

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 6/30/2025

Acct ID: 129449

MTL: 071W01C002400P1

Date: 8.26.25

Appr: GM

Prop Class: 019

RMV Prop Class: 019

Situs: 1307 S WATER ST # 56 SILVERTON, OR 97381

MaSaNh: 12 05 003

Unit: 129449

Year: 2025

Last Date Appraised: 04/01/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: LANGKABEL, GARY

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 2 3 4

LCB TTO INSP 811455

AV: 22730

RMV Land: 0

RMV Imp: 57660

RMV Total: 57660

MAV: 22730

MSAV: 0

SAV: 0

Comment: 24-25: SV; L2 04.01.24 TS

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

|                                              |                  |                 |                |                    |               |                 |
|----------------------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1                                      | Code Area: 04020 | Stat Class: 454 | Year Blt: 1980 | Eff Year Blt: 1997 | Sq.Ft: 996    | % Complete: 100 |
| Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE |                  |                 | Dimensions:    |                    | RMV: 57660    |                 |
| 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                         |
|-------------|-------|---------------|------------|------|-------|--------|------------|-----------------------------------|
| First Floor | 5     | Finished      | 996        | 2    | FB-2  | 1980   | 1997       | BATH - 2, KIT, HVAC+, ROOF, SKIRT |
|             |       |               |            |      |       |        |            | Exception: Y N                    |

Accessories

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity |
|-------------------------------|-------|-----------|------------|------|----------|
| DECK                          | 5     | 180       | 1997       | 1901 | 0        |
| ROOF EXTENSION OR PATIO COVER | 5     | 60        | 1997       | 835  | 0        |
| ROOF EXTENSION OR PATIO COVER | 5     | 180       | 1997       | 2506 | 0        |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MLS sold \$130,000 11/2023 Great NW  
Floor updates kitchen & bath, well maintained



SKETCH/AREA TABLE ADDENDUM

| SUBJECT INFO                                                                                                                            |             |                           |                 |                |            |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------|-----------------|----------------|------------|
| File No.: 129449                                                                                                                        |             | Parcel No.: 071W01C002400 |                 |                |            |
| Property Address: 1307 S WATER ST #56                                                                                                   |             |                           |                 |                |            |
| City: SILVERTON                                                                                                                         |             | County:                   | State: OR       | ZipCode: 97381 |            |
| Owner:                                                                                                                                  |             |                           |                 |                |            |
| Client:                                                                                                                                 |             | Client Address:           |                 |                |            |
| Appraiser Name:                                                                                                                         |             | Inspection Date:          |                 |                |            |
| SKETCH                                                                                                                                  |             |                           |                 |                |            |
| <div><div>129449</div><div>071W01C002400</div><div><p>GS N/V</p><p>129449</p><p>MA 996sf</p><p>DF/PB 20X9</p><p>PA 6X10</p></div></div> |             |                           |                 |                |            |
| Sketch by ApexSketch                                                                                                                    |             |                           |                 |                |            |
| AREA CALCULATIONS SUMMARY                                                                                                               |             |                           |                 |                |            |
| Code                                                                                                                                    | Description | Factor                    | Net Size        | Perimeter      | Net Totals |
| MFH                                                                                                                                     | MA          | 1.0                       | 996.0           | 172.0          | 996.0      |
| <div><div>Net LIVABLE</div><div>cnt</div><div>1</div><div>(rounded)</div><div>996</div></div>                                           |             |                           |                 |                |            |
| COMMENT TABLE 1                                                                                                                         |             |                           |                 |                |            |
| DRAWN BY LK 4.11.24                                                                                                                     |             |                           |                 |                |            |
| COMMENT TABLE 2                                                                                                                         |             |                           | COMMENT TABLE 3 |                |            |
| 4-1-24 SV TS                                                                                                                            |             |                           |                 |                |            |