

Acct ID: 520771 MTL: 071W02BC01200 Date: **4/24/25** Appr: **MLH** Prop Class: 541 RMV Prop Class: 401
 Situs: 660 EUREKA AVE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 54673 Year: 2025

Last Date Appraised: 02/26/2013 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
 Owner: RICHARD S & JILL S GUSTIN TR & Roll Type: R
 Cycle Tag Sales Verification Other: Clean Up Inspection level: 1 2 3 **4** LCB TTO INSP AV: 364569
 RMV Land: 389190 RMV Imp: 404054 RMV Total: 793244 MAV: 359560 MSAV: 5009 SAV: 14873
 Comment:

Notations

Update Inventory

Input MLH 7/10/25

RP/MS	Code	Description
RP	FUZ	FARM NON-EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	04020	0

Land

Site: 1	Code Area: 04020	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Market Homesite	Description: FOUR HILL DRY	RMV: 23860	Exception: Y N		
Adjustment(s): FSOIL	Fire Patrol:	Description:				
Comments: 400028 /00-01; SEPERATED INCREMENT FROM HOMESITE 06-07: RECALC SETUP;#T41 08-17-05						
Site: 2	Code Area: 04020	Size: 14.40 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - Non EFU	Description: SIX HILL	RMV: 326470	Exception: Y N		
Adjustment(s): FSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1975 / 00400028						
Site: 3	Code Area: 04020	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - Non EFU	Description: FOUR HILL DRY	RMV: 23860	Exception: Y N		
Adjustment(s): FSOIL	Fire Patrol:	Description:				
Comments: Liability year - 1975 / 00400028						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04020	Stat Class: 141	Year Blt: 1925	Eff Year Blt: 1992	Sq.Ft: 2272	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 323850				
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	4	Finished	2272	3	FB-2/ HB-1	1925	1992	FP - 2, HVAC, ROOF, KIT-, BTH - 1, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1992	35952	1	Y N

Bldg: 2	Code Area: 04020	Stat Class: 148	Year Blt: 1940	Eff Year Blt: 1992	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements	Dimensions:	RMV: 49640				
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	Unfinished	560	0	0	1940	1992	ROOF	Y N

Accessories

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

Bldg: 3	Code Area: 04020	Stat Class: 108	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 8670				
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
No floor data available									

Part of YI Move MAV

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	3440	1992	8669	1	Y N

Improvements - Accessory Buildings

2009

Bldg: 4 Code Area: 04020 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1232 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 56x22 RMV: 5650
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	4	Finished	1232	0	0	1989	1989	FAIR	

Accessories

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

Bldg: 5 Code Area: 04020 Stat Class: 341 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 128 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 810
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

gone

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	128	0	0	1989	1989	FAIR	

Accessories

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

Bldg: 6 Code Area: 04020 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 380 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 38x10 RMV: 2920
 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	4	Finished	380	0	0	1993	1993	FAIR	

Accessories

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

Bldg: 7 Code Area: 04020 Stat Class: 312 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1408 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 44x32 RMV: 3800
 Func Obsc: 50 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

100

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Loft Barn	4	Finished	1408	0	0	1984	1984	FAIR	

Accessories

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

Bldg: 8 Code Area: 04020 Stat Class: 341 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 180 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 18x10 RMV: 1280
 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	4	Finished	180	0	0	1989	1989	FAIR	

Accessories

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

Bldg: 9 Code Area: 04020 Stat Class: 301 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 325 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 25x13 RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Chicken Fence Delete

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Building Structure	0	Finished	325	0	0	1974	1974		

Accessories

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

Bldg: 10 Code Area: 04020 Stat Class: 357 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 960 % Complete: 100
 Desc: Frost Control Dimensions: 48x20 RMV: 1604
 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
Frost Control	4	Finished	960	0	0	2000	2000		Exception: Y N

Accessories

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

Bldg: 11 Code Area: 04020 Stat Class: 321 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 960 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 40x24 RMV: 4560
 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
Hay Cover	4	Finished	960	0	0	2004	2004	FAIR	Exception: Y N

Accessories

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

Bldg: 12 Code Area: 04020 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 264 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 22x12 RMV: 740
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1984

LTL

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	264	0	0	2000	2000	FAIR	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 04020 Stat Class: 354 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 651 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 530
 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
Lean-to Light Duty	4	Finished	651	0	0	1984	1984		Exception: Y N

Accessories

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

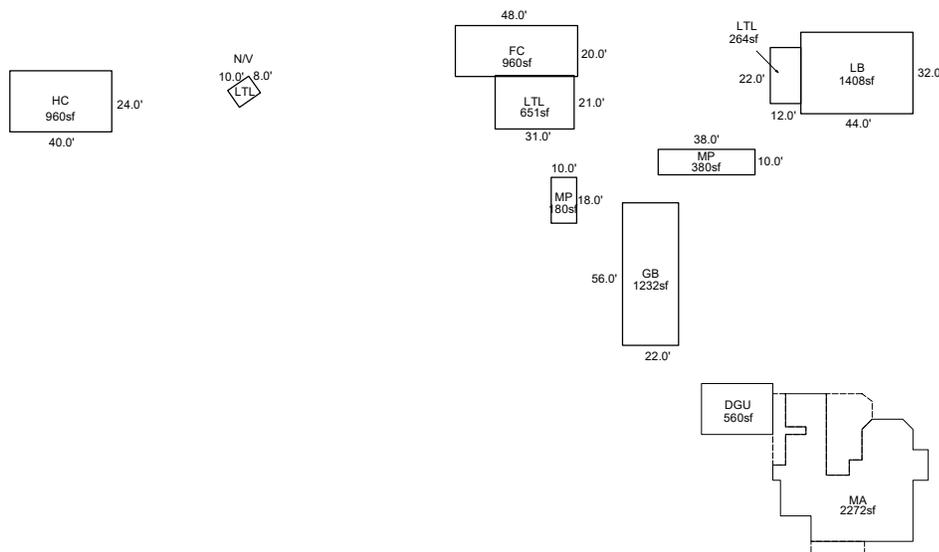
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520771 Parcel No.: 071W02BC01200
 Property Address: 660 EUREKA AV
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

520771
071W02BC01200
 SEE PAGE TWO FOR HOME DIMENSIONS
 SCALE=1:55



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LB	1.0	1408.0	152.0		APEXED BY NRC 09/21/2009 Update to correct HH to FC, correct SF of HC, MI; add N UPDATED BY CLOBERG 07/09/25	
	LTL	1.0	264.0	68.0			
	MP	1.0	180.0	56.0			
	GB	1.0	1232.0	156.0			
	LTL	1.0	651.0	104.0			
	MP	1.0	380.0	96.0			
	HC	1.0	960.0	128.0			
	LTL	1.0	80.0	36.0			
	FC	1.0	960.0	136.0	6115.0		
GLA1	MA	1.0	2272.0	293.3	2272.0	COMMENT TABLE 2	COMMENT TABLE 3
GAR	DGU	1.0	560.0	96.0	560.0	MLH 06/02/25	CLEAN UP L4
P/P	PR/PC	1.0	164.0	82.0			
	DW	1.0	460.0	95.7			
	PR	1.0	126.0	54.0	750.0		
	Net LIVABLE	cnt	0	(rounded)	2,272		
	Net BUILDING	cnt	9	(rounded)	6,115		

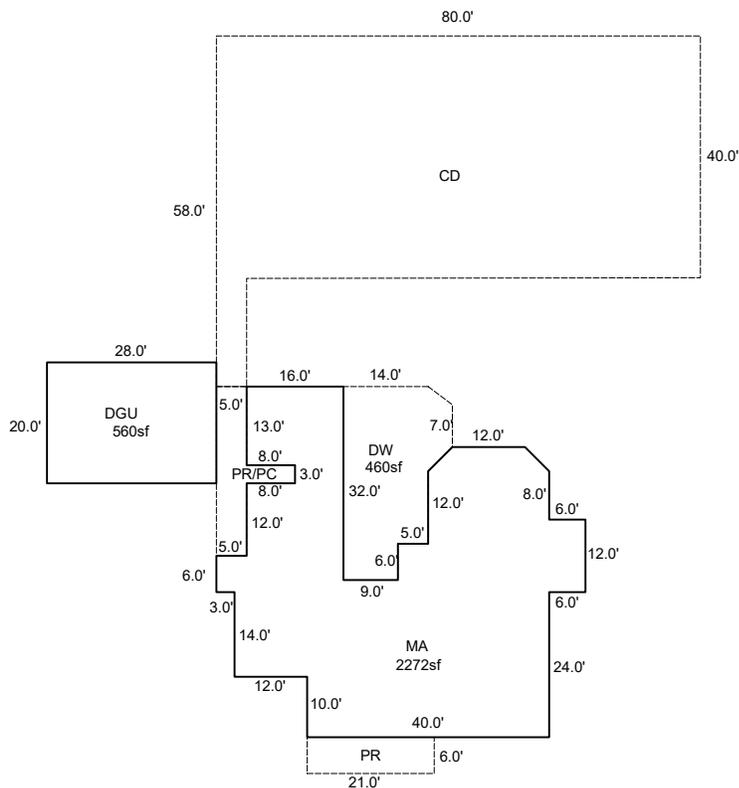
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 "SEE PAGE ONE FOR ALL BUILDINGS"



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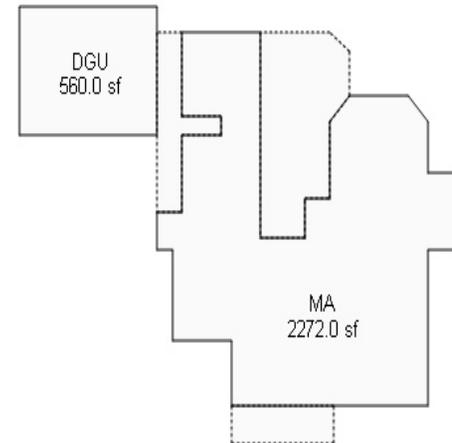
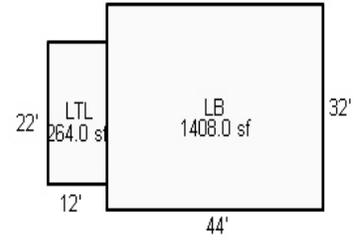
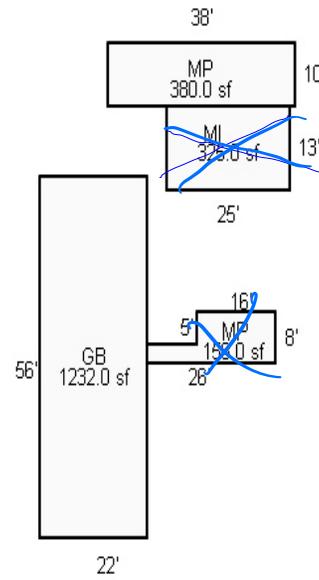
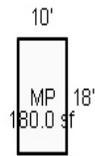
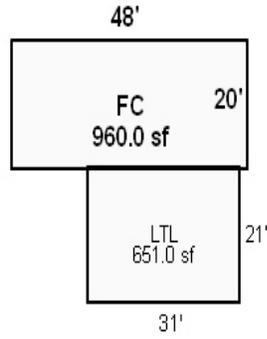
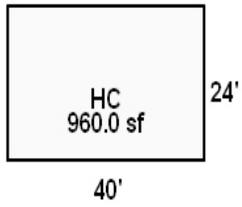
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GAR	DGU	1.0	560.0	96.0	560.0		
P/P	PR/PC	1.0	164.0	82.0			
	DW	1.0	460.0	95.7			
	PR	1.0	126.0	54.0			
	CD	1.0	3293.8	275.9	4043.8		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 06/02/25	CLEAN UP L4
Net LIVABLE		cnt	0 (rounded)		2,272		

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R20771

"SEE PAGE TWO FOR HOME DIMENSIONS"

SCALE=1:55



6/2/25 MCH Clean up LY

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"SEE PAGE ONE FOR ALL BUILDINGS"

