

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 3/13/26

Print Date:

9/29/2025

Acct ID: 516845 MTL: 061W280000300 Date: 12/16/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551  
Situs: 12182 HOBART RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 59514 Year: 2025

2826

Last Date Appraised: 03/13/2009 Appraiser: MATTHEW HAMILTON Tag: (Y) N Tag info:  
Owner: KAUFMAN, MATTHEW J & KAUFMAN, GINA M Last Sales Date: 02/28/2019 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 313076  
RMV Land: 526580 RMV Imp: 451860 RMV Total: 978440 MAV: 270430 MSAV: 42646 SAV: 110693  
Comment:

MA Addn @ 65% Retag for '27 Input MLH 2/9/26

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm Seed Berries

OSDs

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

Land

Site: 2	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 23520	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 400028					
Site: 3	Code Area: 04500	Size: 11.27 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 304870	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1974 / 400028					
Site: 4	Code Area: 04500	Size: 6.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 148190	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1974 / 400028					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04500	Stat Class: 142	Year Blt: 1975	Eff Year Blt: 1985	Sq.Ft: 2674	% Complete: 100.00
Desc:	Multi Story above grade		Dimensions:	RMV: 425780		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

M/M

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1724	0	FB-1	1975	1985	KIT+, FP - 2, HVAC+, ROOF, BATH - 1	Y N
Second Floor	4	Finished	950	4	FB-2	1975	1985	HVAC+, BATH - 2	Y N
Garage Attached	4	Finished	440	0	0	1975	1985	ROOF	Y N

Addn

137

Addn

110

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1975	32528	1	Y N

Bldg: 4	Code Area: 04500	Stat Class: 108	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 0	% Complete: 100.00
Desc:	Residential Other Improvements		Dimensions:	RMV: 12150		
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
No floor data available									

part of IT made MAD

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	4292	2001	11460	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04500	Stat Class: 351	Year Blt: 1994	Eff Year Blt: <u>2000</u> 1994	Sq.Ft: 1440	% Complete: 100.00
Desc:	General Purpose Building (GB)		Dimensions: 48x30	RMV: 12420		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	1440	0	0	1994	1994	FAIR <i>Ave</i>	

**Accessories**

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

Bldg: 3    Code Area: 04500    Stat Class: 353    Year Blt: 1989    Eff Year Blt: 1989    Sq.Ft: 504    % Complete: 100.00  
 Desc: Machine Shed (MS)    Dimensions: 36x14    RMV: 1510  
 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: Y N
Machine Shed	4	Finished	504	0	0	1989	1989	<i>Fair</i>	

**Accessories**

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

*905 SO  
341 MP 4*

*20000 Exempt  
2000 10x16 Fair I/O*

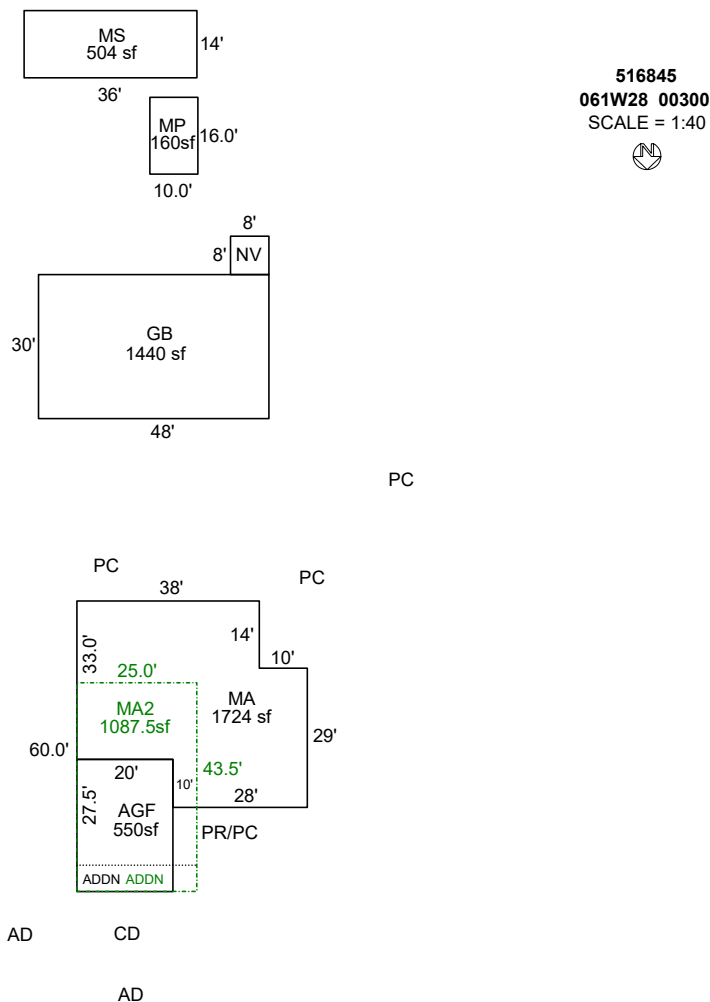


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 516845 Parcel No.: 061W28 00300  
 Property Address: 12182 HOBART RD NE  
 City: SILVERTON County: MARION State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GLA1	MA	1.0	1724.0	182.0	1724.0	Apex by JA 3/24/09 EDITED BY NRC 3/31/09 UPDATED BY CLOBERG 09/04/25 25-004513 DW CONV UPDATED BY CLOBERG 02/03/26 CONV UPDATED BY CLOBERG 03.16.26		
GLA2	MA2	1.0	1087.5	137.0	1087.5			
GAR	AGF	1.0	550.0	95.0	550.0			
OTH	GB	1.0	1440.0	156.0				
	MS	1.0	504.0	100.0				
	MP	1.0	160.0	52.0	2104.0			
Net LIVABLE						cnt	2 (rounded)	2,812
						COMMENT TABLE 2	COMMENT TABLE 3	
						MLH 12.16.25	TAGS L3	

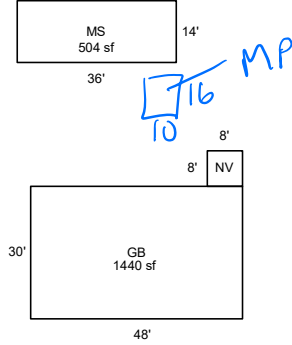
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

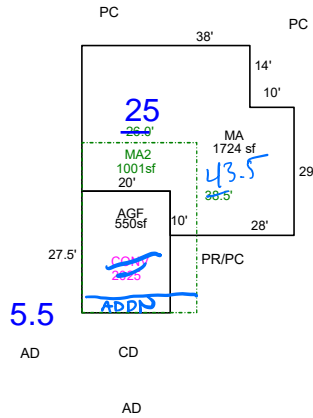
File No.: 516845 Parcel No.: 061W28 00300  
 Property Address: 12182 HOBART RD NE  
 City: SILVERTON County: State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**516845**  
**061W28 00300**  
 SCALE=1:40



PC



HOBART RD NE

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1724.0	182.0	1724.0
GLA2	MA2	1.0	1001.0	129.0	1001.0
GAR	AGF	1.0	550.0	95.0	550.0
OTH	GB	1.0	1440.0	156.0	
	MS	1.0	504.0	100.0	1944.0

### COMMENT TABLE 1

Apex by JA 3/24/09  
 EDITED BY NRC 3/31/09  
 UPDATED BY CLOBERG 09/04/25 25-004513 DW CONV  
 UPDATED BY CLOBERG 02/03/26 CONV

### COMMENT TABLE 2

12/16/25 MLH

### COMMENT TABLE 3

Tags L3

Net LIVABLE                      cnt                      1                      (rounded)                      3,275

Percent Complete Form

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

Additions

New Homes

Additions		New Homes			
		No Basement		Basement	
% 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	5%		5%
4%	75%	Plumbing Rough-In	4%	50%	3%
3%		Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%		1%
3%		Insulation	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 12/16/25 YR For 20-27 % COMP 65  
 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%	
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 \_\_\_\_\_