

Summary

Lead Appr: WW 11/25 Clerk: Lead Clerk: Appr: MLH 1/2/26

Print Date:

9/26/2025

Acct ID: 521117 MTL: 071W050001900 Date: 11/21/25 Appr: MLH Prop Class: 551 RMV Prop Class: 501
Situs: 10963 SELAH SPRINGS RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 84484 Year: 2025
Last Date Appraised: 01/15/2025 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
Owner: ADRIAN N ULVEN LR & ULVEN, ADRIAN N TRE 503 551 9600 Last Sales Date: 08/12/1988 Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 456864
RMV Land: 396180 RMV Imp: 1064050 RMV Total: 1460230 MAV: 393200 MSAV: 37984 SAV: 63254
Comment: 25-26: L3 1.15.25 MLH

BB@100% update inventory
Close Tag

Input MLH 11/24/25

Notations

Table with 3 columns: RP/MS, Code, Description. Row 1: RP, ZONED, FARM EFU ZONED

CWO 11/25/25
Change homesite to 1.70 acres
send inquiry letter with aerial asking use
in highlighted area

Farm seed

OSDs

Table with 6 columns: Count, Code, Description, RMV, Code Area, Exception. Row 1: 1, SAA, SA OSD - AVERAGE, 50000, 04500, 0

Land

Site: 1 Code Area: 04500 Size: 15.71 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 321170 Exception: Y N
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974

25-26: Land classes ok

06-07: RECALC SETUP, APPR NO T41, 8/2/05//07-08: ADD NEW HOUSE WITH SMTF AND SECOND FLOOR AT 46% COMPLETE, ADD AGF AND OSD, DISQ ONE ACRE FOR HOMESITE

Site: 2 Code Area: 04500 Size: 8.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 4570 Exception: Y N
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1980 / //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//400028

Site: 3 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: 20440 Exception: Y N
Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 2009 / 07-08: NEW HOMESITE, NO COLLECTIN OF BACK TAXES

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 154 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 4185 % Complete: 100.00
Desc: Multi Story above grade with basement Dimensions: RMV: 1010220
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Table with 10 columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Rows include First Floor, Attic, Basement, Garage Attached.

Accessories

Table with 6 columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity. Row 1: YARD IMPROVEMENTS GOOD, 5, 0, 2006, 50733, 1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 6000 % Complete: 35.00
Desc: General Purpose Building (GB) Dimensions: 120x50 RMV: 53830
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 25680 Adjust: Adjust RMV: 0

Floors

Table with 10 columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Row 1: General Purpose Bldg, 6, Finished, 6000, 0, FB-1, 2024, 2024, BATH - 1, 1, good

Accessories

Table with 6 columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity. Row 1: No accessory data available

N/C

100
M/M

GBAT

3662

Farm Notes

2025FARM

1/15/25: Inspected by MLH L3 during tags, farm use ok - seed

354 LTL 1662 2024 NEW
351 GB 5 20x30 2019 AVE NEW
354 LTL 12x30 2025 NEW

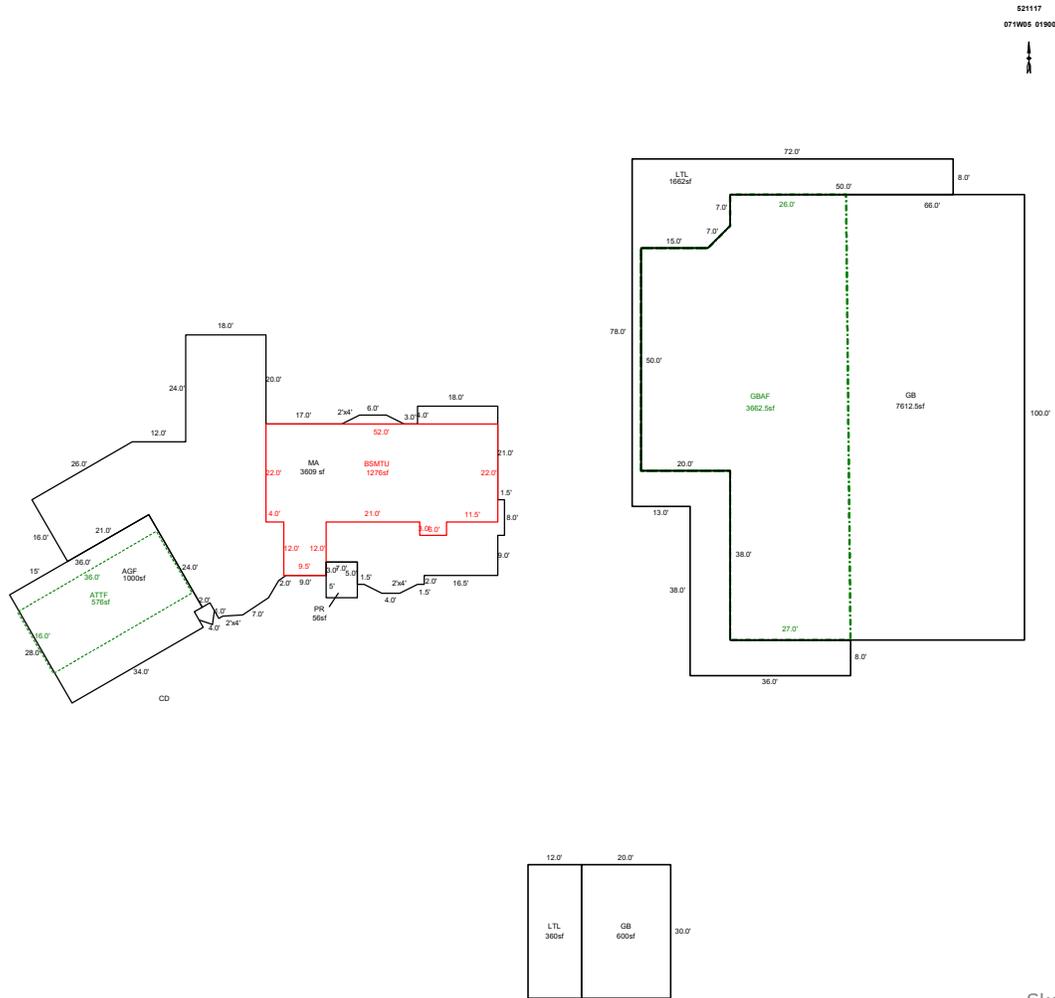


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521117 Parcel No.: 071W05 01900
 Property Address: 10963 SELAH SPRINGS DR 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	GB	1.0	7612.5	369.1	
	LTL	1.0	1661.9	467.1	
	GB	1.0	600.0	100.0	
	LTL	1.0	360.0	84.0	10234.4
GBA2	GBAF	1.0	3662.7	290.1	
	GBAF	1.0	3662.3	290.1	7325.0
GLA0	BSMTU	1.0	1276.0	178.0	1276.0
GLA1	MA	1.0	3609.4	342.4	3609.4
GLA2	ATTF	1.0	576.0	104.0	576.0
GAR	AGF	1.0	1000.0	128.0	1000.0
P/P	PR	1.0	56.0	30.0	56.0
	Net LIVABLE	cnt	0 (rounded)		5,461
	Net BUILDING	cnt	6 (rounded)		17,559

COMMENT TABLE 1

Apex by AC 11/27/07
 UPDATED BY CLOBERG 02/10/25
 UPDATED BY CLOBERG 11/24/25

COMMENT TABLE 2

MLH 01/15/25
 MLH 11/21/25

COMMENT TABLE 3

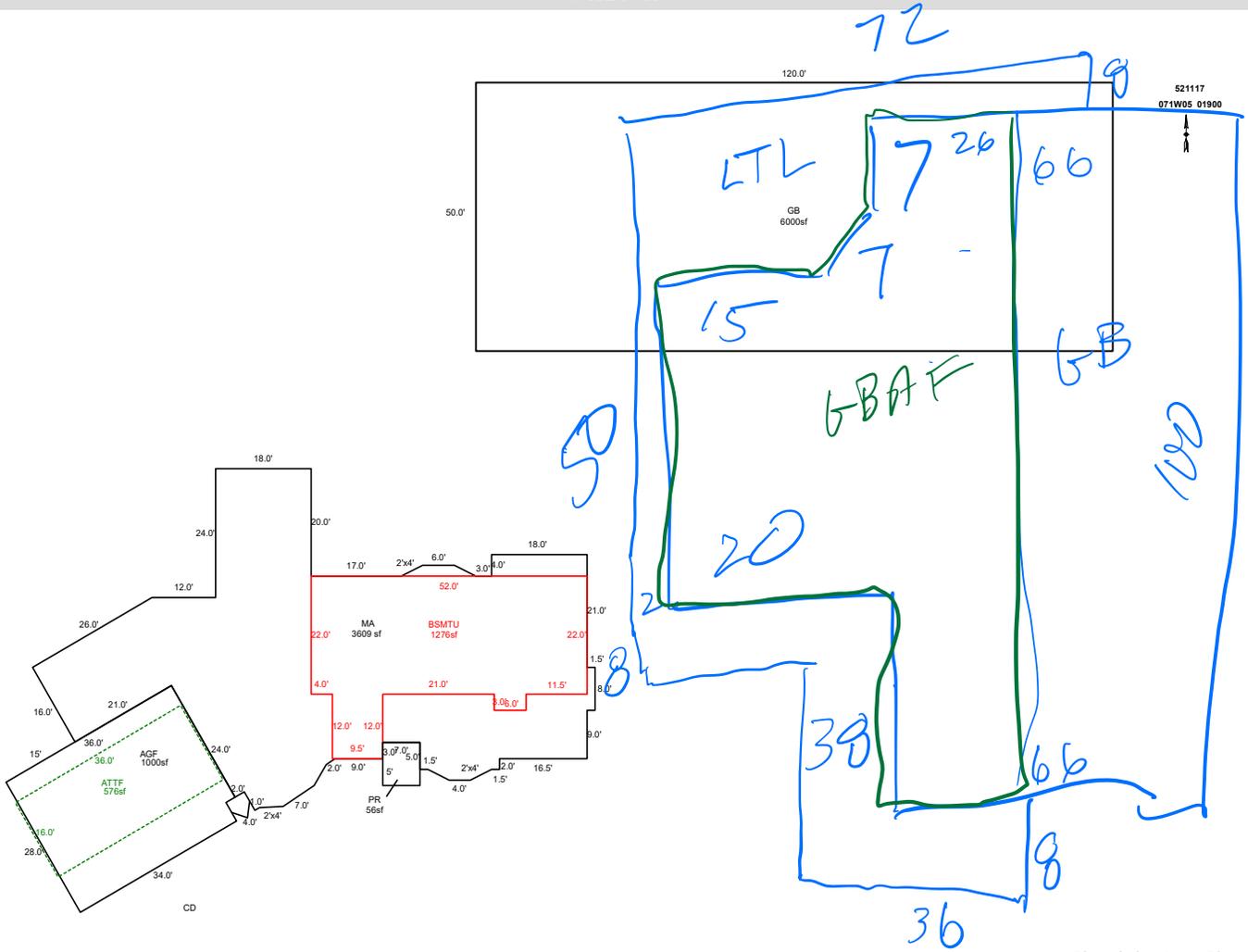
TAGS L3
 TAGS L1

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SKETCH



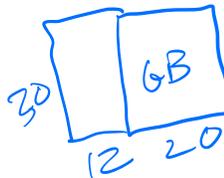
Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	6000.0	340.0	6000.0
GLA0	BSMTU	1.0	1276.0	178.0	1276.0
GLA1	MA	1.0	3609.4	342.4	3609.4
GLA2	ATTF	1.0	576.0	104.0	576.0
GAR	AGF	1.0	1000.0	128.0	1000.0
P/P	PR	1.0	56.0	30.0	56.0

COMMENT TABLE 1

Apex by AC 11/27/07
 UPDATED BY CLOBERG 02/10/25



COMMENT TABLE 2

MLH 01/15/25

MLH 11/21/25

COMMENT TABLE 3

TAGS L3

TAGS L4

Net LIVABLE	cnt	0	(rounded)	5,461
Net BUILDING	cnt	1	(rounded)	6,000