

Acct ID: 560728 MTL: 071E07A000800 Date: 1/22/26 Appr: MLH Prop Class: 409 RMV Prop Class: 409  
 Situs: 3561 SEMINOLE RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 107831 Year: 2026

Last Date Appraised: 10/14/2015 Appraiser: MATTHEW HAMILTON Tag: Y <sup>(N)</sup> Tag info:  
 Owner: SPEARS, MICHAEL D & SPEARS, STACEY L Mike 503 428 1122 Last Sales Date: 05/29/2015 Roll Type: R  
 Cycle (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 236150  
 RMV Land: 298170 RMV Imp: 187810 RMV Total: 485980 MAV: 236150 MSAV: 0 SAV: 0  
 Comment: NEW GB @ 100% update inventory  
close tag

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR <u>Adc I/O</u>	45000	04500	0

Call w/estimate

Input MLH 1/23/26

**Land**

Site: 1 Code Area: 04500 Size: 1.57 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: GB Value Source: Rural at MKT Description: RMV: 253170 Exception: Y N  
 Adjustment(s): VWFR F9011 Fire Patrol: Description:  
 Comments: 11-12: CYCLE WORK PER #31 ADD VIEW ADJ// 99-2000: f99-592 sepm from r60728 to r322163 .02-03: CORRECTION OF 00-01 AND 01-02 MKT VALUE ONLY. //05-06: RECALC SETUP; APPR 36, 06/01/04.

EJB Roof/Paint 1986

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 04500 Stat Class: 138 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 26190  
 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	3	Unfinished	480	0	0	1974	1974	ROOF <u>SF</u>	Y N

**Accessories**

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

Bldg: 4 Code Area: 04500 Stat Class: 468 + Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 1768 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 152550  
 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	6 +	Finished	1768	3	FB-2	2006	2006	ROOF+, SKRT+, HVAC+, KIT, BATH - 2	Y N

N/C

**Accessories**

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

Bldg: 7 Code Area: 04500 Stat Class: 107 Year Blt: Eff Year Blt: 2006 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: RMV: 4890  
 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
No floor data available								

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE <u>G</u>	3	0	0	4887	1

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 168 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 880  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 10x12 Adjust RMV: 0 I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	168	0	0	1981	1981	FAIR	Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 04500 Stat Class: 341 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 120 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2220  
 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
Multi-Purpose Bldg	5	Finished	120	0	0	2004	2004	FAIR

Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 04500 Stat Class: 354 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 192 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 16x12 RMV: 310  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*Gone*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	192	0	0	1993	1993	

Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 04500 Stat Class: 354 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 480 % Complete: 100.00  
 Desc: Lean-to Light (LTL) *LTH* Dimensions: 24x20 RMV: 770  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: *14x16* Adjust RMV: 0

*I/O*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	480	0	0	1993	1993	

Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-007287	85595	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	57197	0	R	36 x 48 POLE BARN, PERSONAL USE, NO PLUMB

*351 6B 5 36x48 2025 Ave NEW*  
*321 HC 5 12x32 2023 Fair I/O*

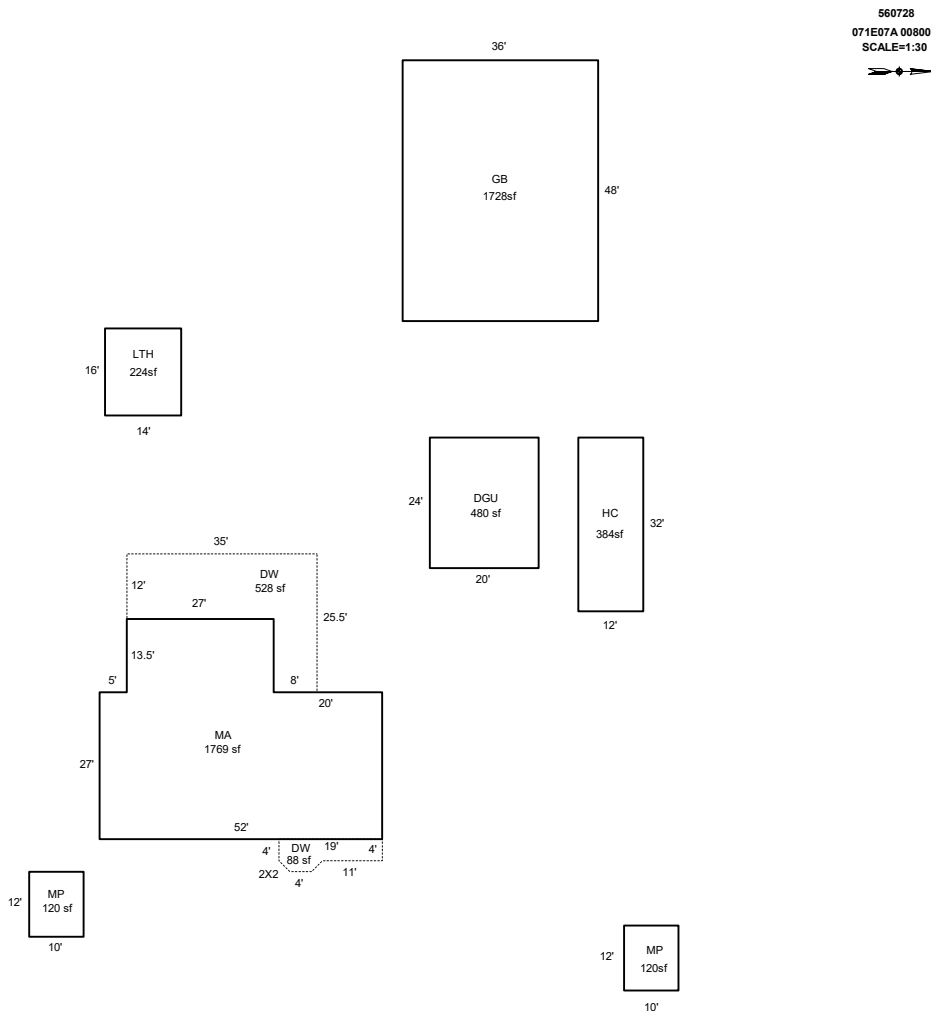


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 560728 Parcel No.: 071E07A 00800  
 Property Address: 3561 SEMINOLE RD NE  
 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	MP	1.0	120.0	44.0	
	MP	1.0	120.0	44.0	
	LTH	1.0	224.0	60.0	464.0
GLA1	MA	1.0	1768.5	185.0	1768.5
GAR	DGU	1.0	480.0	88.0	480.0
GB	GB	1.0	1728.0	168.0	1728.0
HC	HC	1.0	384.0	88.0	384.0
P/P	DW	1.0	528.0	121.0	
	DW	1.0	88.0	47.7	616.0
Net LIVABLE		cnt	3 (rounded)		4,361
Net BUILDING		cnt	0 (rounded)		464

### COMMENT TABLE 1

DRAWN BY JRONDEMA 7/19/18  
 UPDATED BY CLOBERG 01/27/26 25-007287 GB  
 UPDATED BY CLOBERG 03/17/26

### COMMENT TABLE 2

MLH 01/22/26

### COMMENT TABLE 3

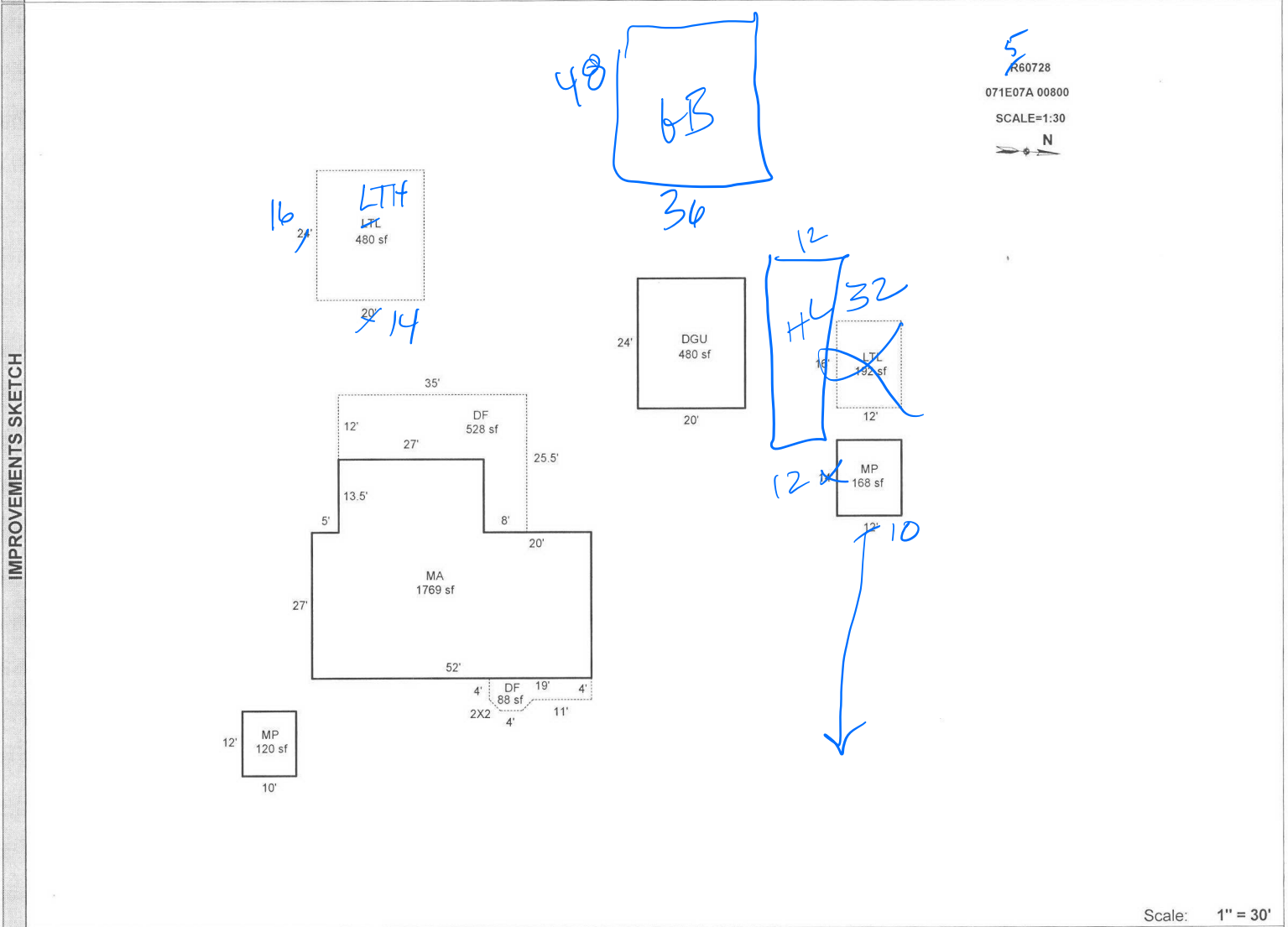
TAGS L2

# SKETCH/AREA TABLE ADDENDUM

Parcel No . 071E07A 00800

File No R60728

SUBJECT	Property Address <b>3561 SEMINOLE RD 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	1769	185	1769
	GBA1	MP	1.00	168	52	
		MP	1.00	120	44	
	LTL	1.00	192	56		
	LTL	1.00	480	88	960	
GAR	DGU	1.00	480	88	480	
P/P	DF	1.00	528	121		
	DF	1.00	88	48	616	
	Net LIVABLE Area		(rounded w/ factors)		1769	
	Net BUILDING Area		(rounded w/ factors)		960	

Comment Table 1	
DRAWN BY JRONDEMA 7/19/18	
Comment Table 2	Comment Table 3
1/22/20 MLH	Tags LZ