

Acct ID: 537789 MTL: 061E28000300 Date: 10/29/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451  
 Situs: 17950 HAZELNUT RIDGE RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 32960 Year: 2025  
 Last Date Appraised: 11/07/2024 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - Tags/Permit (Completion)  
 Owner: SUSAN MAGINNIS LT Last Sales Date: 10/12/1994 Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 325170  
 RMV Land: 318670 RMV Imp: 357023 RMV Total: 675693 MAV: 265730 MSAV: 0 SAV: 0  
 Comment: 25-26: L2 11.7.24 MLH  
 24-25 L3 12/5/23 CLUKE  
 23-24: L2 12.6.22 CL

*MA @ 100% close Tag  
 update inventory*

*Input MLH  
 10/31/25*

**Notations**

| RP/MS | Code | Description                               |
|-------|------|---|
| MS    | PERM | PERMANENTLY DISQUALIFIED FROM FARM/FOREST |

**OSDs**

| Count | Code | Description        | RMV   | Code Area | Exception |
|-------|------|--------------------|-------|-----------|-----------|
| 2     | MKTN | OSD - NO LANDSCAPE | 35000 | 04500     | 0         |

**Land**

Site: 1 Code Area: 04500 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: WST Value Source: MarketWater Description: Rural WASTELAND RMV: 2690 Exception: Y N  
 Adjustment(s): FSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 24-25: Updated land classes  
 Pond **CHANGE ALL VALUE SOURCES TO PERMANANT DISQUALIFIED**  
 16-17: PER #94 MH STORAGE ONLY, NO HS OR OSD// //2-11-08(GW39): Unimproved EFU zone - should not be improved land schedule//  
 00-01; UPDATED MARKET VALUES, 400028 06-07: RECALC SETUP;#36 07-26-05

Site: 4 Code Area: 04500 Size: 2.41 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4B1 Value Source: Rural Restrictive Description: FOUR BENCH IRR RMV: 90680 Exception: Y N  
 Adjustment(s): FSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments:

Site: 5 Code Area: 04500 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 68090 Exception: Y N  
 Adjustment(s): FSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments:

Site: 6 Code Area: 04500 Size: 3.59 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 122210 Exception: Y N  
 Adjustment(s): FSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments:

**Improvements - Residence / Manufactured Structures**

Bldg: 3 Code Area: 04500 Stat Class: 138 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 25783  
 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 |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Garage Detached | 3     | Finished      | 252        | 0    | 0     | 2004   | 2004       | ROOF      | Y N       |

**Accessories**

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

Bldg: 12 Code Area: 04500 Stat Class: 142 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2464 % Complete: 70.00  
 Desc: Multi Story above grade Dimensions: RMV: 287180  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 59440 Adjust: Adjust RMV: 0

**Floors**

| Type        | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory                  | Exception |
|-------------|-------|---------------|------------|------|-------|--------|------------|----------------------------|-----------|
| First Floor | 4     | Finished      | 1232       | 2    | FB-1  | 2023   | 2023       | ROOF, BATH - 1, HVAC+, KIT | Y N       |
| Attic       | 4     | Finished      | 1232       | 2    | FB-2  | 2023   | 2023       | HVAC+, BATH - 2            | Y N       |

**Accessories**

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |
|---------------------------|-------|-----------|------------|-------|----------|
| YARD IMPROVEMENTS AVERAGE | 4     | 0         | 2023       | 22470 | 1        |

*n/c*

*100%  
 m/m*

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 04500 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 460 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 17560  
 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 | 6     | Finished      | 460        | 0    | 0     | 1999   | 1999       | AVG, LOFTF | Exception: Y N |

*Gone*

**Accessories**

| Description                        | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity |
|------------------------------------|-------|-----------|------------|------|----------|
| FINISHED OFFICE IN A FARM BUILDING | 6     | 460       | 1999       | 7763 | 0        |

Exception: Y N

Bldg: 4 Code Area: 04500 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 960 % Complete: 100.00  
 Desc: Frost Control Dimensions: 20x48 RMV: 2000  
 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 |
|---------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Frost Control | 4     | Finished      | 960        | 0    | 0     | 2007   | 2007       |           | Exception: Y N |

*I/O*

**Accessories**

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

Bldg: 5 Code Area: 04500 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 720 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 20x36 RMV: 10900  
 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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5     | Finished      | 720        | 0    | 0     | 2007   | 2007       | FAIR      | Exception: Y N |

*N/L*

**Accessories**

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

Bldg: 6 Code Area: 04500 Stat Class: 341 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 192 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 6900  
 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 | 6     | Finished      | 192        | 0    | 0     | 2006   | 2006       | GOOD      | Exception: Y N |

*N/C*

**Accessories**

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

Bldg: 7 Code Area: 04500 Stat Class: 341 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 112 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 8x14 RMV: 790  
 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 | 4     | Finished      | 112        | 0    | 0     | 1988   | 1988       | FAIR      | Exception: Y N |

*N/C*

**Accessories**

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

Bldg: 8 Code Area: 04500 Stat Class: 355 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 720 % Complete: 100.00  
 Desc: Lean-to Heavy (LTH) Dimensions: 36x20 RMV: 3210  
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Heavy Duty | 5     | Finished      | 720        | 0    | 0     | 2007   | 2007       |           | Exception: Y N |

*N/C*

**Accessories**

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

Bldg: 9 Code Area: 04500 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 432 % Complete: 100.00

Desc: Frost Control

Dimensions: 36x12

RMV: 900

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      | 432        | 0    | 0     | 2007   | 2007       |           | Exception: Y N |

**Accessories**

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

2000

Bldg: 11 Code Area: 04500 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 864 % Complete: 100.00

Desc: Frost Control

Dimensions: 36x24

RMV: 1800

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 |
|---------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Frost Control | 4     | Finished      | 864        | 0    | 0     | 2007   | 2007       |           | Exception: Y N |

**Accessories**

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

**Farm Notes**

2022FARM

22-23: Owner requested to be DQS w/Add Tax 1-14-22

21-22: COND USE #21-035 GRANTS PERMISSION TO PLACE NONFARM DWELLING. WILL NEED TO PERM DISQUAL PROPERTY WHEN BUILDING PERMITS ARE ISSUED. PAT LIAB WILL NEED TO BE PAID BEFORE CHANGING THE LEGAL TO REFLECT THIS.

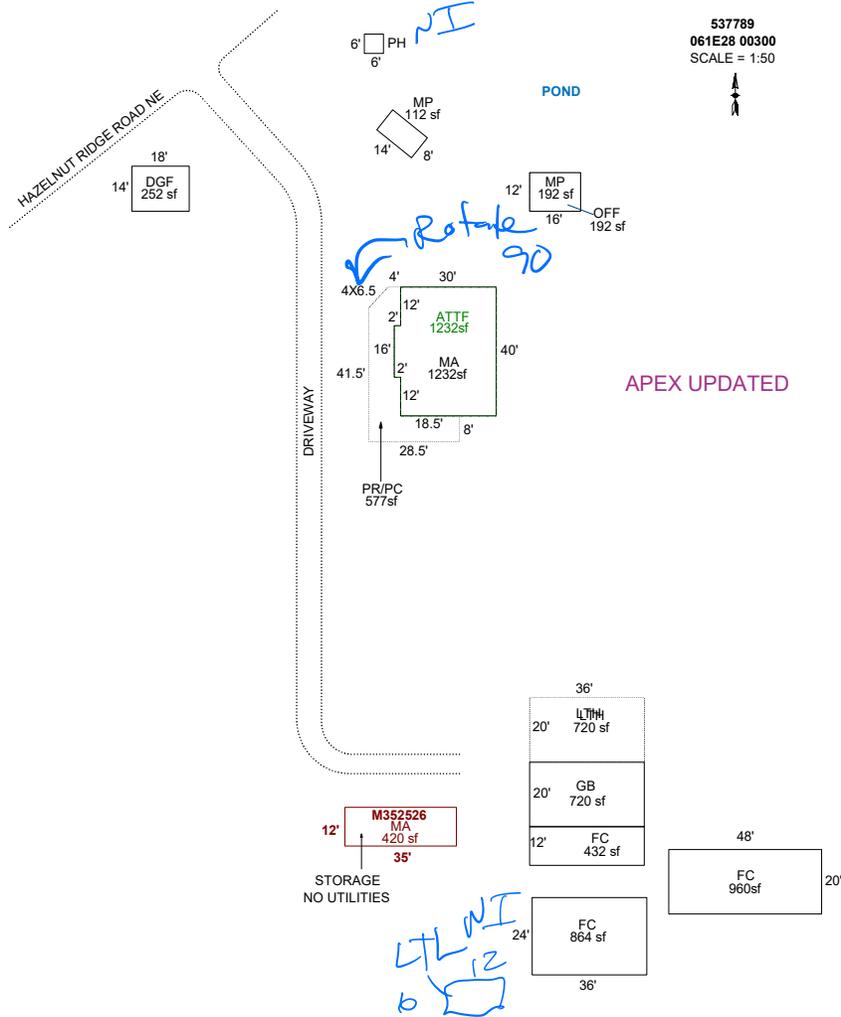


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 537789, M352526 Parcel No.: 061E28 00300  
 Property Address: 17950 HAZELNUT RIDGE ROAD NE  
 City: SILVERTON County: MARION State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size    | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | LTH          | 1.0    | 720.0       | 112.0     |            |
|      | GB           | 1.0    | 720.0       | 112.0     |            |
|      | FC           | 1.0    | 432.0       | 96.0      |            |
|      | FC           | 1.0    | 864.0       | 120.0     |            |
|      | FC           | 1.0    | 960.0       | 136.0     |            |
|      | MP           | 1.0    | 192.0       | 56.0      |            |
|      | MP           | 1.0    | 112.0       | 44.0      |            |
| GLA1 | PH           | 1.0    | 36.0        | 24.0      | 4036.0     |
|      | MA           | 1.0    | 420.0       | 94.0      |            |
| GLA2 | MA           | 1.0    | 1232.0      | 144.0     | 1652.0     |
|      | ATTF         | 1.0    | 1232.0      | 144.0     | 1232.0     |
| GAR  | DGF          | 1.0    | 252.0       | 64.0      | 252.0      |
| P/P  | PR/PC        | 1.0    | 576.5       | 153.3     | 576.5      |
|      | Net LIVABLE  | cnt    | 0 (rounded) |           | 2,884      |
|      | Net BUILDING | cnt    | 8 (rounded) |           | 4,036      |

### COMMENT TABLE 1

UPDATED BY JRONDEMA 2/16/16  
 UPDATED BY CJURAN 08/08/2022 555-22-004983  
 UPDATED BY CJURAN 12/12/2023  
 UPDATED BY CJURAN 03/18/2024  
 UPDATED BY CLOBERG 11/14/24

### COMMENT TABLE 2

CL 12/05/2023  
 MLH 11/07/24

*MLH 11/29/25*

### COMMENT TABLE 3

TAGS L3  
 TAGS L2

*Tags L2*