

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 3/5/26

Print Date: 9/26/2025

Acct ID: 546563 MTL: 061E28CB00200 Date: 9/29/25 Appr: MLH Prop Class: 409 RMV Prop Class: 409  
Situs: 17636 ABIQUA RD NE SILVERTON OR 97381 MaSaNh: 03 06 002 Unit: 101725 Year: 2025

Last Date Appraised: 06/04/2025 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: PETER R & DONNA M PARADIS LT Donna 503 851 0998 Last Sales Date: 05/05/2022 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 233550

RMV Land: 276360 RMV Imp: 121860 RMV Total: 398220 MAV: 233550 MSAV: 0 SAV: 0

Comment: 25-26: L4 6.4.25 MLH  
23-24 L2 4/25/23 CLUKE

NEW MA @ 100%

Input MLH 2/11/26

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.47 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 191180 Exception: Y N  
 Adjustment(s): FSOIL H2O Fire Patrol: Description:  
 Comments: 22-23 REMOVED WATER ADJUSTMENT

18-19: SV #94 CHG OSD// 08-09: LAND SEG CONSOLIDATION// 06-07: RECALC SETUP;#36, 07-22-05 07-08: PER #31 ON WATER FRONTAGE PROJECT, ADD WATER ADJ

Site: 2 Code Area: 04500 Size: 0.33 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 45180 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: Description:  
 Comments: 400028// 01-02: COMBINED LAND SEGs - SAME SOIL CLASS, SAME LIAB YR, 1.18 TTL ACRES 04-05: THIS IS A STEEP, WOODED PARCEL. OWNER IS NEVER GOING TO SELL OR BUILD ON. SOUTHERN BORDER OF PARCEL IS A CREEK, WHICH THEY USE FOR IRRIGATION.//05-06: informational// 06-07: RECALC SETUP;#36,07-22-05 //06-07: DISQ FARM USE

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 04500 Stat Class: 148 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 85110  
 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	
Garage Detached	<u>3</u>	<u>4</u>	Finished	900	0	0	1995	1995	ROOF	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 107 Year Blt: Eff Year Blt: 1986 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 36750 I/O  
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD <u>F</u>	4	1	1986	34668	1

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-001297	83759	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	586054	0	R	REPLACEMENT SFD 3 BDRM 2 BATH WITH BONUS LOFT AND STORAGE



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

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 44 142 QLTY + - FLOOR MA  
 AREA \_\_\_\_\_ EFF AREA 2392 BED 3  
 ROOF + HVAC +  
 BATH PKG: 2 BATH 1 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 100 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS 4 F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE AGF  
 STAT / CLASS \_\_\_\_\_  
 SIZE 672  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: Roof

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

STAT \_\_\_\_\_ QLTY + - FLOOR ATTU  
 AREA 396 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR ATFE  
 AREA 297 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 100 % 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

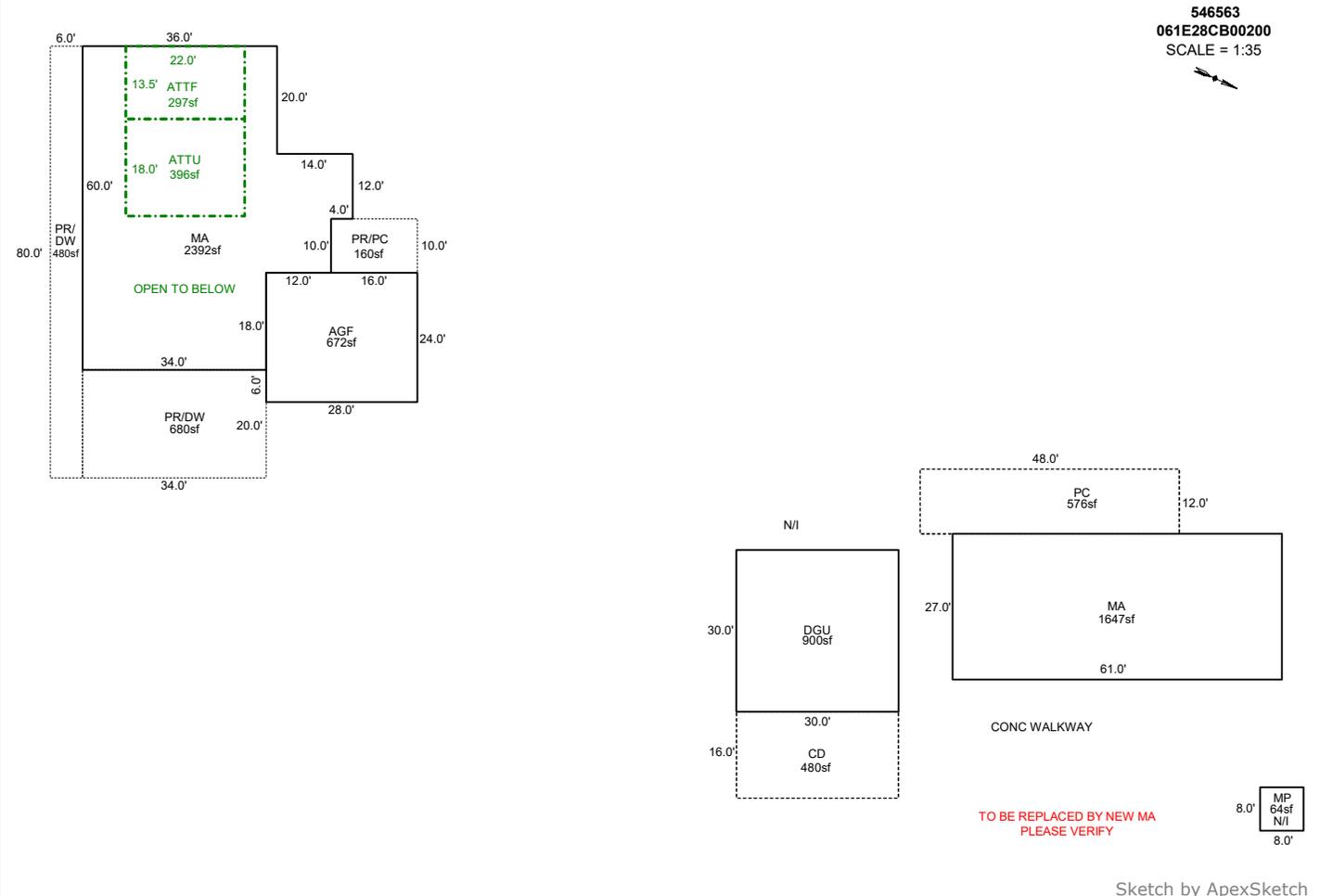
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 546563 Parcel No.: 061E28CB00200  
 Property Address: 17636 ABIQUA RD NE  
 City: SILVERTON County: MARION State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



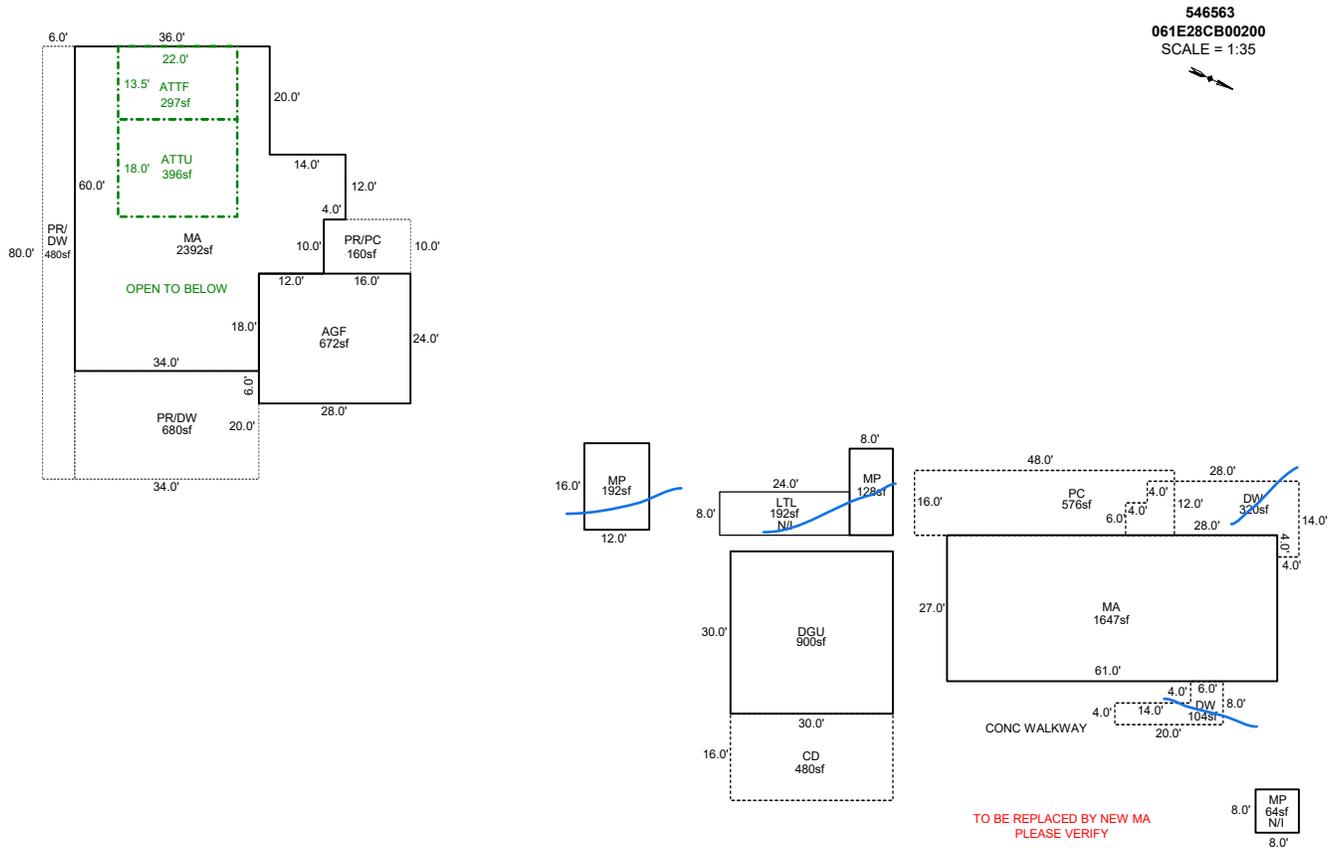
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1647.0	176.0	1647.0	DRAWN BY JRONDEMA 7/12/18 UPDATED BY JRONDEMA 8/17/18 UPDATED BY CLOBERG 05/06/25 25-001297 MA UPDATED BY CLOBERG 12/11/25 ATTF/ATTU	
ATTF	ATTU	1.0	396.0	80.0	396.0		
ATTU	ATTF	1.0	297.0	71.0	297.0		
GAR	DGU	1.0	900.0	120.0			
	AGF	1.0	672.0	104.0	1572.0		
MA	MA	1.0	2392.0	220.0	2392.0		
P/P	PR/PC	1.0	160.0	52.0			
	PC	1.0	576.0	120.0			
	CD	1.0	480.0	92.0			
	PR/DW	1.0	680.0	108.0			
	DW	1.0	480.0	172.0	2376.0	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						8.14.18 SR #94 S.V. MLH 10/29/25	TAGS L2
	Net LIVABLE	cnt	2 (rounded)		4,435		
	Net BUILDING	cnt	3 (rounded)		1,869		

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## SKETCH



Sketch by Apex Sketch

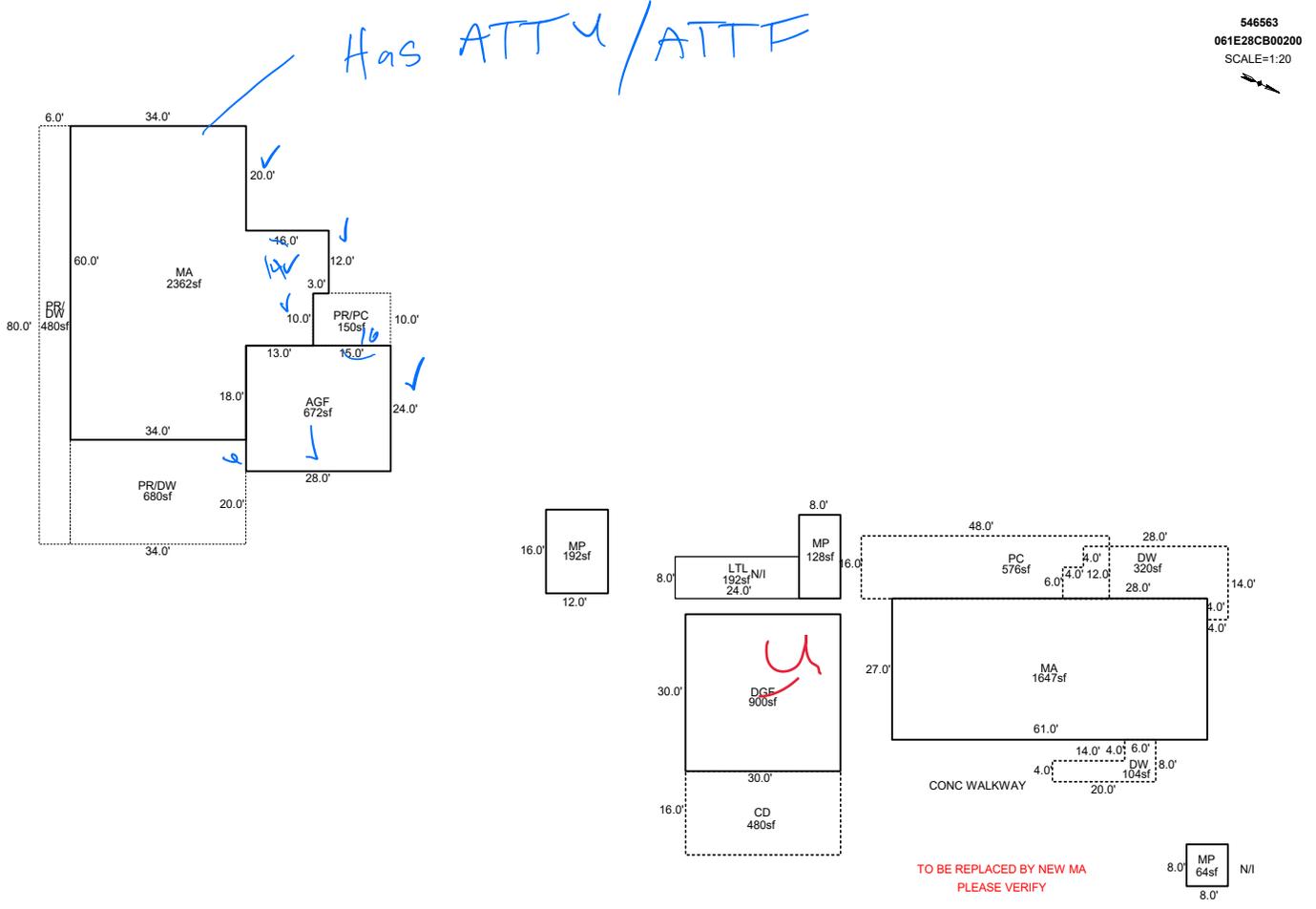
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	MP	1.0	192.0	56.0		DRAWN BY JRONDEMA 7/12/18 UPDATED BY JRONDEMA 8/17/18 UPDATED BY CLOBERG 05/06/25 25-001297 MA UPDATED BY CLOBERG 12/11/25 ATTF/ATTU					
	MP	1.0	128.0	48.0	320.0						
GLA1	MA	1.0	1647.0	176.0	1647.0						
ATTF	ATTU	1.0	396.0	80.0	396.0						
ATTU	ATTF	1.0	297.0	71.0	297.0						
GAR	DGU	1.0	900.0	120.0							
	AGF	1.0	672.0	104.0	1572.0						
MA	MA	1.0	2392.0	220.0	2392.0						
	P/P	DW	1.0	320.0	92.0						
	DW	1.0	104.0	56.0							
	PC	1.0	576.0	120.0							
	PR/DW	1.0	680.0	108.0							
	DW	1.0	480.0	172.0							
	CD	1.0	480.0	92.0							
	PR/PC	1.0	160.0	52.0	2800.0						
	Net LIVABLE	cnt	1	(rounded)	1,647	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>8.14.18 SR #94 S.V. MLH 10/29/25</td> <td>TAGS L2</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	8.14.18 SR #94 S.V. MLH 10/29/25	TAGS L2
COMMENT TABLE 2	COMMENT TABLE 3										
8.14.18 SR #94 S.V. MLH 10/29/25	TAGS L2										
	Net BUILDING	cnt	2	(rounded)	320						

# SKETCH/AREA TABLE ADDENDUM

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 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	320.0
	MP	1.0	128.0	48.0	
GLA1	MA	1.0	1647.0	176.0	1647.0
GAR	DGF	1.0	900.0	120.0	1572.0
	AGF	1.0	672.0	104.0	
MA	MA	1.0	2362.0	220.0	2362.0
P/P	PC	1.0	576.0	120.0	2790.0
	CD	1.0	480.0	92.0	
	DW	1.0	320.0	92.0	
	DW	1.0	104.0	56.0	
	PR/PC	1.0	150.0	50.0	
	PR/DW	1.0	680.0	108.0	
	DW	1.0	480.0	172.0	
	Net LIVABLE	cnt	1 (rounded)		4,009
	Net BUILDING	cnt	2 (rounded)		320

### COMMENT TABLE 1

DRAWN BY JRONDEMA 7/12/18  
 UPDATED BY JRONDEMA 8/17/18  
 UPDATED BY CLOBERG 05/06/25 25-001297 MA

### COMMENT TABLE 2

8.14.18 SR #94 S.V.

10/29/25 MLI-1

### COMMENT TABLE 3

Tags L2