x20 RMV: 1542
 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	
Frost Control	4	Finished	960	0	0	0	1998		Exception: Y N

Accessories

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

Bldg: 7 Code Area: 04500 Stat Class: 354 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 80 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 16x5 RMV: 280
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 140 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Light Duty	4	Finished	80	0	0	2016	2016		Exception: Y N

Accessories

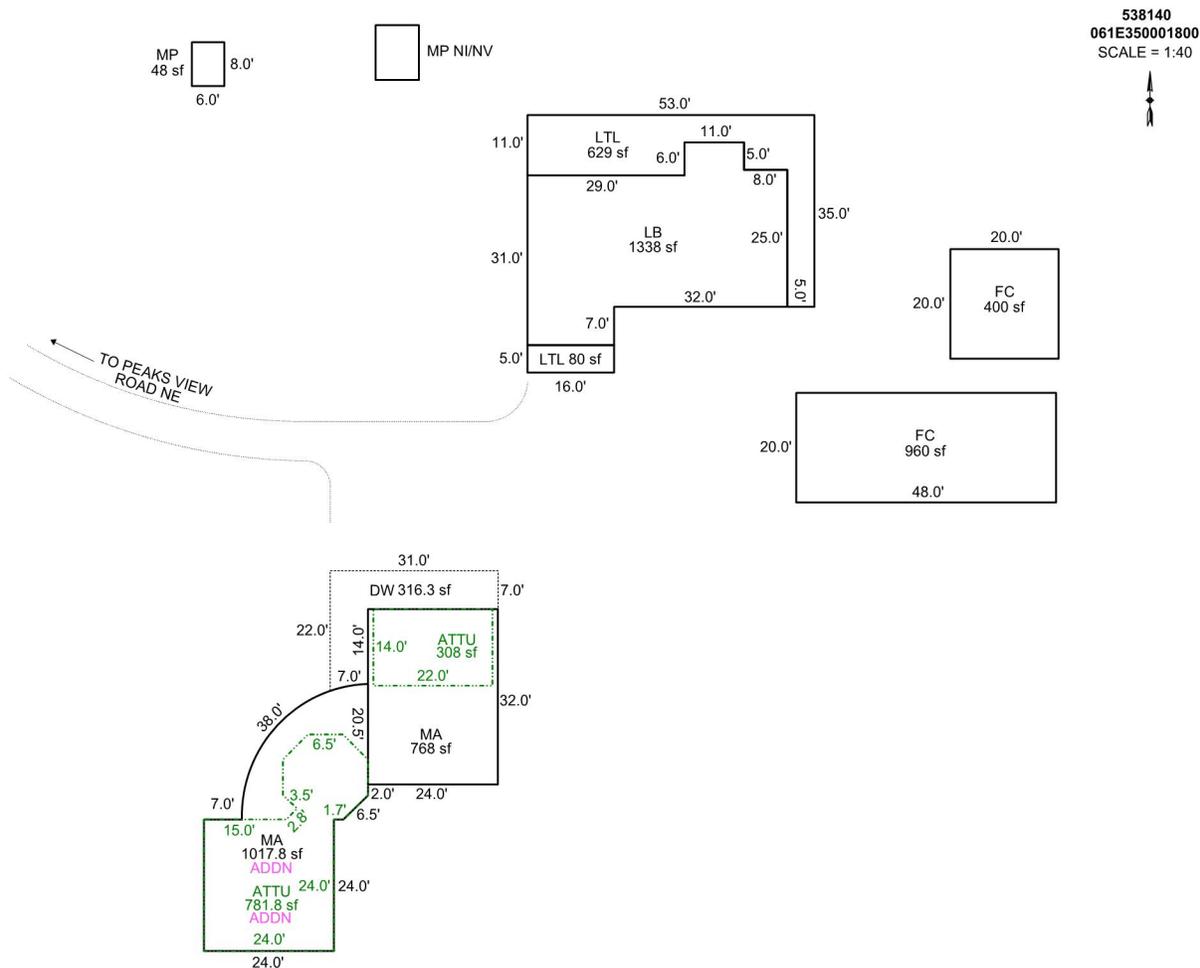
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538140 Parcel No.: 061E35 01800
 Property Address: 5952 PEAKS VIEW DRIVE NE
 City: SCOTTS MILLS County: State: OR ZipCode: 97375
 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	FC	1.0	960.0	136.0	
	FC	1.0	400.0	80.0	
	LB	1.0	1338.0	170.0	
	LTL	1.0	629.0	188.0	
	LTL	1.0	80.0	42.0	
GLA1	MP	1.0	48.0	28.0	3455.0
	MA	1.0	768.0	112.0	
GLA2	MA	1.0	1017.8	145.1	1785.8
	ATTU	1.0	781.8	134.2	
P/P	ATTU	1.0	308.0	72.0	1089.8
	DW	1.0	316.3	104.8	316.3
	Net LIVABLE	cnt	4 (rounded)		2,876
	Net BUILDING	cnt	6 (rounded)		3,455

COMMENT TABLE 1

Apex by JA 10/08/09
 UPDATED BY CJURAN 03/19/2024

COMMENT TABLE 2

MLH 03/15/2024
 1/21/25 MLH

COMMENT TABLE 3

TAGS L1
 TAGS L4





