

Summary

Lead Appr: WWJ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/29/2025

Acct ID: 563248 MTL: 082W13C002200 Date: 11-4-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401

Situs: 8718 SILVER FALLS HWY SE AUMSVILLE OR 97325 12-5-25 MaSaNh: 01 06 000 Unit: 112381 INPUT 12-8-25 Year: 2025

Last Date Appraised: 05/14/2019 Appraiser: CLINT LUKE Tag: Y 0 Tag info:

Owner: HATCH, DOUG A Last Sales Date: 08/28/2006 Gene Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 0 LCB TTO INSP AV: 212000

RMV Land: 265260 RMV Imp: 299780 RMV Total: 565040 MAV: 212000 MSAV: 0 SAV: 0

Comment:

25-005834 Game Room ADD

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

Land

Site: 1 Code Area: 05558 Size: 1.21 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 215260 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL //05-06: CHG OF RECALCULATION LAND TABLE PER #29 //06-07: DISQ FARM USE 06-07: F06-0476 LLA BETWEEN R63244 & R63248. REALLOCATE DQS EXCEPTION AND \$2106.65 IN PAT LIAB.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 143 - Year Blt: 1963 Eff Year Blt: 1990 Sq.Ft: 1248 % Complete: 100.00

Desc: One Story with basement Dimensions: RMV: 278110

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	4	Finished	1008	3	FB-1/ HB-1	1963	1990	HVAC, FP - 1, KIT, BTH - 1, BATH - 1, ROOF	Y N
Basement	4	Low Cost	240	0	0	1963	1990	HVAC	Y N
Basement	4	Unfinished	768	0	0	1963	1990		Y N
Garage Attached	4	Unfinished	480	0	0	1963	1990	ROOF	Y N

Accessories Basement FIN 580 @ @ 2025 2025 85% Y

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

Bldg: 4 Code Area: 05558 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00

Desc: Yard Improvements Dimensions: RMV: 10020

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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS FAIR	4	0	0	9450	1	Y N

Bldg: 5 Code Area: 05558 Stat Class: 108 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements Dimensions: RMV: 3640

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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	1	1200	2000	3432	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 353 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 960 % Complete: 100.00

Desc: Machine Shed (MS) Dimensions: 40x24 RMV: 2930

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
No floor data available									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	5	Finished	960	0	0	1980	1980	FAIR	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 05558	Stat Class: 351	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 1152	% Complete: 100.00
Desc: General Purpose Building (GB)			Dimensions: 36x32			RMV: 4350
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	
General Purpose Bldg	5	Finished	1152	0	0	1975	1975	AVG	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 05558	Stat Class: 355	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 448	% Complete: 100.00
Desc: Lean-to Heavy (LTH)			Dimensions:			RMV: 730
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 Heavy Duty	5	Finished	448	0	0	1975	1975	FAIR	Exception: Y N

Accessories

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



12/5/25

Percent Complete Form

Account # 563248

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	65%
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	2%	80%
	95%	Cabinets	6%	75%	
2%		Electrical Fixtures	3%	80%	
2%		Plumbing Fixtures	4%	85%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR 4m4

APPR

APPR

APPR

Date 12.5.25

Date

Date

Date

YR For 26-27

YR For

YR For

YR For

% COMP 85

% COMP

% COMP

% COMP

Percent Complete Form

Account #

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

% COMP

Outbuilding Type:

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR

APPR

APPR

APPR

Date

Date

Date

Date

YR For

YR For

YR For

YR For

% COMP

% COMP

% COMP

% COMP

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W13C 02200

File No R63248

SUBJECT

Property Address 8718 SILBER FALLS HY SE

City AUMSVILLE

State OR

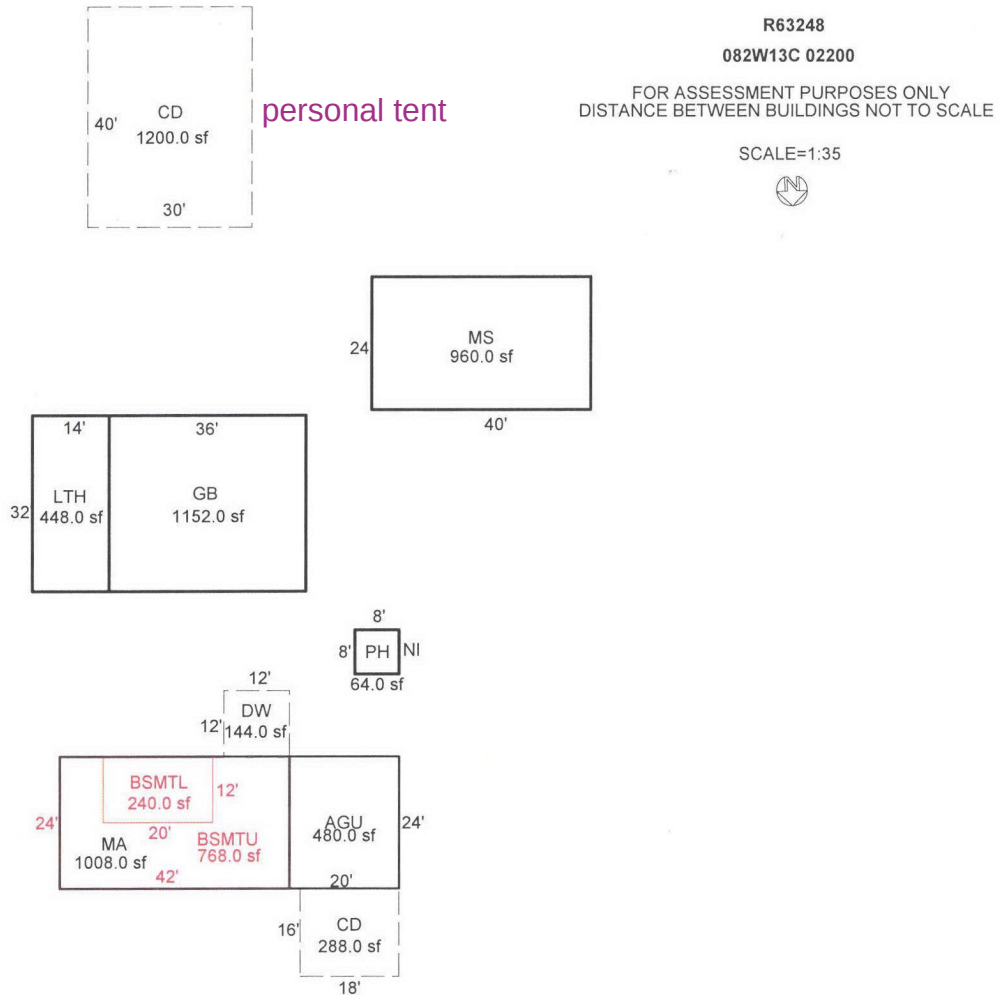
Zip 97325

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 35'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1008.00	132.0	1008.00
GLA0	BSMTL	1.00	240.00	64.0	240.00
GBA1	MS	1.00	960.00	128.0	
	GB	1.00	1152.00	136.0	
	LTH	1.00	448.00	92.0	
	PH	1.00	64.00	32.0	2624.00
BSMT	BSMTU	1.00	768.00	156.0	768.00
GAR	AGU	1.00	480.00	88.0	480.00
YI1	DW	1.00	144.00	48.0	
	CD	1.00	1200.00	140.0	1344.00
Net LIVABLE Area		(rounded w/ factors)			1248
Net BUILDING Area		(rounded w/ factors)			2624

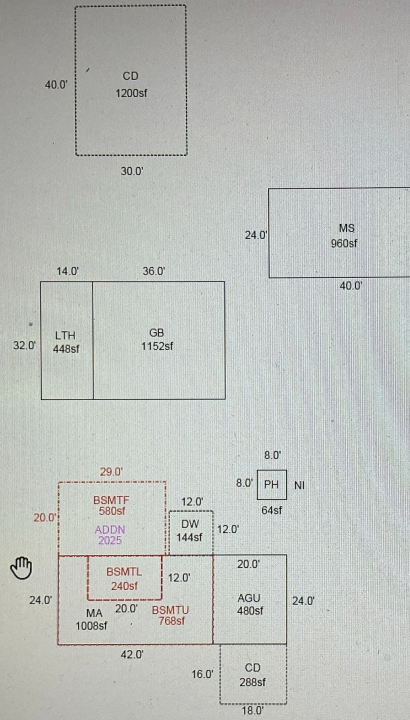
Comment Table 1

APEXED BY NRC 07/16/2009
UPD BY PH 09.19.19 YARGH!

Comment Table 2

05.14.19 JS #29

Comment Table 3



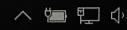
Level 12.5-25
Toss 12

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

8.50 x 11.00 in



8:30 AM
10/6/2025