

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 2/4/26

Print Date: 9/26/2025

Acct ID: 538496 MTL: 071E080000703 Date: 12/12/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401
Situs: 16635 COOL BREEZE LN NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 59648 Year: 2025
2026

Last Date Appraised: 08/27/2020 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
Owner: HOFFMAN JRLT Greg 503 509 3714 Last Sales Date: 09/24/2015 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTC INSP AV: 381800
RMV Land: 285870 RMV Imp: 660090 RMV Total: 945960 MAV: 381800 MSAV: 0 10/16 SAV: 0
Comment: LEVEL 2 8.27.20 SR94// NEW GB @ 70 %

OSDs

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

update inventory Retag for 27 Input MLH 12/22/25

Land

Site: 1 Code Area: 04500 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4HD Value Source: Rural Restrictive Description: RMV: 235870 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 21-22: PER #94 CHG OSD// 18-19: PER #94 ADD OSD / . 05-06: RECALC SETUP: APPR DB 36; 05-26-04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 154 - Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 2923 % Complete: 100.00
Desc: Multi Story above grade with basement Dimensions: RMV: 660090
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	5 -	Finished	1280	1	FB-1/ <u>HB-1</u>	2017	2017	KIT-, FP - 1, HVAC, ROOF, BTH - 1, BATH - 1	Y N
Attic <u>(10ft)</u>	5 -	Finished	839	2	FB-1	2017	2017	HVAC, BATH - 1	Y N
Basement	5 -	Finished	804	1	FB-1	2017	2017	HVAC, BATH - 1	Y N
Garage Basement	5 -	Finished	476	0	0	2017	2017		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	273	2020	5886	1	Y N
DECK	5	400	2020	8624	1	Y N
PATIO	5	400	2020	2156	1	Y N
ROOF EXTENSION OR PATIO COVER	5	273	2020	7759	1	Y N
ROOF EXTENSION OR PATIO COVER	5	280	2020	7958	1	Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002131	83611	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	107839	0	R	40 x 26 SHOP WITH PLUMBING

351 GB @ 2025 26x40 AVE 1/2 bath 70% NEW
GBAF 16x40

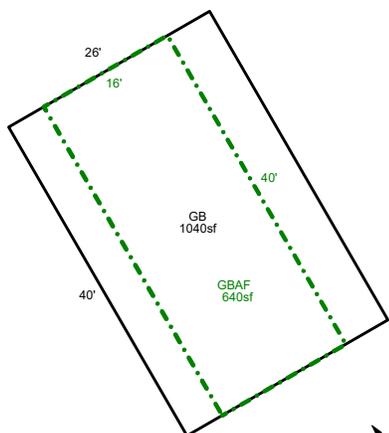


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538496 Parcel No.: 071E08 00703
 Property Address: 16635 COOL BREEZE LN NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client:
 Client Address:
 Appraiser Name: Inspection Date:

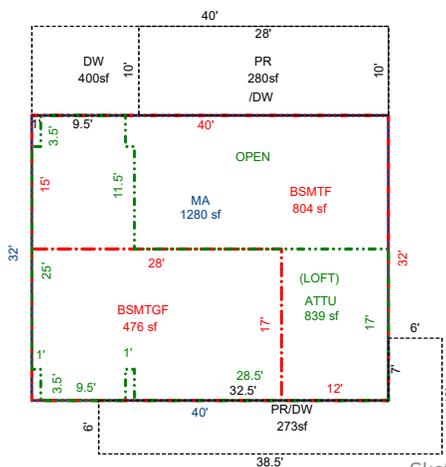
SKETCH



538496
071E08 00703
SCALE=1:10



93.5 ft



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1040.0	132.0	1040.0
GBA2	GBAF	1.0	640.0	112.0	640.0
GLA1	MA	1.0	1280.0	144.0	1280.0
GLA2	ATTU	1.0	838.5	151.0	838.5
BSMT	BSMTGF	1.0	476.0	90.0	1280.0
	BSMTF	1.0	804.0	144.0	
P/P	DW	1.0	400.0	100.0	953.0
	PR/DW	1.0	273.0	103.0	
	PR	1.0	280.0	76.0	
	Net LIVABLE	cnt	0 (rounded)		2,119
	Net BUILDING	cnt	0 (rounded)		1,680

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/12/17
 UPD BY PHU 11.13.20
 UPDATED BY CLOBERG 06/04/25 25-002223 GB
 UPDATED BY CLOBERG 02/12/26
 UPDATED BY CLOBERG 02/12/26

COMMENT TABLE 2

08.27.20 SR #94: TAGS
 MLH 12/12/25

COMMENT TABLE 3

TAGS L2

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%	
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	
2%		Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	
2%		Interior Trim Carpentry	7%	95%	6%	
		Porch/Entry/Stoop	2%	100%	2%	
		Finish Grade	1%		1%	

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
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 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%	40%
Floor - Concrete/Wood	30%	40%
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR MLTJ Date 12/12/15 YR For 26-27 % COMP 70%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____