

Summary

Lead Appr: WW 11/6 Clerk: Lead Clerk: Appr: MLH 12/24/25 Print Date: 9/29/2025

Acct ID: 558436 MTL: 061E28CD01700 Date: 9/29/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401  
Situs: 5982 TOWNE DR NE SILVERTON OR 97381 MaSaNh: 03 06 002 Unit: 114338 Year: 2025

Last Date Appraised: 02/12/2016 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2024 - Tags/Permit (Alt Energy System)

Owner: ROOS, DEREK Last Sales Date: 01/31/2025 Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 382310

RMV Land: 371850 RMV Imp: 711430 RMV Total: 1083280 MAV: 382310 MSAV: 0 SAV: 0

Comment: MLS 822770  
DOM 98

OSDs

Sales Code 33 confirmation letter

Input MLH 11/5/25

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.39 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 311850 Exception: Y N

Adjustment(s): H2OFR Fire Patrol: SA004 Description: FIRE PATROL

Comments: .2005-06 ADDED OSD. 06-07: RECALC SETUP;#36, 07-11-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 143 + Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 2595 % Complete: 100.00

Desc: One Story with basement Dimensions: RMV: 525040

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	1695	3	FB-2	2004	2004	ROOF, HVAC+, KIT+, BATH - 2 Bath +	Y N
Basement	4 +	Finished	900	0	FB-1/ HB-1	2004	2004	HVAC+, BTH - 1 Bath	Y N
Garage Attached	4	Finished	460	0	0	2004	2004	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	45	1	2004	30105	1	Y N

Bldg: 2 Code Area: 04500 Stat Class: 148 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 0 % Complete: 100.00

Desc: Res other improvements Dimensions: RMV: 162860

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
Garage Detached	4	Unfinished	576	0	FB-1	2007	2007	ROOF, BATH - 1	Y N
Garage Oversized Detached	4	Unfinished	1360	0	0	2006	2006	ROOF, FP - 1	Y N

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements Dimensions: RMV: 14530

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									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	5960	2007	13708	1	Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 04500 Stat Class: 905 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 0 % Complete: 100.00

Desc: Rural Solar Panel/Array Dimensions: RMV: 9000

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									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

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**Accessories**

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

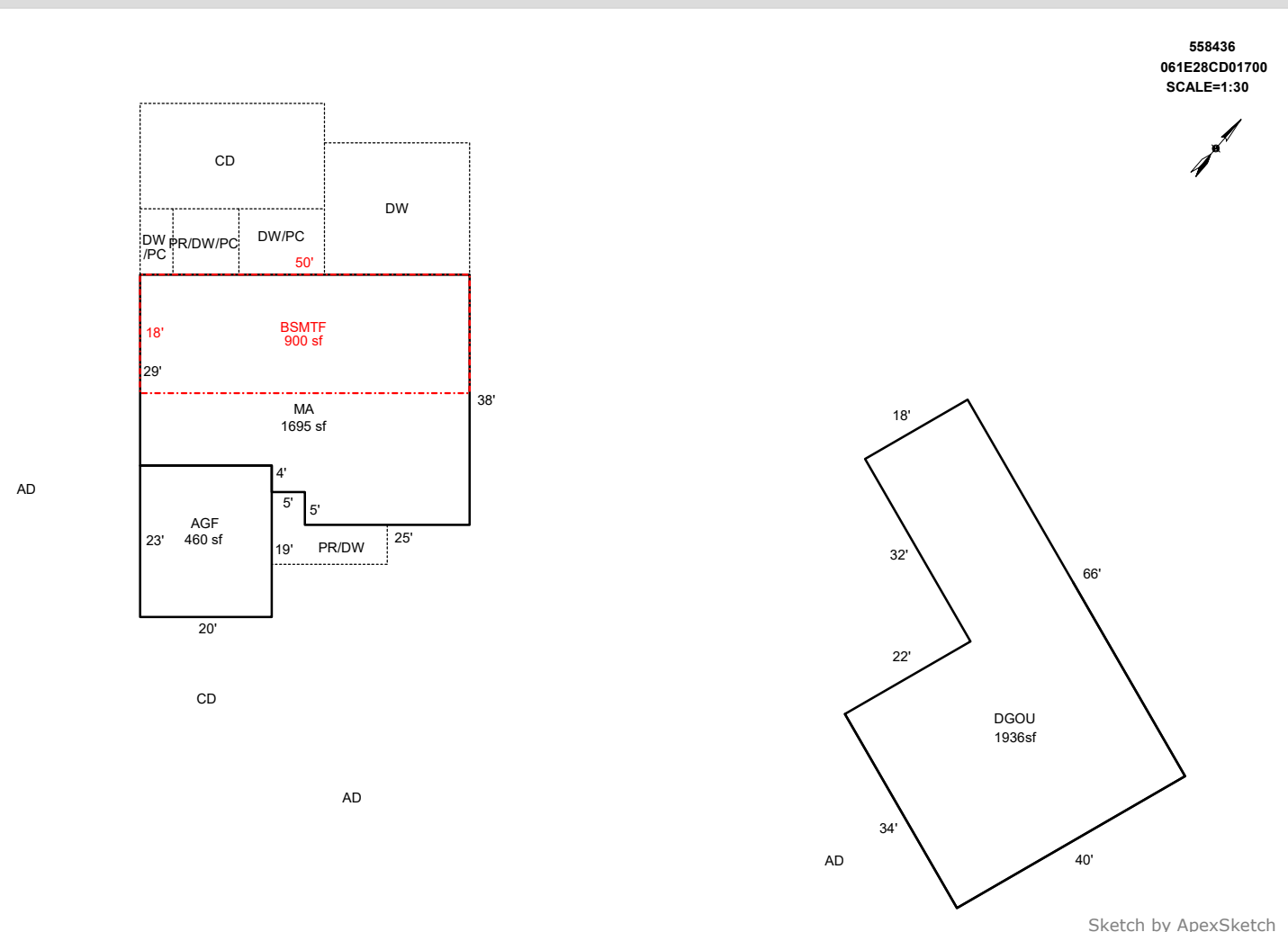
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# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 558436 Parcel No.: 061E28CD01700  
 Property Address: 5982 TOWNE DR NE  
 City: SILVERTON County: MARION State: OR ZipCode: 97381  
 Owner:  
 Client:  
 Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	900.0	136.0	900.0
GLA1	MA	1.0	1695.0	176.0	1695.0
GAR	AGF	1.0	460.0	86.0	
	DGOU	1.0	1936.0	212.0	
	DGU	1.0	0.0	108.0	2396.0
	Net LIVABLE	cnt	3 (rounded)		4,991

### COMMENT TABLE 1

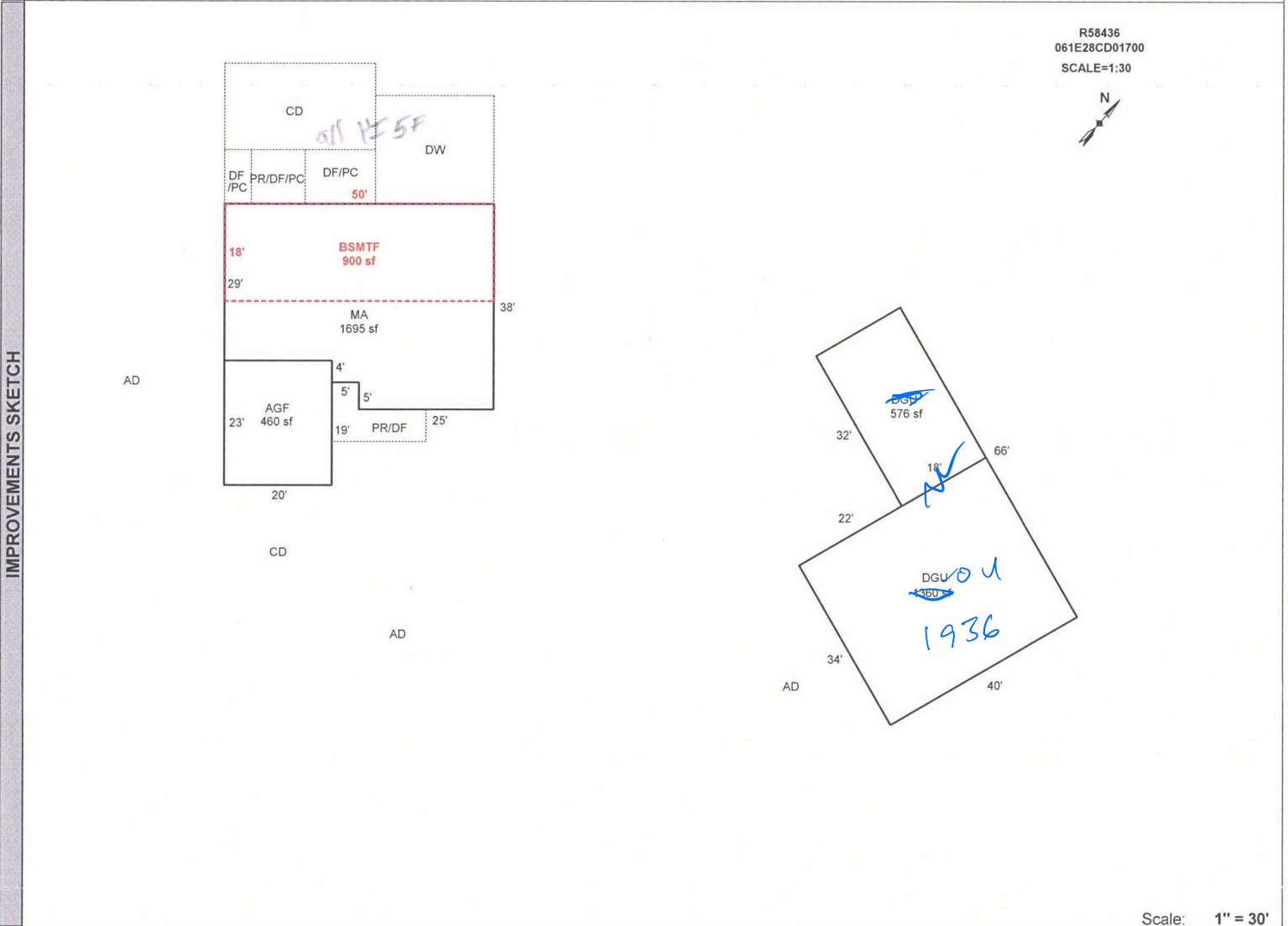
DRAWN BY JRONDEMA 12/17/15 UPDATED BY CLOBERG 12/30/25	
COMMENT TABLE 2	COMMENT TABLE 3
SR #94 02/12/16 MLH 09/29/25	TAGS SV L4

# SKETCH/AREA TABLE ADDENDUM

Parcel No 061E28CD01700

File No R58436

SUBJECT	Property Address <b>5982 TOWNE DR NE</b>		
	City <b>SILVERTON</b>	County <b>MARION</b>	State <b>OR</b> Zip <b>97381</b>
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1695	176	1695
	GLA0	BSMTF	1.00	900	136	900
	GAR	AGF	1.00	460	86	
	DGU	1.00	576	100		
	DGU	1.00	1360	148	2396	
Net LIVABLE Area (rounded w/ factors)						2595

Comment Table 1	
DRAWN BY JRONDEMA 12/17/15	

Comment Table 2	Comment Table 3
2/12/16 S.R.#94	fags
9/29/25 MLH	SJ LY