

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 7/16/25 Print Date: 5/9/2025

Acct ID: 560490 MTL: 061E34D000300 Date: 6/26/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451

Situs: 5484 SPRING CLIFF LN NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 002 Unit: 146634 Year: 2025

Last Date Appraised: 03/23/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: email 7/1/25

Owner: ZWICKER, DERRINDA JO SPRINGER Roll Type: R

Cycle Tag Sales Verification Other: Farm Inspection level: 1 2 3 4 LCB TTO INSP AV: 320782

RMV Land: 344430 RMV Imp: 558600 RMV Total: 903030 MAV: 286450 MSAV: 34332 SAV: 69469

Comment: 23-24 L4 03.23.23 CL

Notations

RP/MS	Code	Description
<u>RP</u>	<u>411</u>	<u>SEE ACCOUNT NOTES - 411</u>
RP	ZONED	FARM EFU ZONED

Farm orchard
Per CWO open area is part
of Homesite

OSDs

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

Land

Site: 1	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 58770	Exception: Y	N	

Adjustment(s): Fire Patrol: Description:

Comments: 19-20: PER #31 CHG OSD A/J// 18-19: PER #94 CHG OSD / 08-09: LAND SEG CONSOLIDATION// 06-07: RECALC SETUP;#36 06-23-05

Site: 2	Code Area: 04500	Size: 2.41 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 141630	Exception: Y	N	

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 2021

Site: 3	Code Area: 04500	Size: 1.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY	RMV: 94030	Exception: Y	N	

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 2021

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04500	Stat Class: 152 -	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 2179	% Complete: 100
Desc: Multi Story above grade	Dimensions: RMV: 528260					
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	Exception: Y N
First Floor	5 -	Finished	1530	1	FB-1/ HB-1	2018	2018	KIT, HVAC, ROOF, BTH - 1, BATH - 1	
Second Floor	5 -	Finished	649	2	FB-1	2018	2018	BATH - 1, HVAC	
Garage Attached	5 -	Finished	650	0	0	2018	2018	ROOF	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	0	2018	43262	1	

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04500	Stat Class: 341	Year Blt: 1987	Eff Year Blt: <u>1987</u>	Sq.Ft: 360	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 12x30	RMV: 2190				
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	Exception: Y N
Multi-Purpose Bldg	5	Finished	360	0	0	1987	1987	FAIR	

Accessories

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

Bldg: 3	Code Area: 04500	Stat Class: 353	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 160	% Complete: 100
Desc: Machine Shed (MS)	Dimensions: 16x10	RMV: 2710				
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	
Machine Shed	5	Finished	160	0	0	2018	2018	FAIR	Exception: Y N

Accessories

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

N/C

Bldg: 4

Code Area: 04500

Stat Class: 351

Year Blt: 2020

Eff Year Blt: 2020

Sq.Ft: 1140

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 38x30

RMV: 25440

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	1140	0	0	2020	2020	AVG	Exception: Y N

Accessories

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

354 LTL

592 sf

2020

M/M

341 MP 5

20x10

1999

Fair

I/O

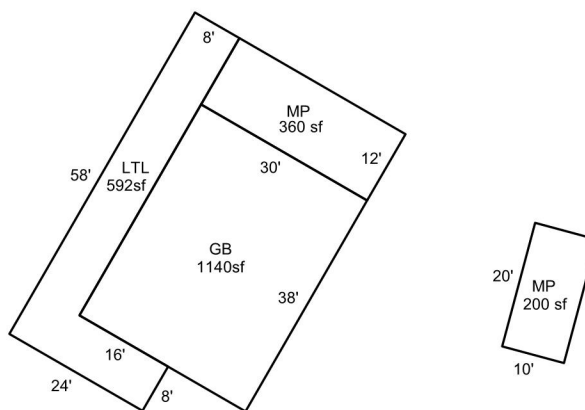
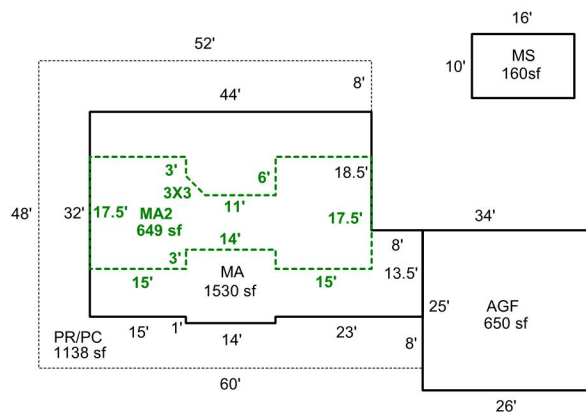
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 560490 Parcel No.: 061E34D 00300
 Property Address: 5484 SPRING CLIFF LANE NE
 City: SCOTTS MILLS County: MARION State: OR ZipCode: 97375
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

560490
 061E34D 00300
 SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	360.0	84.0	
	GB	1.0	1140.0	136.0	
	MP	1.0	200.0	60.0	
	LTL	1.0	592.0	164.0	2292.0
GLA1	MA	1.0	1530.0	170.0	1530.0
GLA2	MA2	1.0	648.5	139.2	648.5
GAR	AGF	1.0	650.0	102.0	
	MS	1.0	160.0	52.0	810.0
P/P	PR/PC	1.0	1138.0	306.0	1138.0
	Net LIVABLE	cnt	2	(rounded)	2,179
	Net BUILDING	cnt	4	(rounded)	2,292

COMMENT TABLE 1

Apex by CW 12/16/16
 UPDATED BY JRONDEMA 1/24/18
 UPDATED BY JRONDEMA 9/18/18
 UPDATED BY JRONDEMA 1/10/19
 UPDATED BY CJURAN 03/27/2023

COMMENT TABLE 2

11/1/17 SR #94 SV
 1/22/18 SR #94 TAGS
 CL 03/23/2023

COMMENT TABLE 3

SV L4



R60490

MA

01/08/2019

A photograph of a house roof. The roof is covered in grey metal siding. A grey metal antenna is mounted on the left side of the roof. A grey electronic device, possibly a receiver or amplifier, is mounted on the roof near the center. A black cable runs from the device down the side of the house. The background shows trees and a building.

R60490
MP 20x10
01/08/2019



R60490
AGF
01/08/2019



R60490
AGF NE side
01/08/2019



R60490

AGF/ MA NE side

01/08/2019



R60490

MA/PR/ PC Back

01/08/2019



R60490

MA/PR/ PC SE side

01/08/2019



R60490

MA/PR/ PC

01/08/2019



R60490
MP 30x12, CD 38x30
01/08/2019

The image shows an outdoor industrial or construction site. In the background is a single-story grey building with a white door and a window. To the right is a large white metal trailer. In the foreground, there's a rusty, curved metal structure on the left and a blue metal stand with a wooden plank on the right. The ground is wet and muddy. Tall evergreen trees are visible behind the building.

R60490
MP 20x10
01/08/2019





R60490
MA, ATTF, EP

11/1/17



R60490

MP 30X12

CD 38x30

11/1/17



R60490 MA, MA2, AGF W.SIDE
2019-09-25



R60490 MA, MA2, AGF E.SIDE
2019-09-25







