

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 3/13/26 Print Date: _____

Acct ID: 538519 MTL: 071E09D001700 Date: 3/11/26 Appr: MLH Prop Class: 551 RMV Prop Class: 501

Situs: 17494 POWERS CREEK LOOP NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 71124 Year: 2026

Last Date Appraised: 07/24/2025 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: _____

Owner: WAKEFIELD, JAMES H III Last Sales Date: 01/21/2026 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 89854

RMV Land: 361140 RMV Imp: 178500 RMV Total: 539640 MAV: 68210 MSAV: 21644 SAV: 42445

Comment: 25-26: L4 7.24.25 MLH MLS 821741 expired Down 369 Input MLH 3/11/26

Notations Sales Code 18 22 group sale w/ 538534, 538544, 538549

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	04480	0

Land

Site: 1 Code Area: 04480 Size: 9.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0

Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 125930 Exception: Y N

Adjustment(s): VWAR, FSOIL Fire Patrol: Description:

Comments: Liability year - 1996 / 00400088//2012-13: CYCLE WORK BY #31- CHG OF SOIL CLASS ON 11 ACRES FROM WASTELAND AND 4HILL TO WOODLOT-M//01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 15.0 TTL ACRES//05-06: RECALC SETUP; 36, 5/21/04.

Site: 2 Code Area: 04480 Size: 11.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0

Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 146220 Exception: Y N

Adjustment(s): VWAR, FSOIL Fire Patrol: Description:

Comments: Liability year - 1996 / 00400088//05-06: ADD OSD, VIEW AND HOMESITE

Site: 3 Code Area: 04480 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0

Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 33990 Exception: Y N

Adjustment(s): VWAR, FSOIL Fire Patrol: Description:

Comments: Liability year - 2009

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 04480 Stat Class: 131 - Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 589 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 138710

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	3 -	Finished	589	1	FB-1	2004	2004	ROOF, FP - 1, BATH - 1, KIT-, HVAC	Y N
Garage Attached	3 -	Finished	961	0	0	2004	2004	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	0	2004	8145	1	Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 04480 Stat Class: 351 Year Blt: Eff Year Blt: 2019 Sq.Ft: 1740 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 58x30 RMV: 39790

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
General Purpose Bldg	5	Finished	1740	0	0	0	2019	AVG	Y N

Accessories

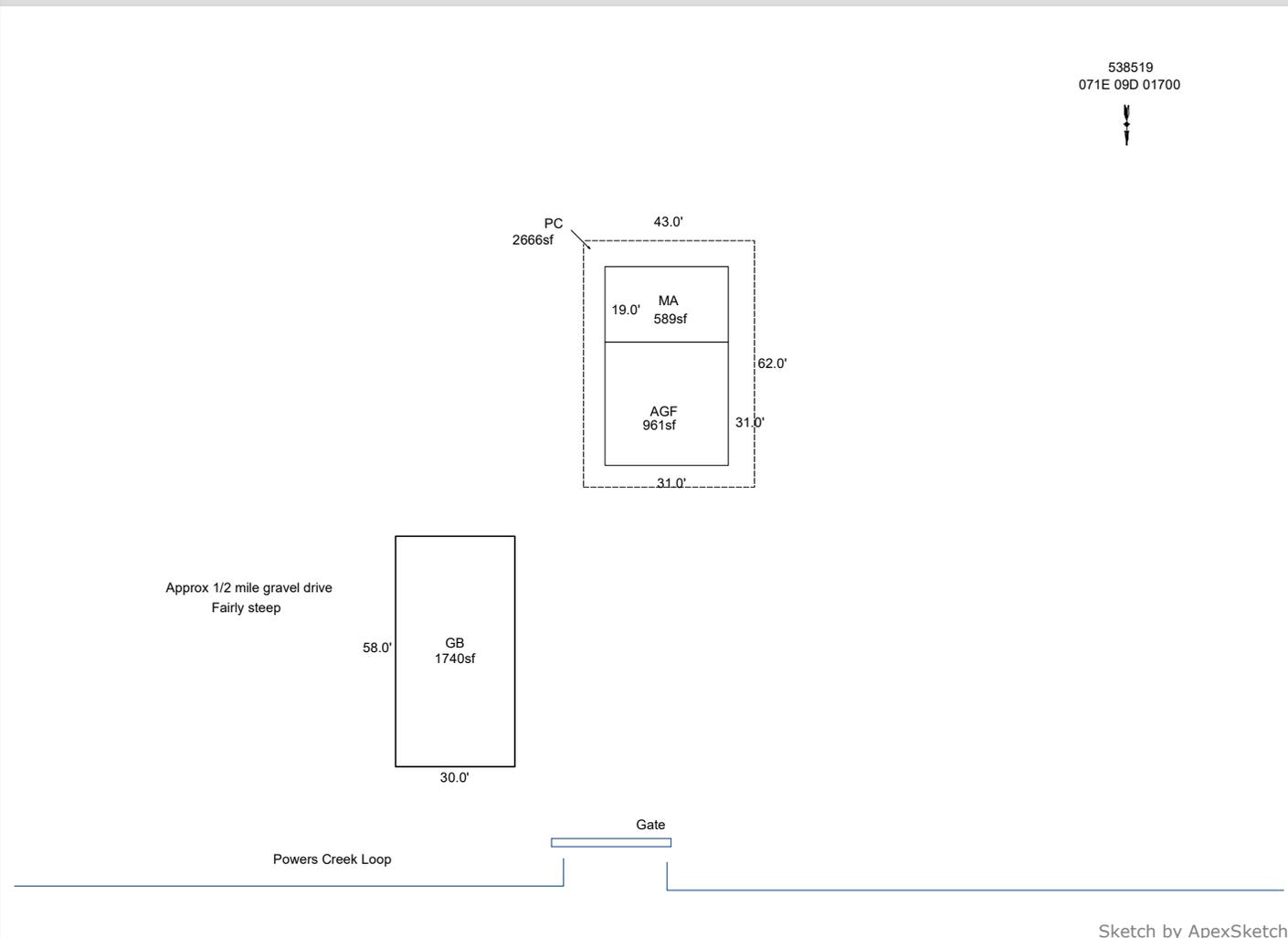
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538519 Parcel No.: 071E09D 01700
 Property Address: 17494 Powers Creek Lp NE
 City: Silverton County: 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			
GBA1	GB	1.0	1740.0	176.0		Apex 10/06/2011 Jane UPDATED BY CLOBERG 09/19/25 UPDATED BY WWILLIAMS 3.12.26		
	AGF	1.0	961.0	124.0	2701.0			
OTH	MA	1.0	589.0	100.0	589.0			
P/P	PC	1.0	2666.0	210.0	2666.0			
Net BUILDING						cnt	0 (rounded)	2,701
						COMMENT TABLE 2		
						MLH 07/24/25 MLH 3/11/26		
						COMMENT TABLE 3		
						CYCLE L4 SV L4		

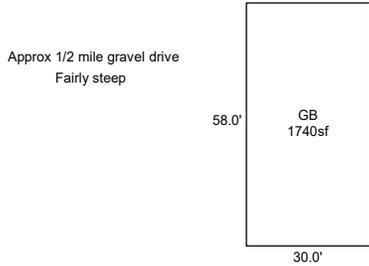
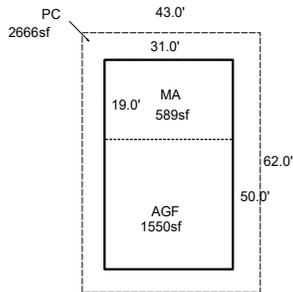
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SKETCH

538519
071E 09D 01700



Powers Creek Loop

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	AGF	1.0	1550.0	162.0	
	GB	1.0	1740.0	176.0	3290.0
OTH	MA	1.0	589.0	100.0	589.0
P/P	PC	1.0	2666.0	210.0	2666.0

COMMENT TABLE 1

Apex 10/06/2011 Jane
 UPDATED BY CLOBERG 09/19/25

COMMENT TABLE 2

MLH 07/24/25

MLH 3/11/26

COMMENT TABLE 3

CYCLE L4

SJ LY

Net BUILDING cnt 2 (rounded) 3,290