

Summary

Lead Appr: ww 10/22 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 12/24/25 Print Date: 9/26/2025

Acct ID: 538597 MTL: 071E10C000600 Date: 10/15/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451  
Situs: 17634 POWERS CREEK LOOP NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 8272 Year: 2025

Last Date Appraised: 06/27/2011 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)  
Owner: GAYANE ROSTOMYAN RLT Last Sales Date: 08/26/2020 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTC INSP AV: 147127  
RMV Land: 410390 RMV Imp: 212120 RMV Total: 622510 MAV: 116710 MSAV: 30417 SAV: 56036  
Comment:

*NEW GB @ 100% update Inventory  
Close Tag*

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	ZONED	FARM EFU ZONED

*Farm 192 stock*

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE <i>FE</i>	50000	04480	0

Land

Site: 1 Code Area: 04480 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: **4hd** RMV: 42080 Exception: Y N  
 Adjustment(s): FSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009 / 400088//05-06: RECALC SETUP; APPR 36, 05/14/04.

Site: 2 Code Area: 04480 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HI Value Source: Farm Use - EFU Description: FOUR HILL IRR RMV: 88360 Exception: Y N  
 Adjustment(s): FSOIL, IRR **1.96** Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1977 / 400088

Site: 3 Code Area: 04480 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 27980 Exception: Y N  
 Adjustment(s): FSOIL, IRR **0.67** Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009 / 400088

Site: 5 Code Area: 04480 Size: 1.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 54700 Exception: Y N  
 Adjustment(s): FSOIL, IRR **6hd 0.79** Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1977 / 400088

Site: 6 Code Area: 04480 Size: 3.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 147270 Exception: Y N  
 Adjustment(s): FSOIL, IRR **4hd 4.08** Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1977 / 400088//09-10: OWNER ASKED TO BE ROLLED OUT OF DFL INTO FARM DEFERRAL, BALANCE OF ACREAGE ON SPLIT CODE R38597// 05-06: RECALC SETUP; APPR 36, 05/14/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04480 Stat Class: 132 Year Blt: 1945 Eff Year Blt: 1970 Sq.Ft: 1764 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: RMV: 197910  
 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
First Floor	3	Finished	1064	<u>1</u>	FB-1	1945	1970	FP - 1, HVAC, ROOF, KIT+, BATH - 1	Y N
Attic	3	Finished	700	3	FB-1	1945	1970	BATH - 1 <i>HJAC</i>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>DECK</del> <i>part of YI</i>	3	784	1980	12230	1	Y N
YARD IMPROVEMENTS AVERAGE	3	1	1970	14060	1	Y N

Bldg: 2 Code Area: 04480 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other improvements Dimensions: RMV: 950  
 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
No floor data available								

*move MAU*

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ENCLOSED PORCH	3	100	0	900	1	Exception: Y N

### Improvements - Accessory Buildings

Bldg: 3 Code Area: 04480 Stat Class: 353 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1144 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 52x22 RMV: 7380  
 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		
Machine Shed	4	5	Finished	1144	0	0	1997	1997	Fair	Exception: Y N

#### Accessories

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

Bldg: 4 Code Area: 04480 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 300 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 30x10 RMV: 5410  
 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	
Multi-Purpose Bldg	5	Finished	300	0	0	2010	2010	FAIR	Exception: Y N

#### Accessories

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

Bldg: 5 Code Area: 04480 Stat Class: 356 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 60 % Complete: 100.00  
 Desc: Lean-to Excellent (LTE) Dimensions: RMV: 470  
 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	
Lean-to Excellent	5	Finished	60	0	0	2010	2010		Exception: Y N

#### Accessories

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

### Farm Notes

2021FARM:

#77 spoke to Mr. Owner 8/24/21, sent email with info and photos 9/6/21. Stated they raise goats, poultry and have 3 bee hives. Sells goat milk, eggs & honey, and the upper part of the taxlot is in timber. Farm use ok per #77 3-8-22.

2022FARM

2-28-22: Sent new owner self reporting F/F letter, due back in 30 days.

351 GB 4 20x30 2025 Ave NEW  
 355 LTH 10x22 1997 I/O  
 341 MP 5 8x14 2023 Fair NEW

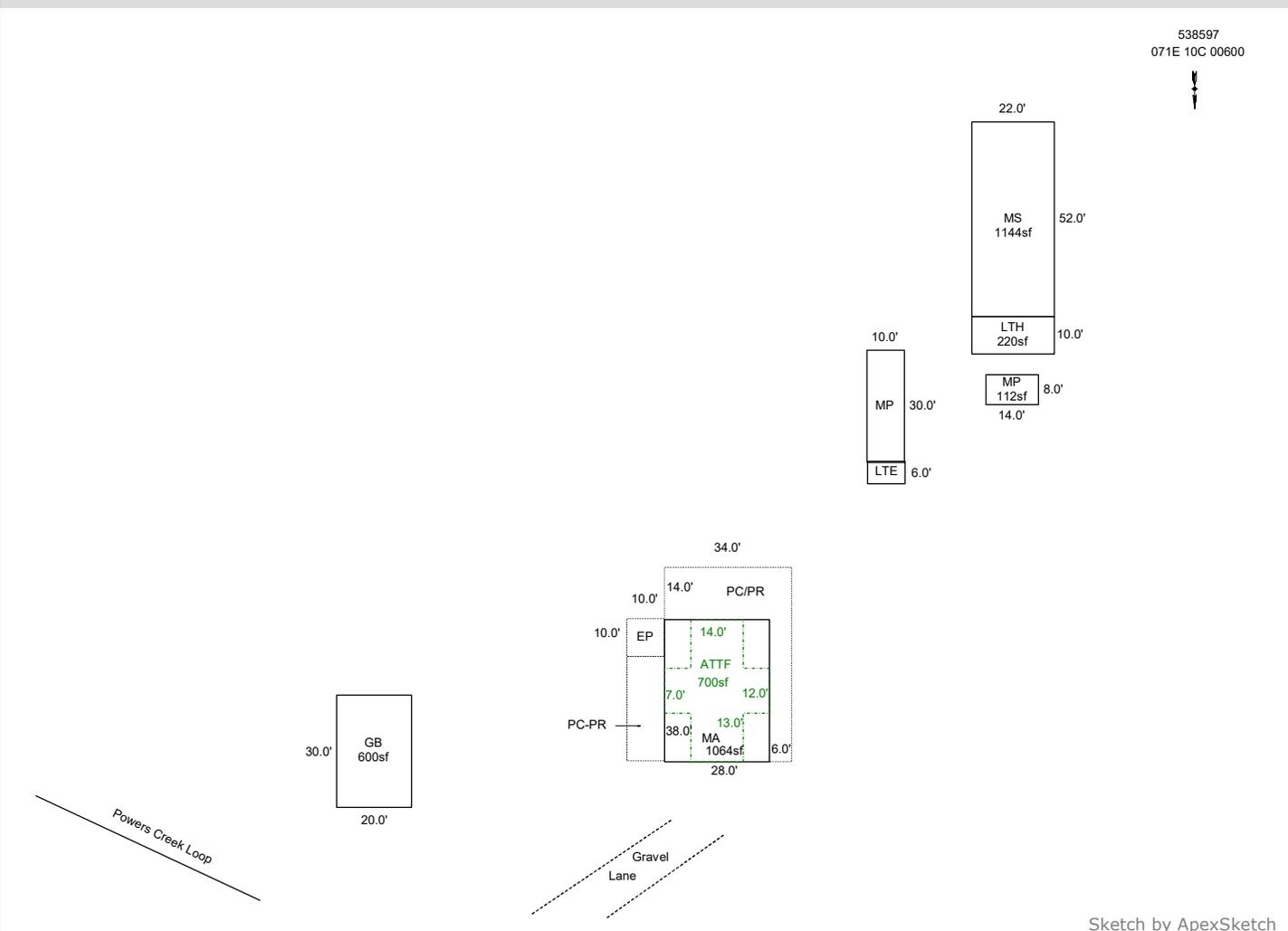


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 538597 Parcel No.: 071E 10C 00600  
 Property Address: 17634 Powers Creek Lp NE  
 City: Silverton County: State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

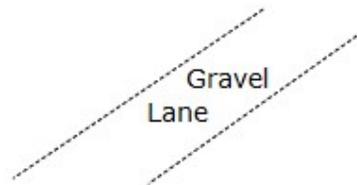
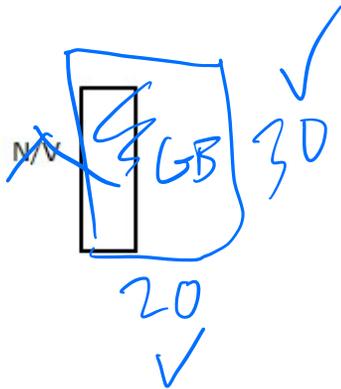
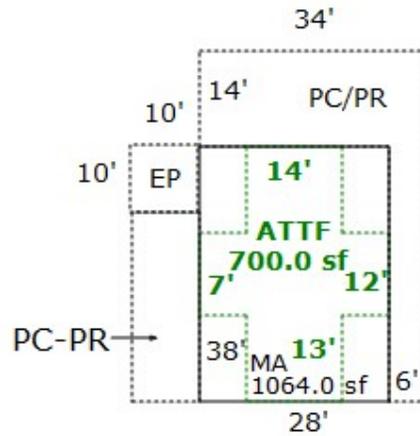
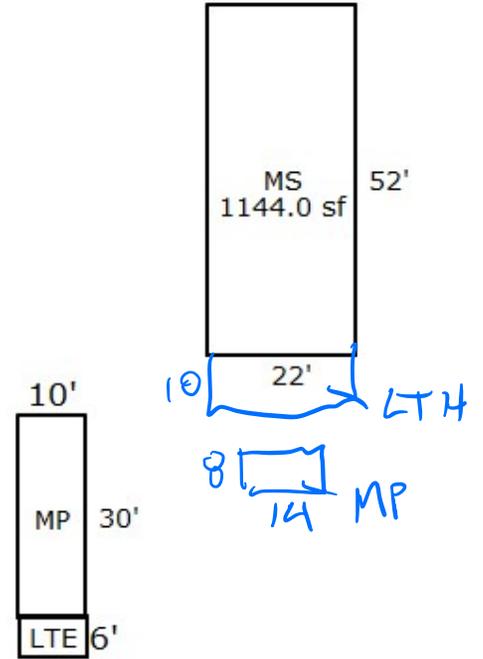


AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	1144.0	148.0		Apex 8/17/11 Jane UPDATED BY CLOBERG 10/22/25	
	MP	1.0	300.0	80.0			
	LTE	1.0	60.0	32.0			
	LTH	1.0	220.0	64.0			
	MP	1.0	112.0	44.0			
	GB	1.0	600.0	100.0			
GLA1	MA	1.0	1064.0	132.0		1064.0	
GLA2	ATTF	1.0	700.0	132.0		700.0	
P/P	PC/PR	1.0	704.0	172.0			
	EP	1.0	100.0	40.0			
	PC-PR	1.0	280.0	76.0		1084.0	
	Net LIVABLE	cnt	0 (rounded)		1,764		
	Net BUILDING	cnt	6 (rounded)		2,436		

COMMENT TABLE 2	COMMENT TABLE 3
MLH 10/15/25	TAGS L1

R38597  
071E 10C 00600



10/15/25 MGH  
TAGS L1

Powers Creek Loop