

Summary

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

Print Date: 9/26/2025

Acct ID: 538505 MTL: 071E08B001000 Date: 12/2/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401  
Situs: 3612 SEMINOLE RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 59667 Year: 2025

Last Date Appraised: 04/21/2011 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: RODECAP, ROGER W Last Sales Date: 12/06/2024 Roll Type: R

Cycle: 1 Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 158930

RMV Land: 291330 RMV Imp: 251230 RMV Total: 542560 MAV: 158930 MSAV: 0 SAV: 0

Comment: owner said to stay out of active construction site

NEW MA @ 50% update inventory Retag for 27

OSDs

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

Land

Site: 1 Code Area: 04500 Size: 1.65 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4AD Value Source: Rural at MKT Description: RMV: 241330 Exception: Y N

Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL

Comments: 05-06: RECALC SETUP; APPR NO.36, 5/26/04 //FORESTED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 142 - Year Blt: 1930 Eff Year Blt: 1985 Sq.Ft: 1440 % Complete: 100.00

Desc: Multi Story above grade Dimensions: RMV: 220430

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 | 4 -   | Finished      | 952        | 1    | FB-1  | 1930   | 1985       | HVAC, ROOF, KIT-, BATH - 1 | Y N       |
| Attic       | 4 -   | Finished      | 488        | 0    | 0     | 1930   | 1985       | HVAC                       | Y N       |

Accessories

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS AVERAGE | 4     | 1         | 1985       | 26001 | 1        | Y N       |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2010 Sq.Ft: 2400 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 60x40 RMV: 30800

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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------------|-----------|
| General Purpose Bldg | 6     | Finished      | 2400       | 0    | 0     | 2000   | 2000       | FAMR <u>AJE</u> | Y N       |

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             |
|---------------|-----------|---------------|------------------|-----------|----------------|------------|-----------|-------------------------|
| 25-002573     | 83749     | MARION COUNTY | NEW CONSTRUCTION | RESIDENCE | 349990         | 0          | R         | REPLACEMENT SFD 3BR 2BA |



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%               |       | Electrical Rough-In           | 3%    | 55%      | 2%    |      |
| 2%               | 80%   | Heating Rough-In              | 2%    |          | 1%    |      |
|                  |       | Heating Unit                  | 1%    | 1%       |       |      |
| 3%               |       | Insulation                    | 3%    | 2%       |       |      |
| 5%               | 85%   | Drywall (Finished)            | 5%    | 65%      | 4%    | 70%  |
| 2%               | 90%   | Paint Interior                | 2%    | 70%      | 2%    | 75%  |
| 2%               |       | Paint Exterior                | 2%    |          | 2%    |      |
|                  |       | Cabinets                      | 6%    | 75%      | 5%    | 80%  |
| 2%               | 95%   | Electrical Fixtures           | 3%    | 80%      | 2%    |      |
| 2%               |       | Plumbing Fixtures             | 4%    | 85%      | 3%    | 85%  |
| 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 MUH Date 12/2/25 YR For 26-27 % COMP 50  
 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%    | 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 \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

ACCOUNT # \_\_\_\_\_ DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 143 QLTY + - FLOOR MA  
 AREA 1740 EFF AREA \_\_\_\_\_ BED 3  
 ROOF + HVAC +  
 BATH PKG: 2 BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 50 % 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 BSMTF  
 AREA 357 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 50 % 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 BSMTGF  
 AREA 408 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 50 % 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: \_\_\_\_\_

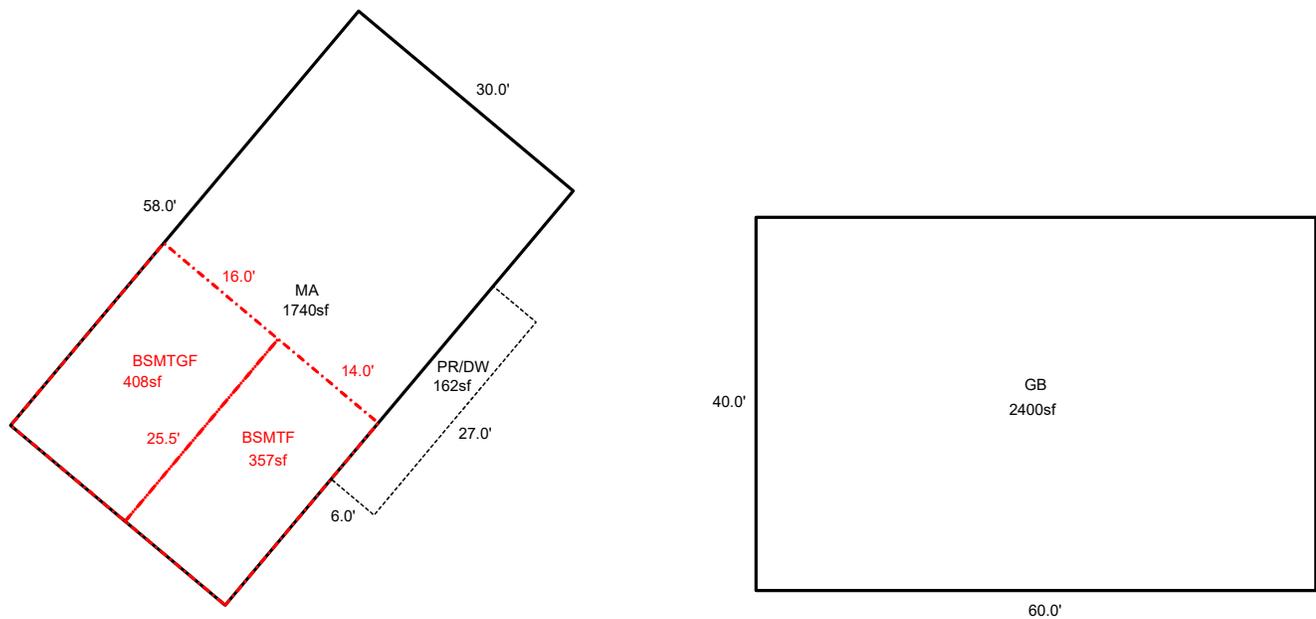
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 538505 Parcel No.: 071E08B 01000  
 Property Address: 3612 Seminole Rd NE  
 City: Silverton County: State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

538505  
071E 08B 01000



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code  | Description | Factor | Net Size | Perimeter | Net Totals |
|-------|-------------|--------|----------|-----------|------------|
| BSMTF | BSMTGF      | 1.0    | 408.0    | 83.0      | 408.0      |
| BSMTU | BSMTF       | 1.0    | 357.0    | 79.0      | 357.0      |
| MA    | MA          | 1.0    | 1740.0   | 176.0     | 1740.0     |
| OTH   | GB          | 1.0    | 2400.0   | 200.0     | 2400.0     |
| P/P   | PR/DW       | 1.0    | 162.0    | 66.0      | 162.0      |

### COMMENT TABLE 1

Apex by JA 12/15/08  
 Correct Layout - CE 5/11/11  
 UPDATED BY CLOBERG 07/17/25 25-002573 MA  
 UPDATED BY CLOBERG 02/04/26

### COMMENT TABLE 2

MLH 12/12/25

### COMMENT TABLE 3

TAGS L3

Net LIVABLE                      cnt                      1      (rounded)                      1,740

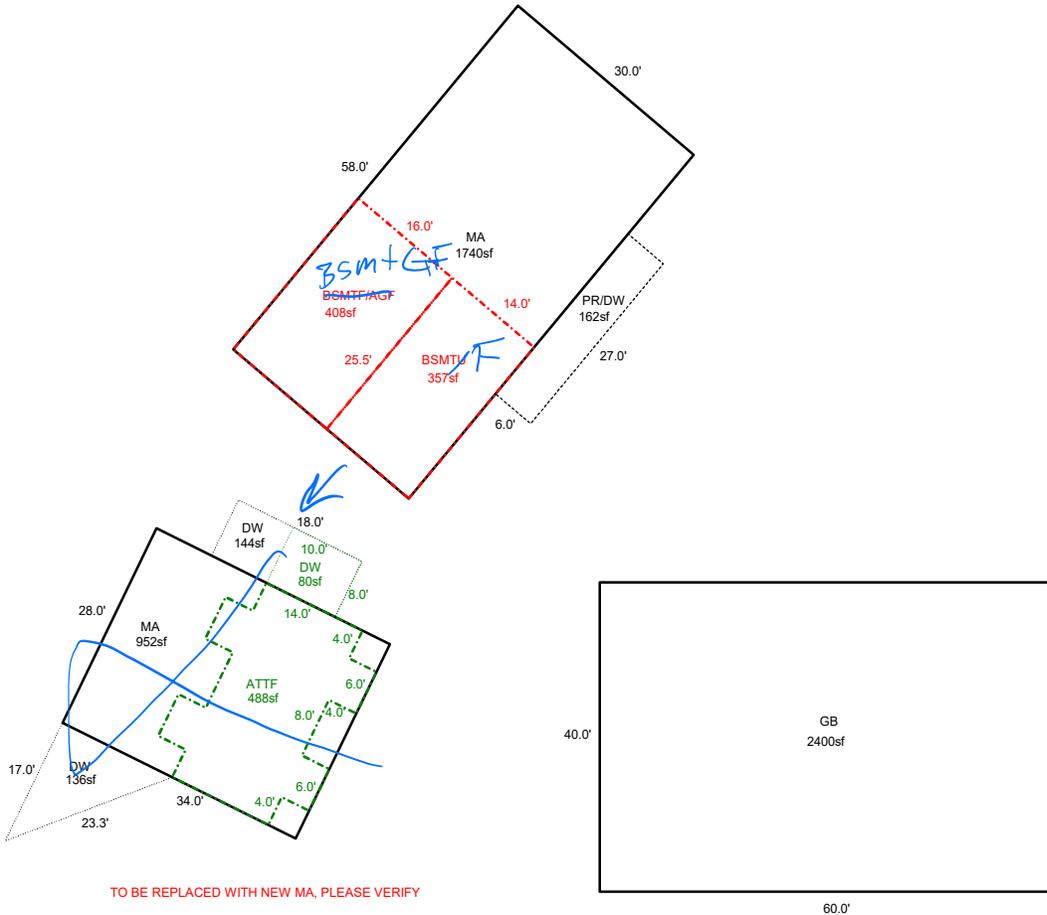
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## SUBJECT INFO

File No.: 538505 Parcel No.: 071E08B 01000  
 Property Address: 3612 Seminole Rd NE  
 City: Silverton County: State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

538505  
071E 08B 01000



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code  | Description | Factor | Net Size    | Perimeter | Net Totals |
|-------|-------------|--------|-------------|-----------|------------|
| GLA1  | MA          | 1.0    | 952.0       | 124.0     | 952.0      |
| GLA2  | ATTF        | 1.0    | 488.0       | 116.0     | 488.0      |
| BSMTF | BSMTF/AGF   | 1.0    | 408.0       | 83.0      | 408.0      |
| BSMTU | BSMTU       | 1.0    | 357.0       | 79.0      | 357.0      |
| MA    | MA          | 1.0    | 1740.0      | 176.0     | 1740.0     |
| OTH   | GB          | 1.0    | 2400.0      | 200.0     | 2400.0     |
| P/P   | DW          | 1.0    | 144.0       | 52.0      |            |
|       | DW          | 1.0    | 80.0        | 36.0      |            |
|       | DW          | 1.0    | 136.0       | 56.3      |            |
|       | PR/DW       | 1.0    | 162.0       | 66.0      | 522.0      |
|       | Net LIVABLE | cnt    | 1 (rounded) |           | 3,180      |

### COMMENT TABLE 1

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 UPDATED BY CLOBERG 07/17/25 25-002573 MA

### COMMENT TABLE 2

12/12/25 MLH

### COMMENT TABLE 3

Tags L3