

Summary

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

Print Date: 9/26/2025

Acct ID: 521382 MTL: 071W120002300 Date: 1/14/26 Appr: MLH Prop Class: 551 RMV Prop Class: 451  
Situs: 2530 DRIFT CREEK RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 30252 Year: 2025  
Last Date Appraised: 01/14/2025 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - Tags/Permit (Addition)  
Owner: RASMUSSEN, CARL L & RASMUSSEN, CHRISTINE Last Sales Date: Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 357475  
RMV Land: 133140 RMV Imp: 661450 RMV Total: 794590 MAV: 330790 MSAV: 10735 SAV: 16913  
Comment: 25-26: L2 1.14.25 MLH

*MA addn @100% update inventory  
close Tag*

*Input MLH 1/28/26  
Farm Equine Center*

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 51000 Exception: Y N  
 Adjustment(s): VWGR, WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009

25-26: Land classes ok

Site: 3 Code Area: 04500 Size: 1.91 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 15660 Exception: Y N  
 Adjustment(s): VWGR, WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1971 / 4200028

Site: 4 Code Area: 04500 Size: 2.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 510 Exception: Y N  
 Adjustment(s): VWGR, WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1997

Site: 5 Code Area: 04500 Size: 2.05 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 15970 Exception: Y N  
 Adjustment(s): VWGR, WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1997 / 4200008 06-07: RECALC SETUP;#36 08-11-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 151 - Year Blt: 1978 Eff Year Blt: 1990 Sq.Ft: 3538 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 571820  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 15950 Adjust: Adjust RMV: 0

*1999 m/m*

*M/M*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 -	Finished	2607	3	FB-3	1978	1990	HVAC+, FP - 2, ROOF, KIT, BATH - 3	Y N
First Floor	5 -	Finished	931	0	0	1978	1990	<i>100%</i>	Y N
Garage Attached	5	Finished	672	0	0	1978	1990	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	6	1	1990	49095	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 353 Year Blt: 1993 Eff Year Blt: 2009 Sq.Ft: 1152 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 48x24 RMV: 12400  
 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
Machine Shed	5	Finished	1152	0	0	1993	2009	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 04500	Stat Class: 351	Year Blt: 1995	Eff Year Blt: 2009	Sq.Ft: 2040	% Complete: 100.00			
Desc: General Purpose Building (GB)			Dimensions: 60x34		RMV: 33000				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
General Purpose Bldg	5	Finished	2040	0	0	1995	2009	AVG	Exception: Y N

<b>Accessories</b>						
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>	
No accessory data available						

Bldg: 4	Code Area: 04500	Stat Class: 353	Year Blt: 2003	Eff Year Blt: 2009	Sq.Ft: 1080	% Complete: 100.00			
Desc: Machine Shed (MS)			Dimensions: 18x60		RMV: 7930				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
Machine Shed	4	Finished	1080	0	0	2003	2009	FAIR	Exception: Y N

<b>Accessories</b>						
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>	
No accessory data available						

Bldg: 5	Code Area: 04500	Stat Class: 354	Year Blt: 1992	Eff Year Blt: 2009	Sq.Ft: 100	% Complete: 100.00			
Desc: Lean-to Light (LTL)			Dimensions: 10x10		RMV: 280				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
Lean-to Light Duty	4	Finished	100	0	0	1992	2009		Exception: Y N

<b>Accessories</b>						
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>	
No accessory data available						

Bldg: 6	Code Area: 04500	Stat Class: 354	Year Blt: 1992	Eff Year Blt: 2009	Sq.Ft: 100	% Complete: 100.00			
Desc: Lean-to Light (LTL)			Dimensions: 10x10		RMV: 280				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
Lean-to Light Duty	4	Finished	100	0	0	1992	2009		Exception: Y N

<b>Accessories</b>						
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>	
No accessory data available						

Bldg: 7	Code Area: 04500	Stat Class: 354	Year Blt: 1992	Eff Year Blt: 2009	Sq.Ft: 100	% Complete: 100.00			
Desc: Lean-to Light (LTL)			Dimensions: 10x10		RMV: 280				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
Lean-to Light Duty	4	Finished	100	0	0	1992	2009		Exception: Y N

<b>Accessories</b>						
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>	
No accessory data available						

Bldg: 8	Code Area: 04500	Stat Class: 354	Year Blt: 1992	Eff Year Blt: 2009	Sq.Ft: 100	% Complete: 100.00			
Desc: Lean-to Light (LTL)			Dimensions: 10x10		RMV: 280				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
Lean-to Light Duty	4	Finished	100	0	0	1992	2009		Exception: Y N

<b>Accessories</b>						
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>	
No accessory data available						

Bldg: 9	Code Area: 04500	Stat Class: 354	Year Blt: 1992	Eff Year Blt: 2009	Sq.Ft: 100	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions: 10x10		RMV: 280	

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	4	Finished	100	0	0	1992	2009		

**Accessories**

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

Bldg: 10 Code Area: 04500 Stat Class: 351 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 1296 % Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 36x36 RMV: 25150

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
General Purpose Bldg	5	Finished	1296	0	0	2014	2014	AVG	

**Accessories**

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

Bldg: 11 Code Area: 04500 Stat Class: 341 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 432 % Complete: 100.00

Desc: Multi Purpose Shed (MP)

Dimensions: 24x18 RMV: 9750

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	432	0	0	2016	2016	AVG	

**Accessories**

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

**Farm Notes**

2025FARM

1/14/25: Inspected by MLH L2 during tags, farm use ok Avalon Equestrian Center





M21

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA AB AC AD AE AF AG AH

AUG 1 10 00 AM

### Percent Good Calculator

This form is to assist with determining the blended Percent Good of a structure when there is an addition to the original structure. The calculated Percent Good will be entered into ORCAIS as an Effective Year Built.

**Using This Form:**  
 Add the square footage of the addition to the Addition line. The addition will be calculated at 100% good.  
 Add the original square footage and % Good value of the structure to the appropriate fields. The % Good value should represent the original structure based upon its condition without consideration to the addition.  
 The form will calculate an updated Percent Good value for the entire structure.

Account Number: \_\_\_\_\_ Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_

Sq. Ft.	% Good	% of Whole
Addition: 931	100%	26%
Rebuild:		
First Floor: 3027	63%	61%
Second Floor:		
Attic:		
Total Sq. Ft.: 3538	87%	87% - Updated % Good

1999

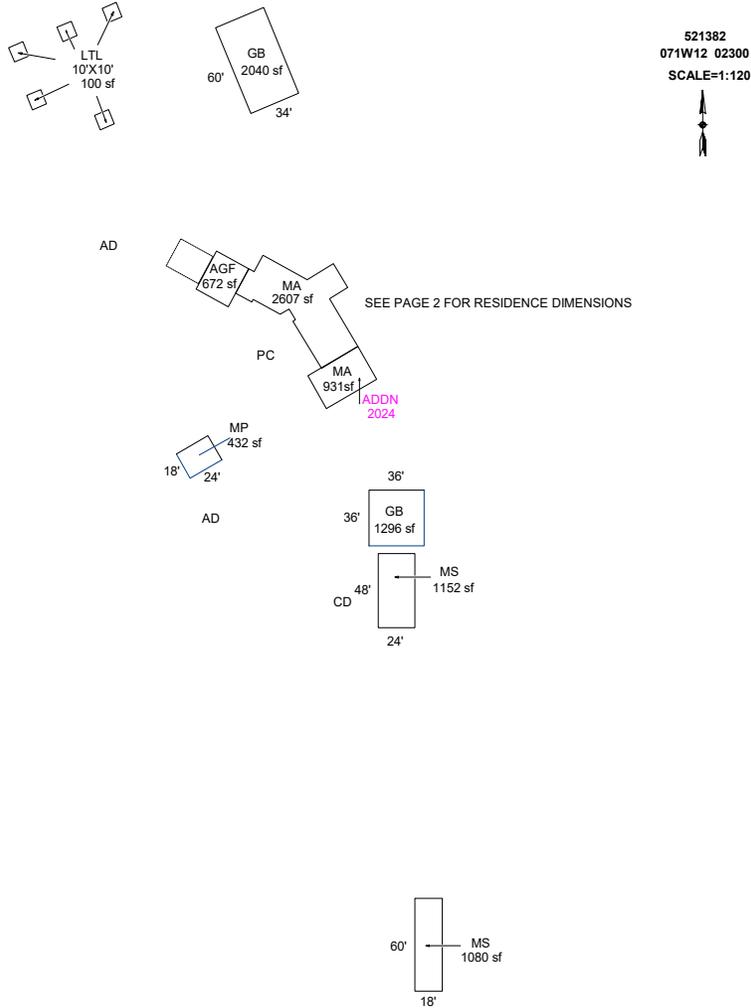
Sheet1

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 521382 Parcel No.: 071W12 02300  
 Property Address: 2530 DRIFT CREEK RD N  
 City: SILVERTON County: MARION 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	MS	1.0	1080.0	156.0	
	MS	1.0	1152.0	144.0	
	LTL	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	LTL	1.0	100.0	40.0	
	GB	1.0	2040.0	188.0	
	MP	1.0	432.0	84.0	5204.0
GBA2	GB	1.0	1296.0	144.0	1296.0
GLA1	MA	1.0	2597.9	269.2	2597.9
MA	MA	1.0	931.0	125.0	931.0
P/P	CD	1.0	480.0	88.0	480.0
	Net LIVABLE	cnt	1 (rounded)		3,529
	Net BUILDING	cnt	10 (rounded)		6,500

### COMMENT TABLE 1

APEX BY CE 12/28/10  
 UPDATED BY JRONDEMA 5/27/15  
 UPDATED BY JRONDEMA 2/27/17  
 UPDATED BY CLOBERG 11/27/24 24-006628 MA ADDN

### COMMENT TABLE 2

*1/4/26 MLH*

### COMMENT TABLE 3

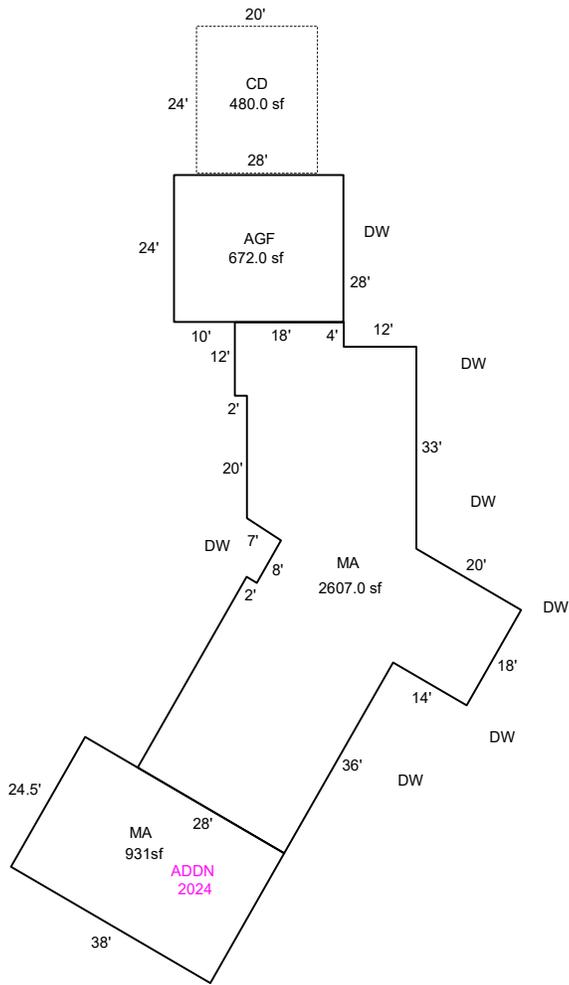
*Tags L2*

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 521382 Parcel No.: 071W12 02300  
 Property Address: 2530 DRIFT CREEK RD N  
 City: SILVERTON County: MARION State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



521382  
071W12 02300  
SCALE=1:30



SEE PAGE 1 FOR ALL BUILDINGS

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2607.0	269.8	2607.0
MA	MA	1.0	931.0	125.0	931.0
P/P	CD	1.0	480.0	88.0	480.0

### COMMENT TABLE 1

APEX BY CE 12/28/10  
 UPDATED BY JRONDEMA 5/27/15  
 UPDATED BY JRONDEMA 2/27/17  
 UPDATED BY CLOBERG 11/27/24 24-006628 MA ADDN

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1      (rounded)                      3,538