

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 2/6/26

Print Date: 9/29/2025

Acct ID: 537749 MTL: 061E28CD00600 Date: 12/17/25 Appr: MLH Prop Class: 400 RMV Prop Class: 400  
Situs: MaSaNh: 03 06 002 Unit: 21479 Year: 2025

Last Date Appraised: 08/26/2013 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: Last Sales Date: 11/21/2023 Roll Type: R

Owner: MOLODIH-CHEREPANOV, ANNA Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCP TTO INSP AV: 115130  
RMV Land: 366930 RMV Imp: 0 RMV Total: 366930 MAV: 115130 MSAV: 0 SAV: 0

Comment: NEW MA @ 55%, shop not started  
Asked to leave by contractor  
Retag for '27

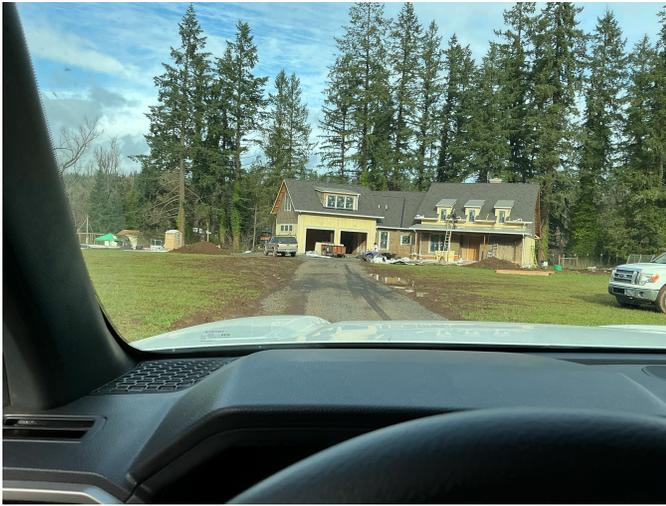
Land

Site: 1 Code Area: 04500 Size: 1.94 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 366930 Exception: Y N

Adjustment(s): H2OAR, GSOIL Fire Patrol: SA004 Description: FIRE PATROL

Comments: 06-07: RECALC SETUP #36 07-11-05  
OSD N M/M

Input MLH 10/30/25

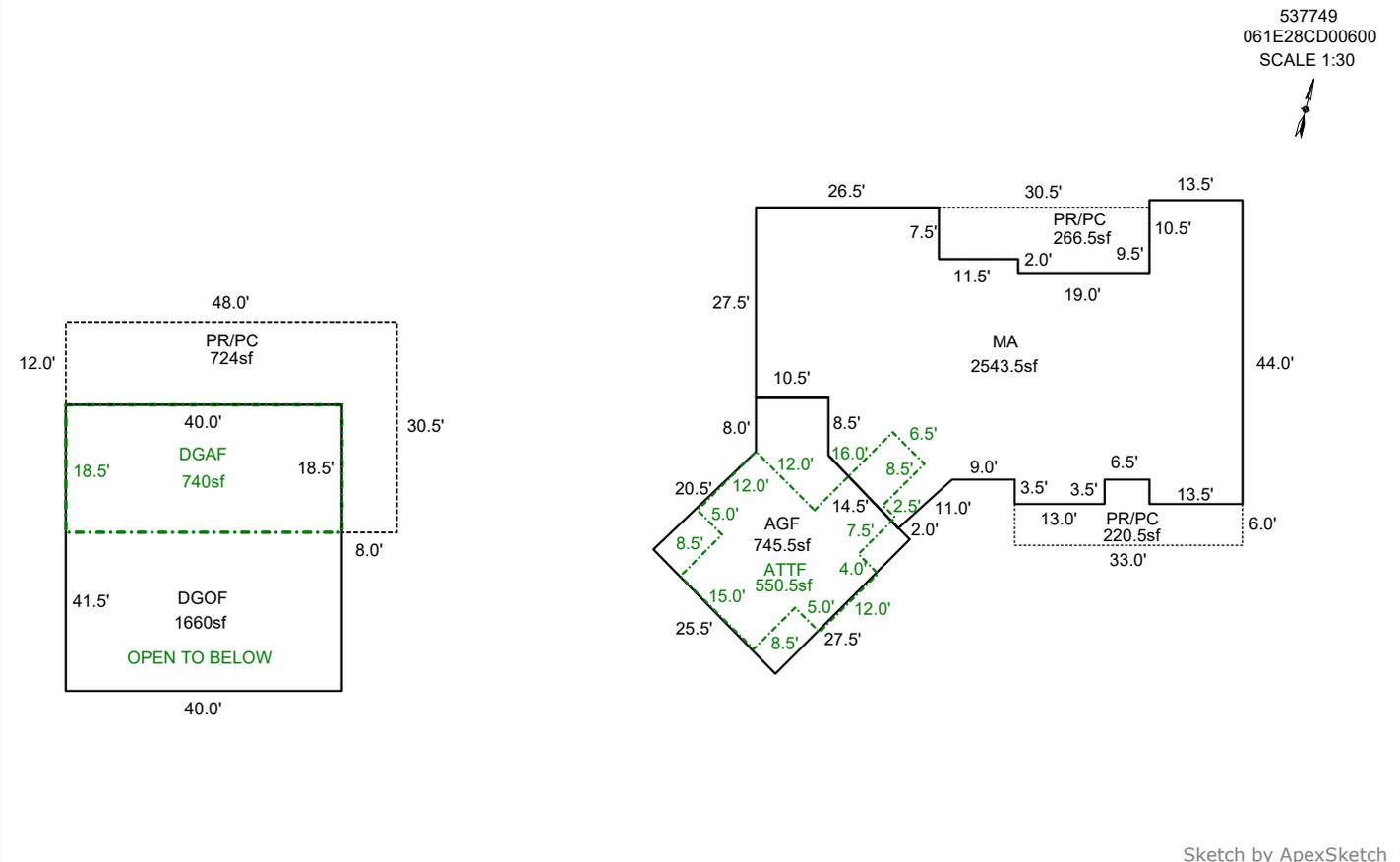


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 537749 Parcel No.: 061E28CD00600  
 Property Address: 17845 & 17851 S. ABIQUA RD NE  
 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
MA2	ATTF	1.0	550.3	123.0	550.3
DGAF	DGAF	1.0	740.0	117.0	740.0
GAR	AGF	1.0	745.3	117.2	
	DGOF	1.0	1660.0	163.0	2405.3
MA	MA	1.0	2543.4	258.7	2543.4
P/P	PR/PC	1.0	266.8	80.0	
	PR/PC	1.0	220.8	85.0	487.5
PR/PC	PR/PC	1.0	724.0	157.0	724.0
	Net LIVABLE	cnt	3 (rounded)		4,949
	Net BUILDING	cnt	1 (rounded)		740

### COMMENT TABLE 1

APEX BY CLOBERG 09/26/25 25-004687 MA  
 UPDATED BY CLOBERG 01/09/26 25-007790 DGF  
 UPDATED BY CLOBERG 02/12/26

### COMMENT TABLE 2

MLH 12/17/25

### COMMENT TABLE 3

TAGS L2

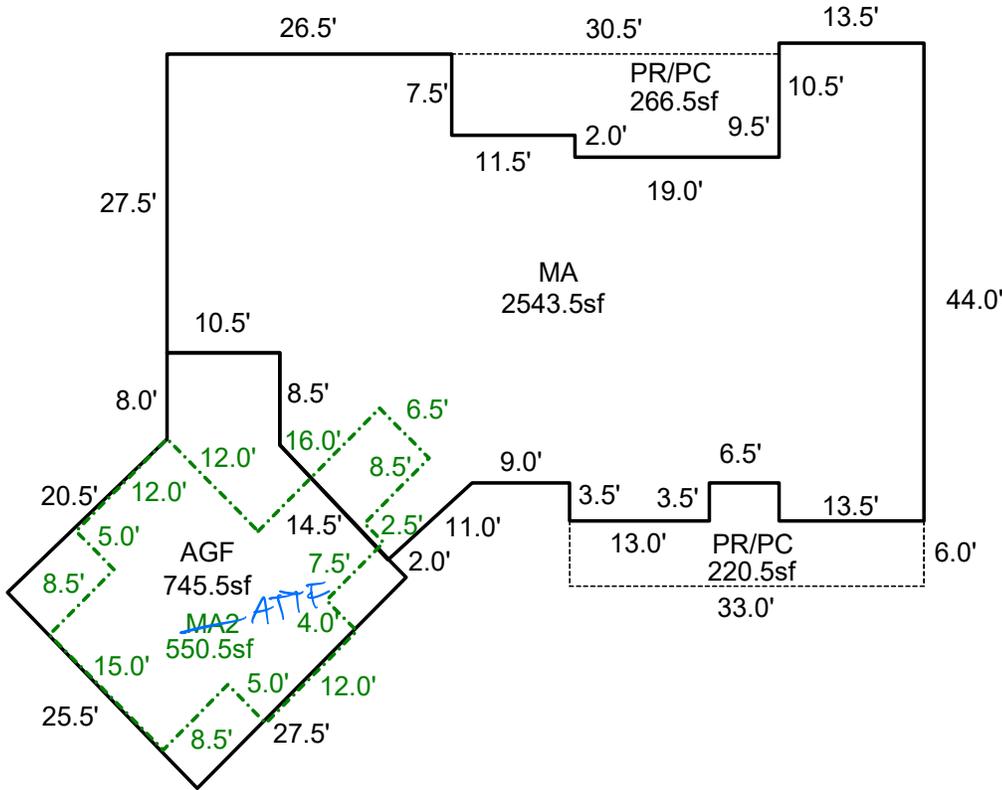
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## SKETCH

537749  
061E28CD00600  
SCALE 1:30



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MA2	MA2	1.0	550.3	123.0	550.3
GAR	AGF	1.0	745.3	117.2	745.3
MA	MA	1.0	2543.4	258.7	2543.4
P/P	PR/PC	1.0	266.8	80.0	
	PR/PC	1.0	220.8	85.0	487.5

### COMMENT TABLE 1

APEX BY CLOBERG 09/26/25 25-004687 MA

### COMMENT TABLE 2

*12/17/25 MLH*

### COMMENT TABLE 3

*Tags L2*

Net LIVABLE                      cnt                      2                      (rounded)                      3,289

Percent Complete Form

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

Additions

New Homes

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

APPR MLH Date 12/17/25 YR For 26-27 % COMP 55  
 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: \_\_\_\_\_

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

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

1st 3 br 2.5 bath, FP, bath +

ACCOUNT # NEW MA AHF 1 Bath DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA  
AREA 2543 EFF AREA \_\_\_\_\_ BED 3  
ROOF + HVAC +  
BATH PKG: 2 BATH 1 BATH + 1 1/2 BTH  
FIREPLACE: 1  
KITCHEN - +  
YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
% COMP 55 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
EXCEPT Y N LUMP SUM: \_\_\_\_\_  
MISC: \_\_\_\_\_  
YI CLASS 4 F G A E  
SKIRT + LIN FT \_\_\_\_\_  
COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
STAT / CLASS \_\_\_\_\_  
SIZE \_\_\_\_\_  
FAIR  
AVERAGE  
GOOD  
EXCELLENT  
BATH \_\_\_\_\_  
YR BLT \_\_\_\_\_  
EFF YR \_\_\_\_\_  
% COMP \_\_\_\_\_  
EXCEPT Y N  
MISC: \_\_\_\_\_  
COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
STAT / CLASS \_\_\_\_\_  
SIZE \_\_\_\_\_  
FAIR  
AVERAGE  
GOOD  
EXCELLENT  
BATH \_\_\_\_\_  
YR BLT \_\_\_\_\_  
EFF YR \_\_\_\_\_  
% COMP \_\_\_\_\_  
EXCEPT Y N  
MISC: \_\_\_\_\_  
COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR AHF  
AREA 550 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
ROOF + HVAC +  
BATH PKG: 1 BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
FIREPLACE: \_\_\_\_\_  
KITCHEN - +  
YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
% COMP 55 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
EXCEPT Y N LUMP SUM: \_\_\_\_\_  
MISC: \_\_\_\_\_  
YI CLASS \_\_\_\_\_ F G A E  
SKIRT + LIN FT \_\_\_\_\_  
COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
STAT / CLASS \_\_\_\_\_  
SIZE \_\_\_\_\_  
FAIR  
AVERAGE  
GOOD  
EXCELLENT  
BATH \_\_\_\_\_  
YR BLT \_\_\_\_\_  
EFF YR \_\_\_\_\_  
% COMP \_\_\_\_\_  
EXCEPT Y N  
MISC: \_\_\_\_\_  
COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
STAT / CLASS \_\_\_\_\_  
SIZE \_\_\_\_\_  
FAIR  
AVERAGE  
GOOD  
EXCELLENT  
BATH \_\_\_\_\_  
YR BLT \_\_\_\_\_  
EFF YR \_\_\_\_\_  
% COMP \_\_\_\_\_  
EXCEPT Y N  
MISC: \_\_\_\_\_  
COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR AGF  
AREA 745 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
ROOF + HVAC +  
BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
FIREPLACE: \_\_\_\_\_  
KITCHEN - +  
YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
% COMP 55 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
EXCEPT Y N LUMP SUM: \_\_\_\_\_  
MISC: \_\_\_\_\_  
YI CLASS \_\_\_\_\_ F G A E  
SKIRT + LIN FT \_\_\_\_\_  
COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
STAT / CLASS \_\_\_\_\_  
SIZE \_\_\_\_\_  
FAIR  
AVERAGE  
GOOD  
EXCELLENT  
BATH \_\_\_\_\_  
YR BLT \_\_\_\_\_  
EFF YR \_\_\_\_\_  
% COMP \_\_\_\_\_  
EXCEPT Y N  
MISC: \_\_\_\_\_  
COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
STAT / CLASS \_\_\_\_\_  
SIZE \_\_\_\_\_  
FAIR  
AVERAGE  
GOOD  
EXCELLENT  
BATH \_\_\_\_\_  
YR BLT \_\_\_\_\_  
EFF YR \_\_\_\_\_  
% COMP \_\_\_\_\_  
EXCEPT Y N  
MISC: \_\_\_\_\_  
COMMENT: \_\_\_\_\_