

Summary

Lead Appr: **ww 12/9**

Clerk: \_\_\_\_\_

Lead Clerk: \_\_\_\_\_

Appr: **MLH 2/5/26**

Print Date:

9/26/2025

Acct ID: 539614

MTL: 081E050001100

Date: **12/4/25**

Appr: **MLH**

Prop Class: 5591

RMV Prop Class: 4591

Situs: 3122 DRIFT CREEK RD SE SUBLIMITY OR 97385

MaSaNh: 03 06 000

Unit: 44920

Year: 2025

**2026**

Last Date Appraised: 12/17/2024

Appraiser: MATTHEW HAMILTON

Tag: **Y** N

Tag info: 2026 - Tags/Permit (Completion)

Owner: OVCHINNIKOV, GEORGE

**533 313 8855**

Last Sales Date: 08/26/2021

Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 **2** 3 4

LCB **TTO** INSP

AV: 235435

RMV Land: 263210

RMV Imp: 384870

RMV Total: 648080

MAV: 131020

MSAV: 27845

SAV: 35695

Comment: 25-26: L1 12.17.24 MLH  
24-25: L4 6.17.24 MLH  
24-25 L2 12/7/23 CLUKE

**MA @ 90% Retag for '27**

**Input MLH 12/5/25**

Notations

**COW 1/12/26 send inquiry letter with aerial photo**

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

**Farm - looks like pasture was not grazed last spring. No animals seen during onsite**

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	04580	0

Land

Site: 2 Code Area: 04580 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 39270 Exception: Y N  
 Adjustment(s): WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009

25-26: Land classes ok

Site: 3 Code Area: 04580 Size: 4.31 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 169230 Exception: Y N  
 Adjustment(s): WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1983 / 4200188

Site: 4 Code Area: 04580 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 4710 Exception: Y N  
 Adjustment(s): WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1976

Marshy - East Fork Drift Creek

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04580 Stat Class: 444 + Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 728 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 52x14 RMV: 23360  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	728	2	FB-1	1973	1973	BATH - 1, ROOF, HVAC, SKRT+, KH-	Y N

**Storage**

Accessories

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

Bldg: 3 Code Area: 04580 Stat Class: 141 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2224 % Complete: 85.00  
 Desc: One Story Only Dimensions: RMV: 355840  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 76570 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2224	4	FB-2	2023	2023	ROOF, BATH - 2, FP - 1, BATH+, KIT, HVAC	Y N
Garage Attached	4	Finished	549	0	0	2023	2023	ROOF	Y N

**90**  
**M/M**  
**Missing**  
**Some finish, cabinets, trim, backsplash**  
**and landscape**  
**tab**

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 04580 Stat Class: 351 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 936 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 36x26 RMV: 3040

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

N/V

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	936	0	0	1973	1973	FAIR

Exception: Y N

Accessories

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

Bldg: 2 Code Area: 04580 Stat Class: 354 Year Blt: Eff Year Blt: 1973 Sq.Ft: 176 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 22x8 RMV: 140  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/V

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	176	0	0	0	1973	

Exception: Y N

Accessories

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

Bldg: 4 Code Area: 04580 Stat Class: 357 Year Blt: Eff Year Blt: 2019 Sq.Ft: 600 % Complete: 100.00  
 Desc: Frost Control Dimensions: 20x30 RMV: 1700  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/V

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	600	0	0	0	2019	

Exception: Y N

Accessories

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

Bldg: 5 Code Area: 04580 Stat Class: 354 Year Blt: Eff Year Blt: 2019 Sq.Ft: 80 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 10x8 RMV: 290  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Delete made MFAU

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	80	0	0	0	2019	

Exception: Y N

Accessories

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

Bldg: 6 Code Area: 04580 Stat Class: 354 Year Blt: Eff Year Blt: 1998 Sq.Ft: 256 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 16x16 RMV: 500  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

LTH

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	256	0	0	0	1998	

Exception: Y N

Accessories

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

Farm Notes

2021FARM 22-23: Sent new owner self reporting letter 10/7/21. Due back in 30 days.

2025FARM

12/17/24: Inspected by MLH L1 during tags, farm use ok - livestock





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%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

*2025*  
*2026 - missing 1 cabinet*  
*Cabinets trim*

APPR MLH Date 12/17/24 YR For 25-28 % COMP 85  
 APPR MLA Date 12/4/25 YR For 26-27 % COMP 90  
 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%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

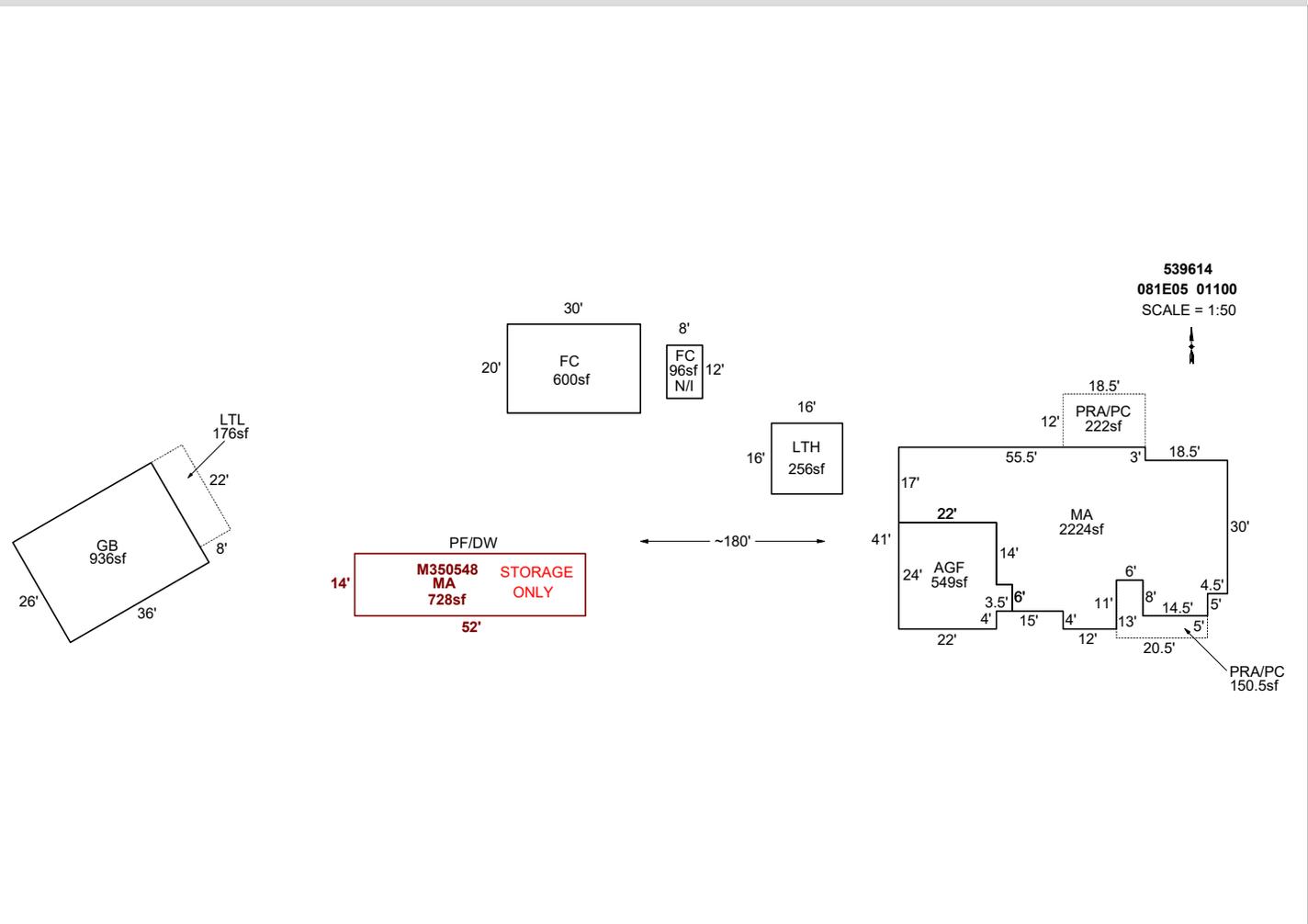
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 539614 Parcel No.: 081E05 01100  
 Property Address: 3122 DRIFT CREEK RD SE  
 City: SILVERTON County: MARION State: OR ZipCode: 97381  
 Owner:  
 Client:  
 Appraiser Name: Client Address: Inspection Date:

## SKETCH



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	936.0	124.0	936.0
GBA5	FC	1.0	96.0	40.0	
	LTH	1.0	256.0	64.0	352.0
GBA6	FC	1.0	600.0	100.0	600.0
GLA1	MA	1.0	728.0	132.0	
	MA	1.0	2224.0	246.0	2952.0
GAR	AGF	1.0	549.0	99.0	549.0
P/P	PRA/PC	1.0	222.0	61.0	
	PRA/PC	1.0	150.5	67.0	372.5
	Net LIVABLE	cnt	1 (rounded)		3,501
	Net BUILDING	cnt	0 (rounded)		1,888

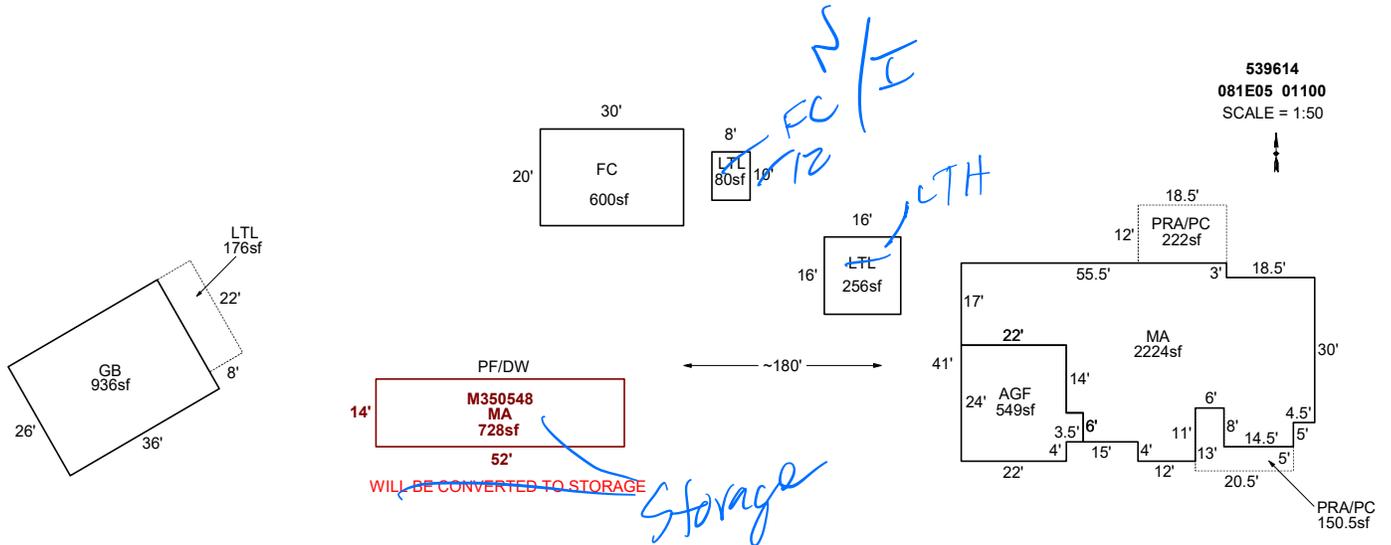
COMMENT TABLE 1	
DRAWN BY JRONDEMA 7/25/18 UPDATED BY CJURAN 02/13/2023 555-22-010110 UPD BY WW 6.18.24 UPDATED BY CLOBERG 12/30/24 UPDATED BY CLOBERG 02/13/26	
COMMENT TABLE 2	COMMENT TABLE 3
MLH 6.17.24 MLH 12/17/24 MLH 12/04/25	CYCLE L4 TAGS L1 TAGS L2

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 539614 Parcel No.: 081E05 01100  
 Property Address: 3122 DRIFT CREEK RD S  
 City: SILVERTON County: MARION State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	936.0	124.0	936.0
GBA5	LTL	1.0	80.0	36.0	
	LTL	1.0	256.0	64.0	336.0
GBA6	FC	1.0	600.0	100.0	600.0
GLA1	MA	1.0	728.0	132.0	
	MA	1.0	2224.0	246.0	2952.0
GAR	AGF	1.0	549.0	99.0	549.0
P/P	PRA/PC	1.0	222.0	61.0	
	PRA/PC	1.0	150.5	67.0	372.5
	Net LIVABLE	cnt	0 (rounded)		2,952
	Net BUILDING	cnt	4 (rounded)		1,872

### COMMENT TABLE 1

DRAWN BY JRONDEMA 7/25/18  
 UPDATED BY CJURAN 02/13/2023 555-22-010110  
 UPD BY WW 6.18.24  
 UPDATED BY CLOBERG 12/30/24

### COMMENT TABLE 2

MLH 6.17.24  
 MLH 12/17/24  
*MLH 2/4/25*

### COMMENT TABLE 3

CYCLE L4  
 TAGS L1  
*Tags L2*