

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 2/4/26

Print Date:

9/26/2025

1.5.26

Acct ID: 519423 MTL: 062W360000500 Date: 2/16/25 Appr: MLH Prop Class: 551  
Situs: 5871 HOWELL PRAIRIE RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 95393

RMV Prop Class: 551  
Year: 2025  
2026

Last Date Appraised: 01/17/2020 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info:

Owner: LEIGHTY, RONALD M Last Sales Date: Roll Type: R

Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 238246

RMV Land: 518260 RMV Imp: 156400 RMV Total: 674660 MAV: 100910 MSAV: 137336 SAV: 377200

Comment:

*NEW GB @ 55% update inventory  
Retag for -27  
Input MLH 02/23/25  
Favor seed*

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

CWO 1/16/26

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

Land 2BI

Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 1 Value Source: Farm Homesite Description: RMV: 5380 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 06-07: RECALC SETUP; #19 05-24-05

Site: 2 Code Area: 04500 Size: 70.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 437050 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1974 / 400028

Site: 3 Code Area: 04500 Size: 4.57 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 25830 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1974 / 400028

*1934 EYB Everything replaced from  
some replaced from  
fire damage in  
last few years  
I/O*

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 132 Year Blt: 1876 Eff Year Blt: 1914 Sq.Ft: 2131 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: RMV: 134370  
 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
First Floor	3	Finished	1387	1	FB-1	1876	1914	FP-1, KIT-, BATH - 1, HVAC, ROOF	Y N
Attic	3	Finished	744	3	0	1876	1914	HVAC	Y N

Accessories

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

Bldg: 2 Code Area: 04500 Stat Class: 138 Year Blt: 1910 Eff Year Blt: 1910 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 16710  
 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	Unfinished	324	0	0	1910	1910	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: RMV: 0  
 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
No floor data available									

Accessories

*Fence part of Y I  
Delete*

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

**Improvements - Accessory Buildings**

Bldg: 4	Code Area: 04500	Stat Class: 341	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 192	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 16x12		RMV: 1050	
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	192	0	0	1979	1979	FAIR	

**Accessories**

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

Bldg: 5	Code Area: 04500	Stat Class: 351	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 896	% Complete: 100.00
Desc: General Purpose Building (GB)			Dimensions: 32x28		RMV: 4130	
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
General Purpose Bldg	5	Finished	896	0	0	1979	1979	FAIR	

ASE

**Accessories**

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

Bldg: 6	Code Area: 04500	Stat Class: 354	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 128	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions:		RMV: 140	
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	5	Finished	128	0	0	1979	1979	FAIR	

**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
25-001405	83620	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	132400	0	R	Build a 40'x50' shop 2 STORAGE ROOMS, BATHROOM WITH WASH/DRYER (NO KITCHEN)

351 GB 5 40x50 2025 ASE 1 Bath 55% NEW  
 321 HC 5 20x20 2010 Fair I/O



40x50  
 NEW GB w/ 1 Bath pole open no loft  
 conc, elect



Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		80%	Electrical Rough-In	3%	55%	2%
2%	Heating Rough-In		2%	1%		
	Heating Unit		1%	1%		
3%	85%	Insulation	3%	60%	2%	
5%		Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Percent Complete Form

Account # \_\_\_\_\_

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

Outbuilding Type: GTB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

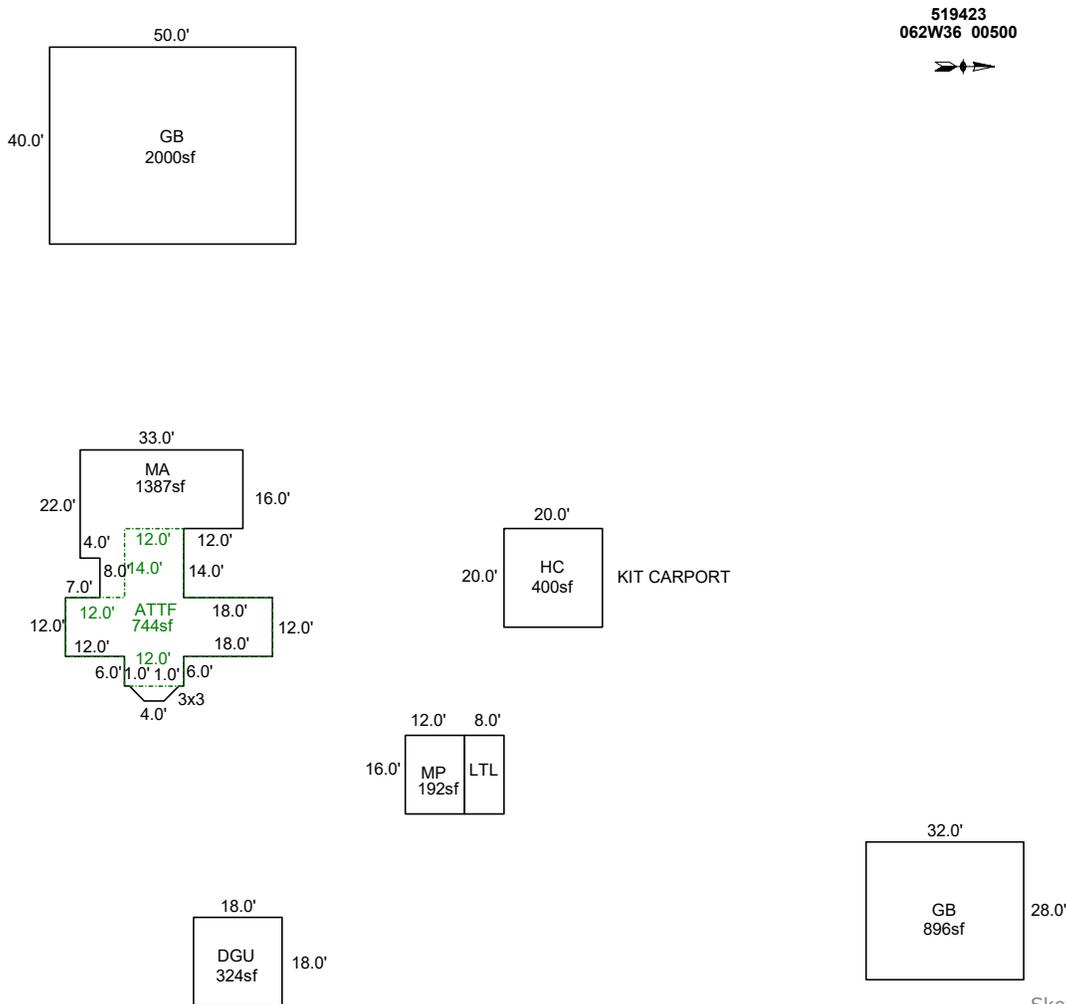
APPR MLH Date 12/16/25 YR For 26-27 % COMP 55  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 519423 Parcel No.: 062W36 00500  
 Property Address: 5871 Howell Prairie Rd NE  
 City: Silverton County: State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

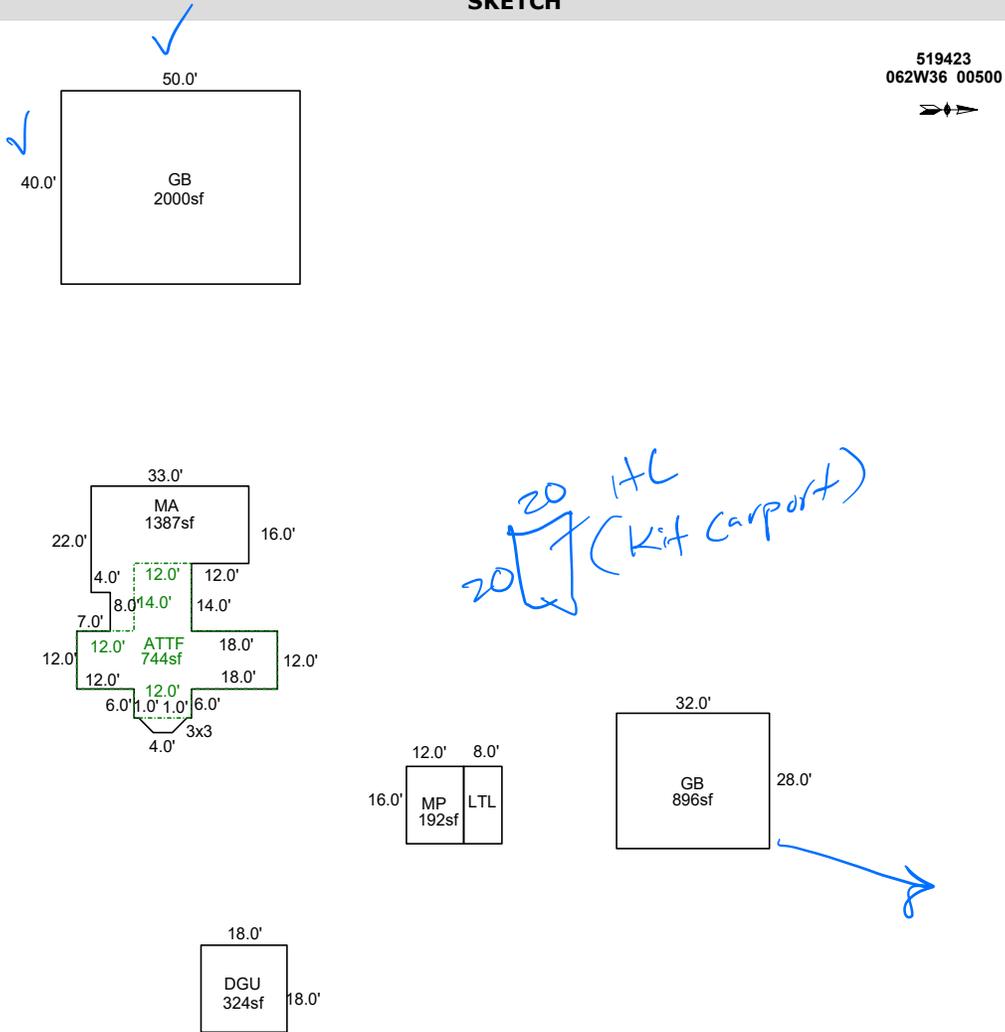
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	192.0	56.0		Apex 3/05/2012 Jane UPDATED BY CLOBERG 08/07/25 25-001405 GB UPDATED BY CLOBERG 02/11/26	
	LTL	1.0	128.0	48.0			
	GB	1.0	896.0	120.0			
	GB	1.0	2000.0	180.0	3216.0		
	MA	1.0	1387.0	214.5	1387.0		
GLA1	MA	1.0	1387.0	214.5	1387.0		
GLA2	ATTF	1.0	744.0	148.0	744.0		
GAR	DGU	1.0	324.0	72.0	324.0		
HC	HC	1.0	400.0	80.0	400.0		
						<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						MLH 12/16/25	TAGS L1
Net LIVABLE		cnt	2	(rounded)	2,855		
Net BUILDING		cnt	0	(rounded)	3,216		

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## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	LTL	1.0	128.0	48.0	
	GB	1.0	896.0	120.0	
	GB	1.0	2000.0	180.0	3216.0
GLA1	MA	1.0	1387.0	214.5	1387.0
GLA2	ATTF	1.0	744.0	148.0	744.0
GAR	DGU	1.0	324.0	72.0	324.0

### COMMENT TABLE 1

Apex 3/05/2012 Jane  
 UPDATED BY CLOBERG 08/07/25 25-001405 GB

### COMMENT TABLE 2

12/16/25 MCH

### COMMENT TABLE 3

Tags LI

Net LIVABLE cnt 0 (rounded) 2,131  
 Net BUILDING cnt 4 (rounded) 3,216