

Acct ID: 511881 MTL: 042W110001200 Date: **12.10.25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 501
 Situs: 8046 MCKAY RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 42159 Year: 2025

Last Date Appraised: 11/03/2023 Appraiser: JORDAN SCHULTZ Tag: **Y** N Tag info: 2026 - Tags/Permit (MS PLACEMENT)
 Owner: DENNIS & SYLVIA MELCHER JRLT & Last Sales Date: 01/25/2000 Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** NSP AV: 1017492
 RMV Land: 1398020 RMV Imp: 1714870 RMV Total: 3112890 MAV: 868240 **MCNV: 149252** SAV: 310880
 Comment: 24-25: L4 11.03.23 JJS
 23-24: L2 11.01.22 GRH

Notations

**NOT PLACED, R/T 1/1/27
 4PA TAN**

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAG	SA OSD - GOOD	60000	45570	0

Land

Site: 2	Code Area: 45570	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Homesite	Description: SIX HILL			RMV: 12600	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 2009					
24-25: Updated land classes						
Site: 3	Code Area: 45570	Size: 35.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 535460	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 00-01: 04500160, UPDATE OF MKT VALUES					
Site: 4	Code Area: 45570	Size: 13.24 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 175640	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 08-09: 8BENCH PROJECT- CHG PT TO 4BENCH AND PT TO WOODLOT 0450016 0					
Site: 5	Code Area: 45570	Size: 4.22 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY			RMV: 55980	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 0450016 0					
Site: 6	Code Area: 45570	Size: 3.89 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 1550	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 1980					
Site: 8	Code Area: 45570	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: 14590	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 2012 / 19-20: CORRECT LIABILITY YEAR./CW/ 00-01: UPDATE OF MKT VALUES					
Site: 9	Code Area: 45570	Size: 20.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 291850	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 1980					
Site: 10	Code Area: 45570	Size: 3.89 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Water	Description: Rural WASTELAND			RMV: 1550	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 1980					
2 Ponds, Champoeg Creek						
Site: 11	Code Area: 45570	Size: 3.36 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL			RMV: 42350	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 1980					
Site: 12	Code Area: 45570	Size: 11.04 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 146450	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR, FSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 08-09: 8BENCH PROJECT- CHG PT TO 4BENCH AND PT TO WOODLOT 0450016 0					

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 45570 Stat Class: 143 Year Blt: 1935 Eff Year Blt: 1985 Sq.Ft: 4762 % Complete: 100.00

Desc: One Story with basement

Dimensions: RMV: 664370

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	2750	3	FB-2	1935	1985	HVAC+, ROOF, KIT, BATH - 2	Exception: Y N
Basement	4	Finished	2012	2	FB-1	1935	1985	HVAC+, BATH - 1	Exception: Y N
Garage Basement	4	Finished	598	0	0	1999	1985		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	4	0	1985	34668	1	Exception: Y N

Bldg: 13 Code Area: 45570 Stat Class: 151 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 3665 % Complete: 100.00

Desc: One Story Only

Dimensions: RMV: 777230

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	5	Finished	3665	3	FB-2/ HB-1	2011	2011	KIT-, HVAC+, ROOF, BTH - 1, BATH - 2, BATH+	Exception: Y N
Garage Attached	5	Finished	456	0	0	2011	2011	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	5	0	2011	52405	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 45570 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1800 % Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 60x30 RMV: 5330

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	4	Finished	1800	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: 45570 Stat Class: 353 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1320 % Complete: 100.00

Desc: Machine Shed (MS)

Dimensions: 44x30 RMV: 2410

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
Machine Shed	4	Finished	1320	0	0	1980	1980		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 45570 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 2651 % Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: RMV: 8580

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	4	Finished	1307	0	0	1980	1980	EXCLT, GOOD	Exception: Y N
Lean-to Heavy Duty	4	Finished	1344	0	0	1980	1980		Exception: Y N

Accessories

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

Bldg: 5 Code Area: 45570 Stat Class: 355 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1450 % Complete: 100.00

Desc: Lean-to Heavy (LTH)

Dimensions: 58x25 RMV: 6850

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	4	Finished	1450	0	0	2009	2009	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 45570 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1800 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 60x30 RMV: 7730
 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
Machine Shed	5	Finished	1800	0	0	1990	1990	F Exception: Y N

Accessories

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

Bldg: 8 Code Area: 45570 Stat Class: 352 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 2880 % Complete: 100.00
 Desc: Utility Building (UB) Dimensions: 72x40 RMV: 28570
 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
Utility Building	5	Finished	2880	0	0	2000	2000	FAIR Exception: Y N

Accessories

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

Bldg: 9 Code Area: 45570 Stat Class: 342 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 6624 % Complete: 100.00
 Desc: Metal Component Building (MC) Dimensions: 92x72 RMV: 138580
 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
Metal Componet Bldg	5	Finished	6624	0	0	2005	2005	AVG Exception: Y N

Accessories

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

Bldg: 11 Code Area: 45570 Stat Class: 305 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100.00
 Desc: Tank/Silo/Bin Dimensions: RMV: 27000
 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								

Accessories

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

Bldg: 14 Code Area: 45570 Stat Class: 905 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 0 % Complete: 100.00
 Desc: Rural Solar Panel/Array Dimensions: RMV: 13340
 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								

Accessories

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

Bldg: 15 Code Area: 45570 Stat Class: 351 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1280 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 32x40 RMV: 14880
 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	4	Finished	1280	0	0	2012	2012	FAIR	Exception: Y N

Accessories

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

Bldg: 16 Code Area: 45570 Stat Class: 905 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 0 % Complete: 100.00
 Desc: Rural Solar Panel/Array Dimensions: RMV: 20000
 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								

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004503	83572	MARION COUNTY	NEW RESIDENCE	MS PLACEMENT	0	0	R	NEW 3 BED / 2 BATH MD

Farm Notes

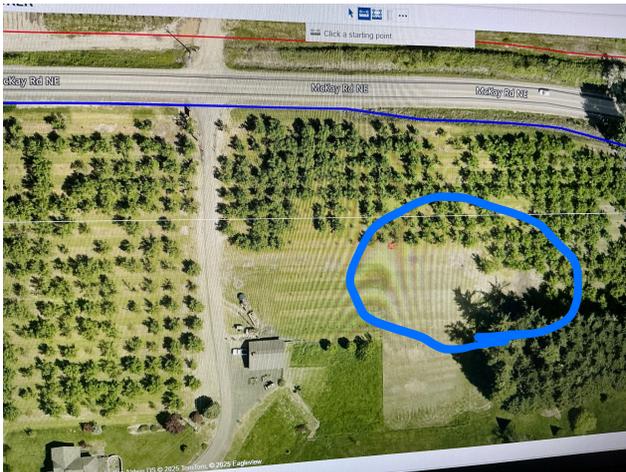
2023FARM
 23-24: GRH onsite 11-1-22, farm use is hazelnuts
 2024FARM
 3/6/24: Inspected by CWO L4 farm use ok - orchard, grain



12/10/25
not started,
R/T



Out 2025
Spot Prepped



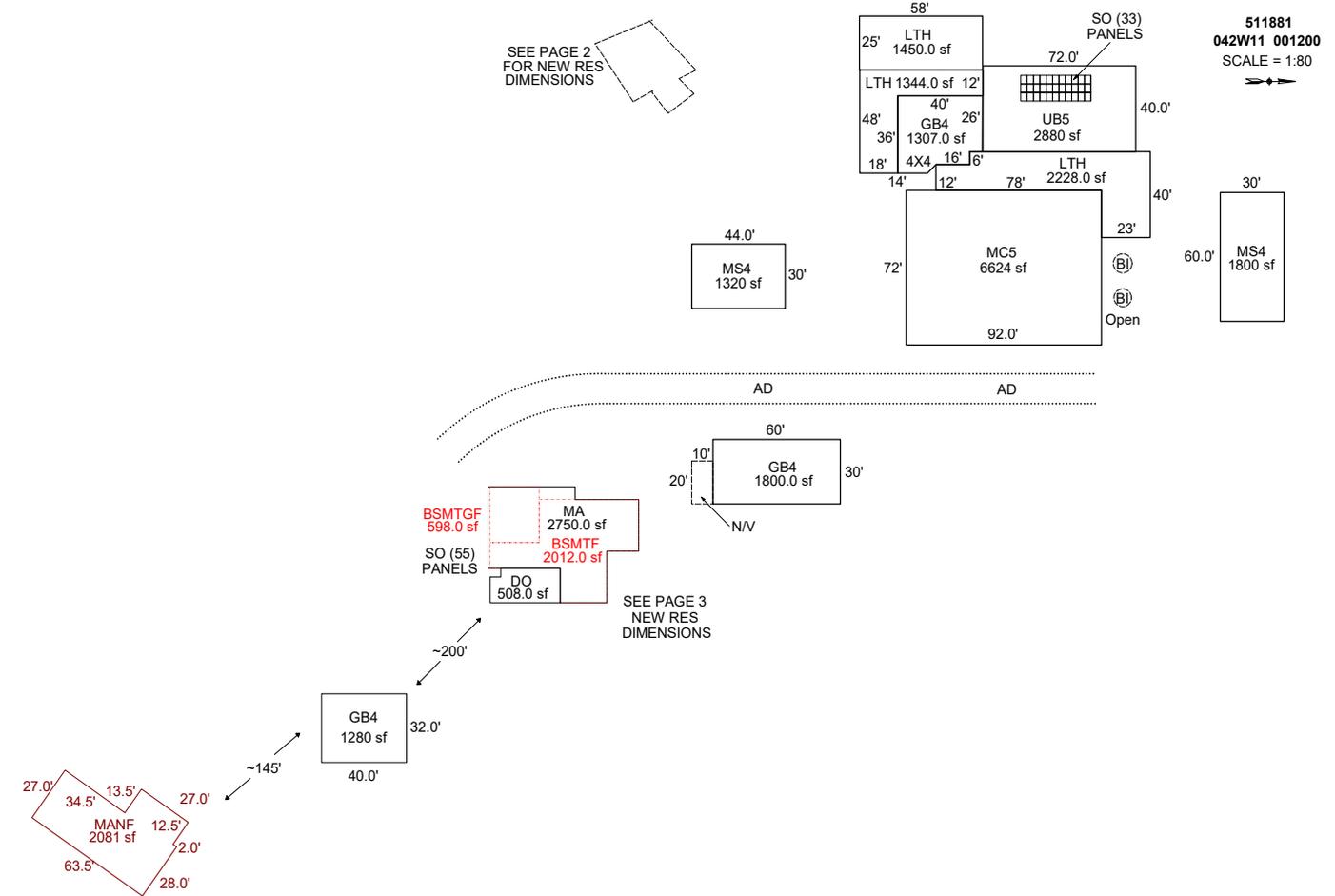
will go here

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511881 Parcel No.: 042W11 001200
 Property Address: 8046 MCKAY RD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB4	1.0	1800.0	180.0	
	MS4	1.0	1320.0	148.0	
	MS4	1.0	1800.0	180.0	
	MC5	1.0	6624.0	328.0	
	GB4	1.0	1307.0	149.7	
	LTH	1.0	1344.0	212.0	
	UB5	1.0	2884.3	224.1	
	LTH	1.0	2228.0	282.0	
	LTH	1.0	1450.0	166.0	
	GB4	1.0	1280.0	144.0	22037.3
GLA0	BSMTF	1.0	2012.0	236.0	2012.0
GLA1	MA	1.0	2750.0	250.0	2750.0
GAR	BSMTGF	1.0	598.0	98.0	598.0
MANF	MANF	1.0	2081.0	208.0	2081.0
P/P	DO	1.0	508.0	98.0	
	N/V	1.0	200.0	60.0	708.0
	Net LIVABLE	cnt	1 (rounded)		6,843
	Net BUILDING	cnt	10 (rounded)		22,037

COMMENT TABLE 1

DRAWN BY SH 8-28-08
 UPDATED BY CJURAN 07/28/2022 555-22-004304
 UPDATED BY CJURAN 11/15/2022
 UPDATED BY CJURAN 02/15/2023 555-23-000832
 UPDATED BY CLOBERG 09/15/25 25-004503 MANF

COMMENT TABLE 2

11/01/2022 GRH #47

COMMENT TABLE 3

TAGS L2

JJS 10.22.25 TAGS L2
 JJS 12.10.25 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

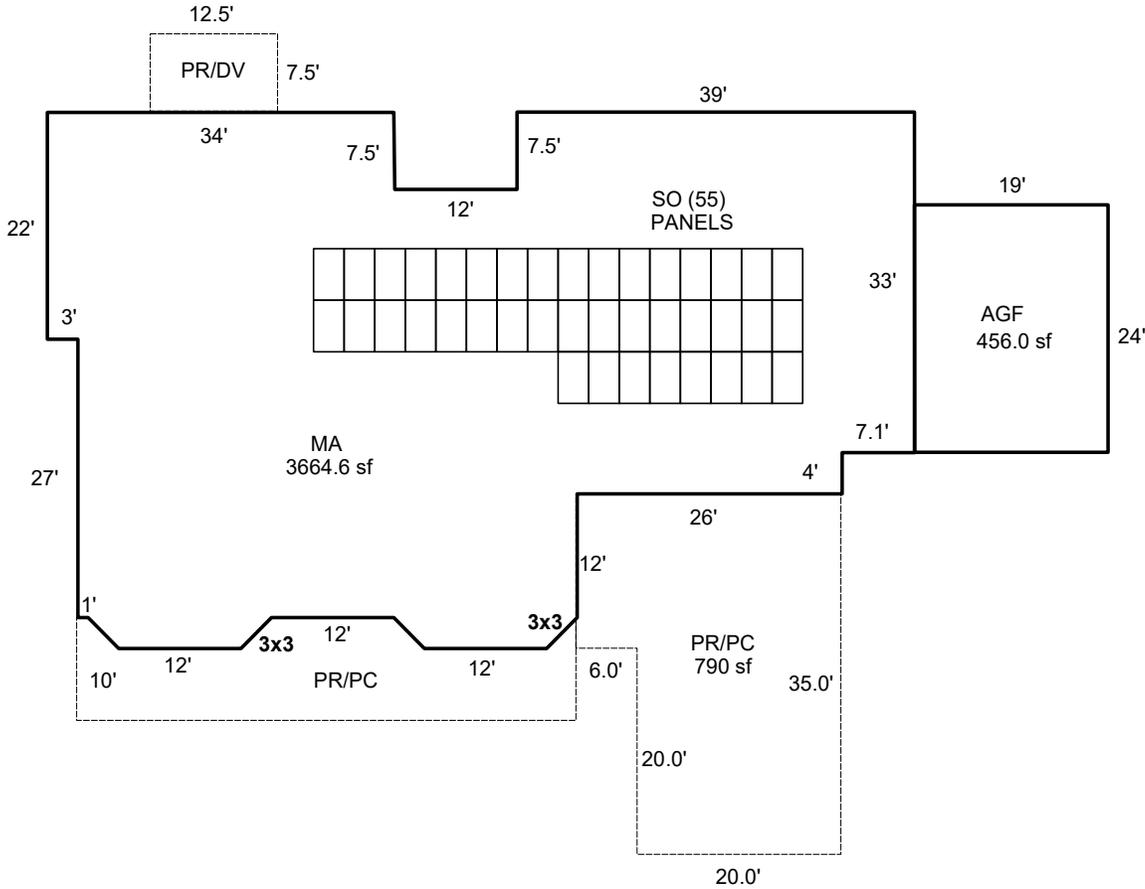
File No.: 511881 Parcel No.: 042W11 001200
 Property Address: 8046 MCKAY RD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

511881
042W11 001200
 SCALE = 1:30



SEE PAGE 1 FOR
ALL BLDGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3664.6	288.1	3664.6
GAR	AGF	1.0	456.0	86.0	456.0
P/P	PR/DV	1.0	93.8	40.0	
	PR/PC	1.0	400.0	123.0	
	PR/PC	1.0	790.0	122.0	1283.8

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 UPDATED BY CLOBERG 09/15/25 25-004503 MANF

COMMENT TABLE 2

11/01/2022 GRH #47

COMMENT TABLE 3

TAGS L2

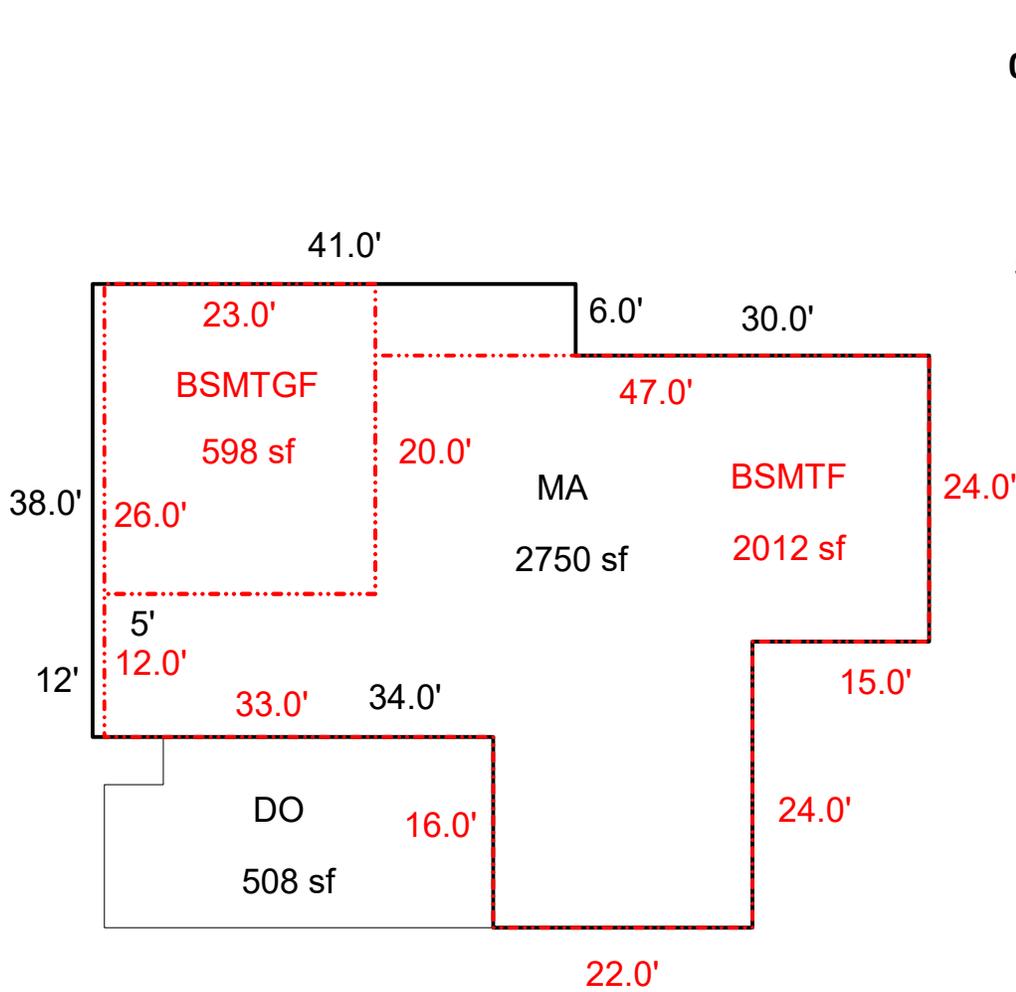
Net LIVABLE cnt 0 (rounded) 3,665

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 511881 Parcel No.: 042W11 001200
 Property Address: 8046 MCKAY RD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97137
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	2012.0	236.0	2012.0
GLA1	MA	1.0	2750.0	250.0	2750.0
GAR	BSMTGF	1.0	598.0	98.0	598.0
P/P	DO	1.0	508.0	98.0	508.0

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 UPDATED BY CLOBERG 09/15/25 25-004503 MANF

COMMENT TABLE 2

11/01/2022 GRH #47

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 4,762