

Acct ID: 538739 MTL: 071E150001100 Date: 6/26/25 Appr: MLH Prop Class: 581 RMV Prop Class: 501
 Situs: 19502 COYOTE RIDGE WAY NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 87797 Year: 2025

Last Date Appraised: 05/28/2024 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
 Owner: ALLEN INVESTMENTS INC Roll Type: R
 Cycle Tag Sales Verification Other: Farm Inspection level: 1 2 3 4 LCB TTC INSP AV: 545984
 RMV Land: 499390 RMV Imp: 889090 RMV Total: 1388480 MAV: 508170 MSAV: 37814 SAV: 61307
 Comment: 24-25: L2 5.28.24 MLH
 24-25 L2 12/5/23 CLUKE

Reprint OK

Input MLH 6/26/25

Notations

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

Farm structures

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	04480	0

Land

Site: 2 Code Area: 04480 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 14150 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009

24-25: Updated land classes

Site: 3 Code Area: 04480 Size: 12.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 169810 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1971 / 400088

Site: 4 Code Area: 04480 Size: 5.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 70750 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1971 / 400088

Site: 5 Code Area: 04480 Size: 15.03 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 193350 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1976 / 20-21: 2.91 ACRES REINSTATE FOREST USE / 20-21: PARTIAL DQS FOREST USE / 18-19: SV #94 NO CHG

Site: 6 Code Area: 04480 Size: 3.45 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 1330 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1996 / 2009-10 CORRECTED ACREAGE PER MAP ROOM. //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//400008//05-06: RECALC SETUP; APPR 17, 05/25/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04480 Stat Class: 153 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 3742 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 789640
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

p/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	3300	3	FB-3/ HB-1	1992	1992	FP - 1, ROOF, KIT-, BTH - 1, BATH - 3, HVAC+	Y N
Basement	5	Unfinished	2594	1	FB-1	1992	1992	HVAC, BATH - 1	Y N
Basement	5	Finished	442	0	0	1992	1992		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	1992	37464	1	Y N

Bldg: 3 Code Area: 04480 Stat Class: 138 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 51040
 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	
Garage Detached	3	Unfinished	728	0	0	2002	2002	ROOF	
Exception: Y N									

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04480	Stat Class: 351	Year Blt: 1985	Eff Year Blt: 1983	Sq.Ft: 640	% Complete: 100			
Desc: General Purpose Building (GB)					Dimensions: 32x20	RMV: 2950			
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	
General Purpose Bldg	5	Finished	640	0	0	1985	1983	FAIR	
Exception: Y N									

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

Bldg: 4	Code Area: 04480	Stat Class: 351	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 2880	% Complete: 100			
Desc: General Purpose Building (GB)					Dimensions: 72x40	RMV: 44390			
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	
General Purpose Bldg	5	Finished	2880	0	0	2008	2008	AVG	
Exception: Y N									

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

Bldg: 5	Code Area: 04480	Stat Class: 354	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 320	% Complete: 100			
Desc: Lean-to Light (LTL)					Dimensions: 40x8	RMV: 880			
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	
Lean-to Light Duty	4	Finished	320	0	0	2008	2008		
Exception: Y N									

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

Bldg: 6	Code Area: 04480	Stat Class: 354	Year Blt:	Eff Year Blt: 1983	Sq.Ft: 240	% Complete: 100			
Desc: Lean-to Light (LTL)					Dimensions: 12x20	RMV: 190			
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	
Lean-to Light Duty	4	Finished	240	0	0	0	1983		
Exception: Y N									

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

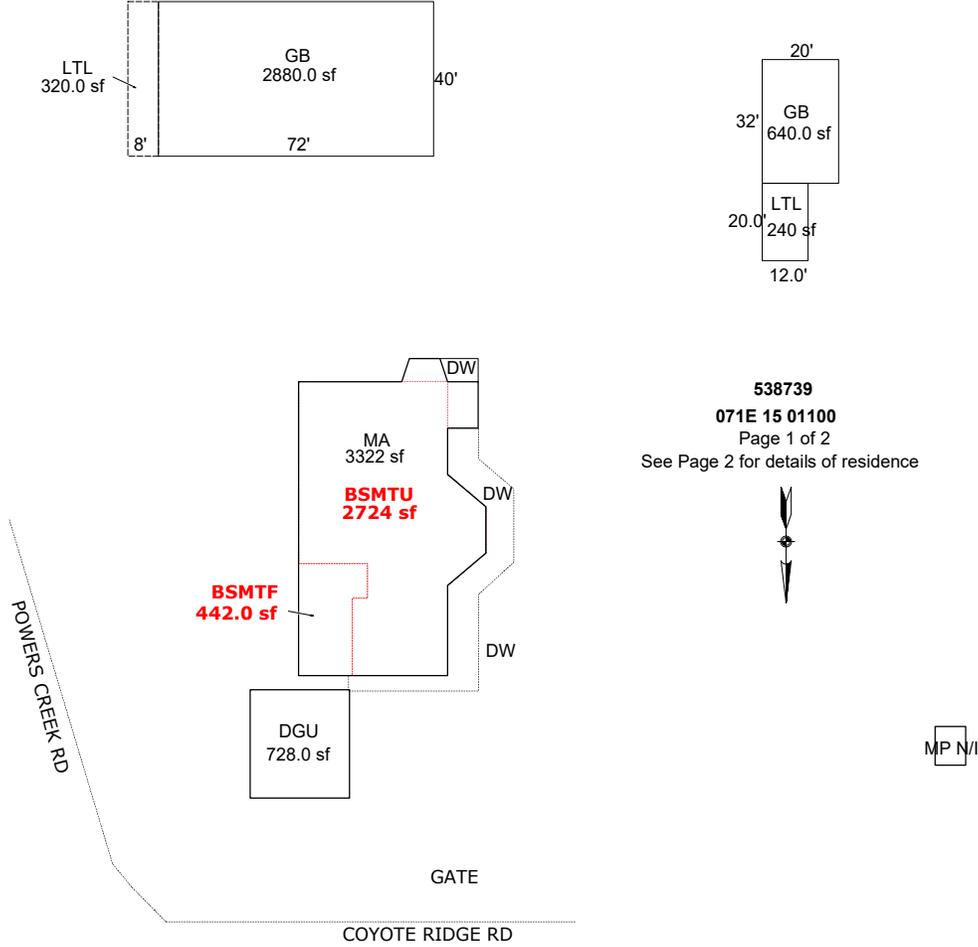


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538739 Parcel No.: 071E15 01100
 Property Address: 19052 Coyote Ridge Wy NE
 City: Silverton County: State: Or ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



538739
071E 15 01100
 Page 1 of 2
 See Page 2 for details of residence

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA0	BSMTF	1.0	442.0	94.0	442.0	APEX 1/12/2010 Jane UPDATED BY SH 1-13-10 (CHANGED MA SF) UPD BY WW 6.4.24	
GLA1	MA	1.0	3322.7	263.9	3322.7		
BSMT	BSMTU	1.0	2724.7	247.3	2724.7		
GAR	DGU	1.0	728.0	108.0	728.0		
OTH	GB	1.0	640.0	104.0			
	GB	1.0	2880.0	224.0			
P/P	LTL	1.0	240.0	64.0	3760.0		
	LTL	1.0	320.0	96.0	320.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 5.28.24	F/F L2
Net LIVABLE		cnt	1	(rounded)	3,765		

