

Summary

Lead Appr: VW 10/27 Clerk: _____ Lead Clerk: _____ Appr: MLH 12/24/25

Print Date:

9/26/2025

Acct ID: 516880 MTL: 061W300001300 Date: 10/20/25 Appr: MLH Prop Class: 551-9 RMV Prop Class: 451-9
 Situs: 10256 MOHAWK ST NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 60381 Year: 2025
 Last Date Appraised: 11/05/2024 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence) 2026
 Owner: EDER, SCOTT D Last Sales Date: 09/12/2008 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 23808
 RMV Land: 344880 RMV Imp: 26440 RMV Total: 371320 MAV: 11830 MSAV: 11978 SAV: 138617
 Comment: 25-26: L2 11.5.24 MLH

*New Manuf @ 100%
Close Tag*

Farm Seed

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 125000	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 400028					
Site: 3	Code Area: 04500	Size: 1.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 169880	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1974					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04500	Stat Class: <u>441</u>	Year Blt: <u>2024</u>	Eff Year Blt: <u>2024</u>	Sq.Ft: 0	% Complete: 100.00
Desc:	MANUF STRUCT, CLASS 4, 8'WIDE SINGLE	<u>467</u>	Dimensions:	RMV: 0		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available				<u>3</u>	<u>2</u>			<u>HVAC, Roof+, Kit, Bath-2</u>

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04500	Stat Class: 353	Year Blt: 1990	Eff Year Blt: 1999	Sq.Ft: 1152	% Complete: 100.00
Desc:	Machine Shed (MS)	Dimensions: 48x24	RMV: 6040			
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
Machine Shed	4	Finished	1152	0	0	1990	1999	FAIR
								Exception: Y N

Accessories

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

Bldg: 3	Code Area: 04500	Stat Class: 351	Year Blt: 1994	Eff Year Blt: 1999	Sq.Ft: 1536	% Complete: 100.00
Desc:	General Purpose Building (GB)	Dimensions: 48x32	RMV: 18080			
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	1536	0	0	1994	1999	AVG
								Exception: Y N

Accessories

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

Bldg: 4	Code Area: 04500	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 80	% Complete: 100.00
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Desc: Multi Purpose Shed (MP)

Dimensions: 10x8

RMV: 0

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	80	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 354 Year Blt: Eff Year Blt: 1999 Sq.Ft: 144 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions: 12x12

RMV: 290

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	144	0	0	0	1999		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 341 Year Blt: Eff Year Blt: 1999 Sq.Ft: 140 % Complete: 100.00

Desc: Multi Purpose Shed (MP)

Dimensions: 14x10

RMV: 2030

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	5	Finished	140	0	0	0	1999	FAIR	Exception: Y N

Accessories

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

Farm Notes

2024FARM

11/5/24: Inspected by MLH during tags L2 farm use ok - seed

107 YI's for Manuf NEW
3F

ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 467 QLTY + 0 FLOOR M/A
 AREA 1674 EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 3 F G A E
 SKIRT + LIN FT 178
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
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 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

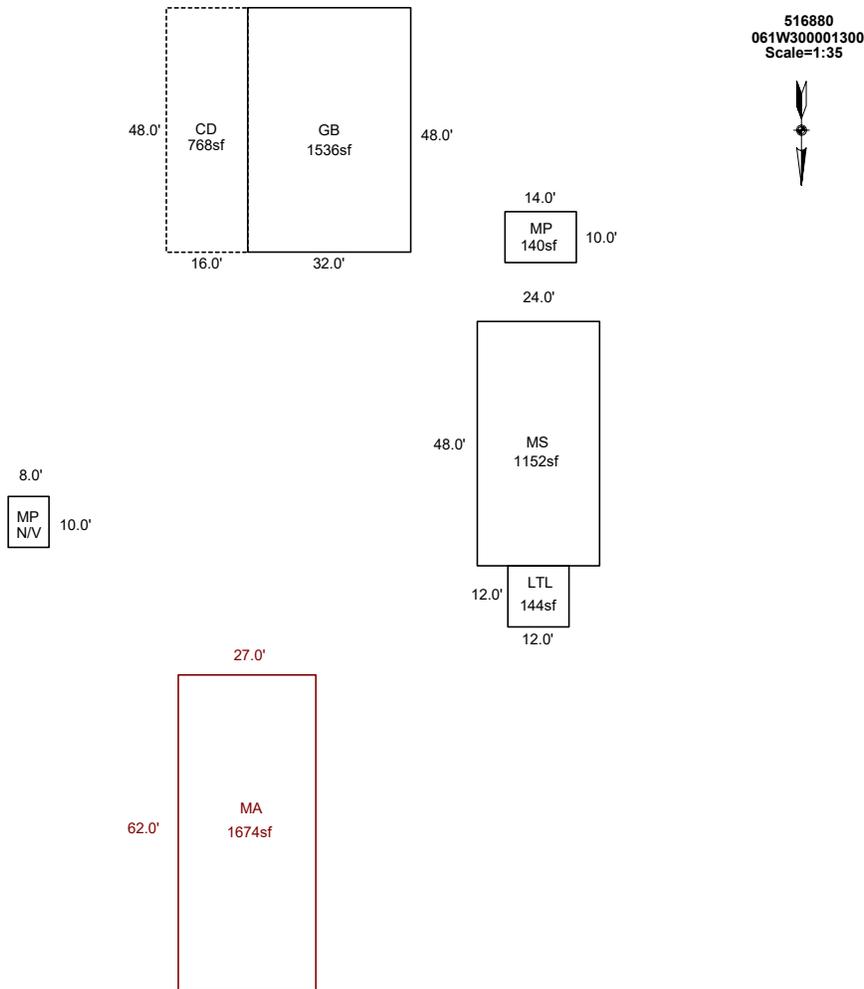
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 516880 Parcel No.: 061W300001300
 Property Address: 10256 MOHAWK ST NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1152.0	144.0	
	MP	1.0	80.0	36.0	
	GB	1.0	1536.0	160.0	
	MP	1.0	140.0	48.0	
	LTL	1.0	144.0	48.0	3052.0
MANF	MA	1.0	1674.0	178.0	1674.0
P/P	CD	1.0	768.0	128.0	768.0

COMMENT TABLE 1

APEX drawn by AC 1/29/10
 UPDATED BY CLOBERG 08/14/24 24-004512 MH
 UPDATED BY CLOBERG 11/15/24
 UPDATED BY CLOBERG 10/23/25

COMMENT TABLE 2

MLH 11/05/24
 MLH 10/20/25

COMMENT TABLE 3

TAGS L2
 TAGS L1

Net LIVABLE	cnt	1	(rounded)	1,674
Net BUILDING	cnt	5	(rounded)	3,052

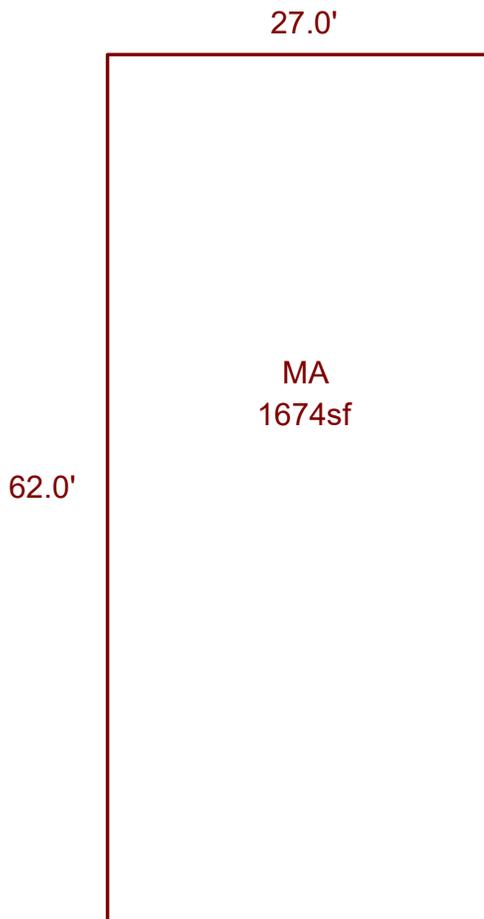
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SUBJECT INFO

File No.: 516880 Parcel No.: 061W300001300
 Property Address: 10256 MOHAWK ST NE
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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

516880
061W300001300
SCALE 1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MANF	MA	1.0	1674.0	178.0	1674.0
	Net LIVABLE	cnt	1 (rounded)		1,674

COMMENT TABLE 1

APEX drawn by AC 1/29/10
 UPDATED BY CLOBERG 08/14/24 24-004512 MH
 UPDATED BY CLOBERG 11/15/24
 UPDATED BY CLOBERG 10/23/25

COMMENT TABLE 2

MLH 11/05/24
 MLH 10/20/25

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TAGS L2
 TAGS L1

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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

516880
061W300001300
SCALE 1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
MANF	MA	1.0	1512.0	166.0	1512.0	APEX drawn by AC 1/29/10 UPDATED BY CLOBERG 08/14/24 24-004512 MH UPDATED BY CLOBERG 11/15/24 UPDATED BY CLOBERG 10/23/25	
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 11/05/24 MLH 10/20/25	TAGS L2 TAGS L1
	Net LIVABLE	cnt	1	(rounded)	1,512		