

Acct ID: 517569 MTL: 061W35D001500 Date: 11/20/23 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 14448 EVANS VALLEY RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 91571 Year: 2024

Last Date Appraised: 10/25/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____
 Owner: CARBAJAL, CHRISTINE Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 206350
 RMV Land: 245140 RMV Imp: 157180 RMV Total: 402320 MAV: 206350 MSAV: 0 SAV: 0

Comment: MLS 792811
409 DOM
 Notations Sales code 16 includes cell tower lease update inventory
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	04500	0

Land

Site: 1	Code Area: 04500	Size: 1.13 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BD	Value Source: Rural Restrictive	Description: FOUR BENCH DRY	RMV: 198470	Exception: Y N		
Adjustment(s): VWFR	Fire Patrol: SA004		Description: FIRE PATROL			
Comments: 14-15: TAXLOT IS EAST OF CASCADE HWY, FP OKAY// 04-05: F04-616 IPO FROM R17569 TO R335001 COMM SITE 06-07: RECALC SETUP;#19 08-15-05						
Site: 3	Code Area: 04500	Size: 0.01 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BD	Value Source: Communication Site	Description: FOUR BENCH DRY	RMV: 1670	Exception: Y N		
Adjustment(s): VWFR	Fire Patrol: SA004		Description: FIRE PATROL			
Comments: 04-05: F04-616 IPO FROM R17569 TO R335001 COMM SITE 06-07: RECALC SETUP;#19 08-15-05						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 134 Year Blt: 1922 Eff Year Blt: 1950 Sq.Ft: 1560 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 134870
 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	1080	1	FB-1	1922	1922	FP, HVAC, ROOF, BATH - 1, KIT-	Y N
Attic	3	Finished	480	3	<u>FB/</u>	1922	1922	HVAC <u>1 Bath</u>	Y N
Basement	3	Unfinished	780	0	0	1922	1922		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE <u>Good</u>	3	1	1922	9040	1	Y <u>N</u>

Bldg: 2 Code Area: 04500 Stat Class: 138 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 14470
 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
Carport Detached	3	Unfinished	440	0	0	1989	1989	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 04500 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 780 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 39x20 RMV: 5080
 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	4	Finished	780	0	0	1997	1997	<u>Fair PKO</u>	Y N

Accessories

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

No accessory data available

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 192 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 750

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: Y N
Multi-Purpose Bldg	4	Finished	192	0	0	1964	1964		Exception: Y N

gone

Accessories

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

No accessory data available

Bldg: 5 Code Area: 04500 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 320 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 1280

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: Y N
Multi-Purpose Bldg	5	Finished	320	0	0	1964	1964		Exception: Y N

gone

Accessories

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

No accessory data available

Bldg: 6 Code Area: 04500 Stat Class: 354 Year Blt: Eff Year Blt: Sq.Ft: 180 % Complete: 100

Desc: Lean-to Light (LTL) Dimensions: 15x12 RMV: 730

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: Y N
Lean-to Light Duty	4	Finished	180	0	0	0	0		Exception: Y N

gone

Accessories

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

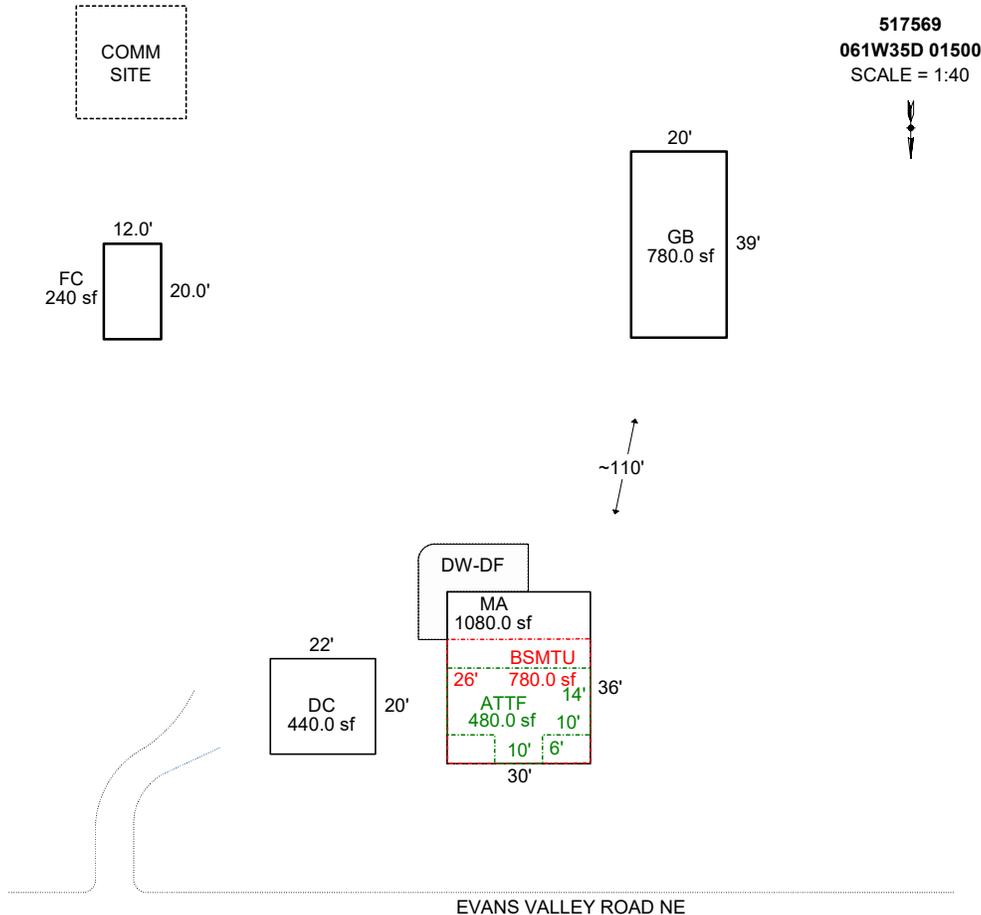
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 517569 Parcel No.: 061W35D 01500
 Property Address: 14448 EVANS VALLEY ROAD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

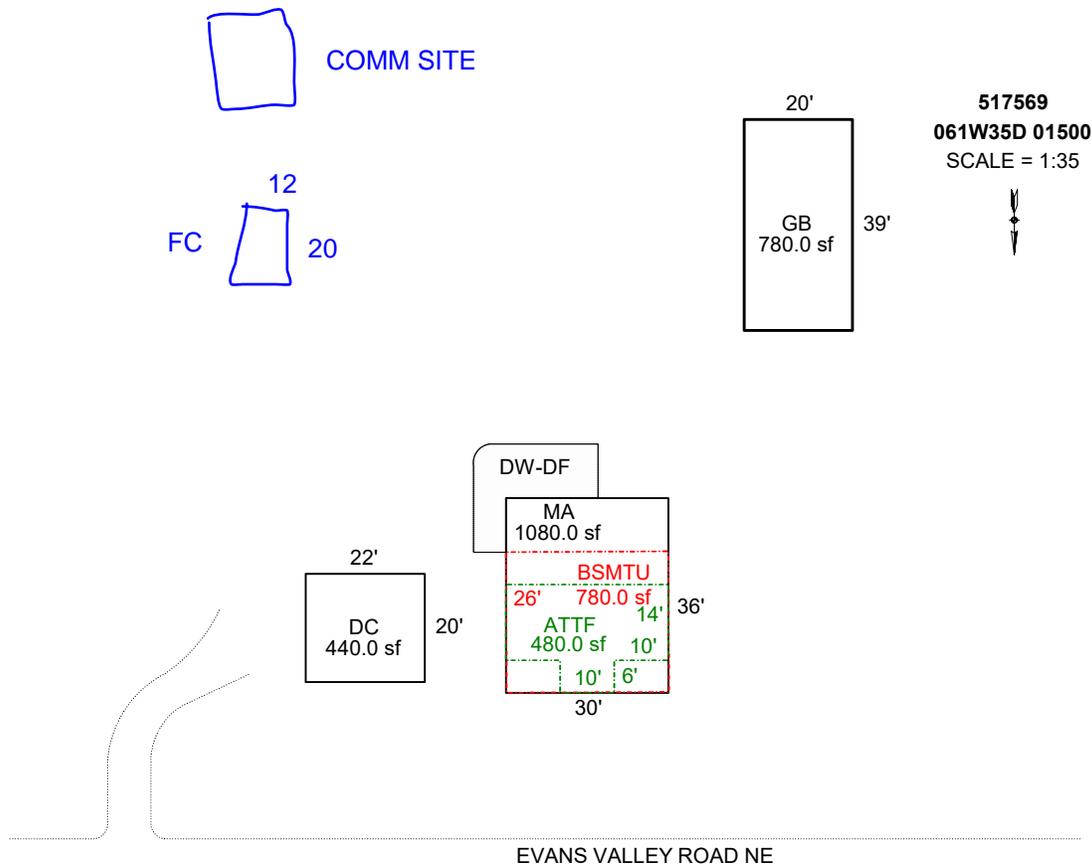
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	780.0	118.0		UPDATED BY CJURAN 01/04/2024 	
	FC	1.0	240.0	64.0	1020.0		
GLA1	MA	1.0	1080.0	132.0	1080.0		
GLA2	ATTF	1.0	480.0	100.0	480.0		
BSMT	BSMTU	1.0	780.0	112.0	780.0		
GAR	DC	1.0	440.0	84.0	440.0		
P/P	DW-DF	1.0	287.6	84.6	287.6	COMMENT TABLE 2 MLH 11/20/2023	
						COMMENT TABLE 3 SV L4	
	Net LIVABLE	cnt	2 (rounded)		1,560		
	Net BUILDING	cnt	2 (rounded)		1,020		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 517569 Parcel No.: 061W35D 01500
 Property Address: 14448EVANS VALLEY ROAD 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	UPDATED BY CJURAN 01/04/2024	
GBA1	GB	1.0	780.0	118.0	780.0		
GLA1	MA	1.0	1080.0	132.0	1080.0		
GLA2	ATTF	1.0	480.0	100.0	480.0		
BSMT	BSMTU	1.0	780.0	112.0	780.0		
GAR	DC	1.0	440.0	84.0	440.0		
P/P	DW-DF	1.0	287.6	84.6	287.6		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 11/20/2023	SV L4
		Net LIVABLE	cnt	2 (rounded)	1,560		
		Net BUILDING	cnt	1 (rounded)	780		

SKETCH/AREA TABLE ADDENDUM

Parcel No 061W35D 01500

File No R17569

SUBJECT

Property Address 14448 Evans Valley Rd NE

City Silverton

State OR

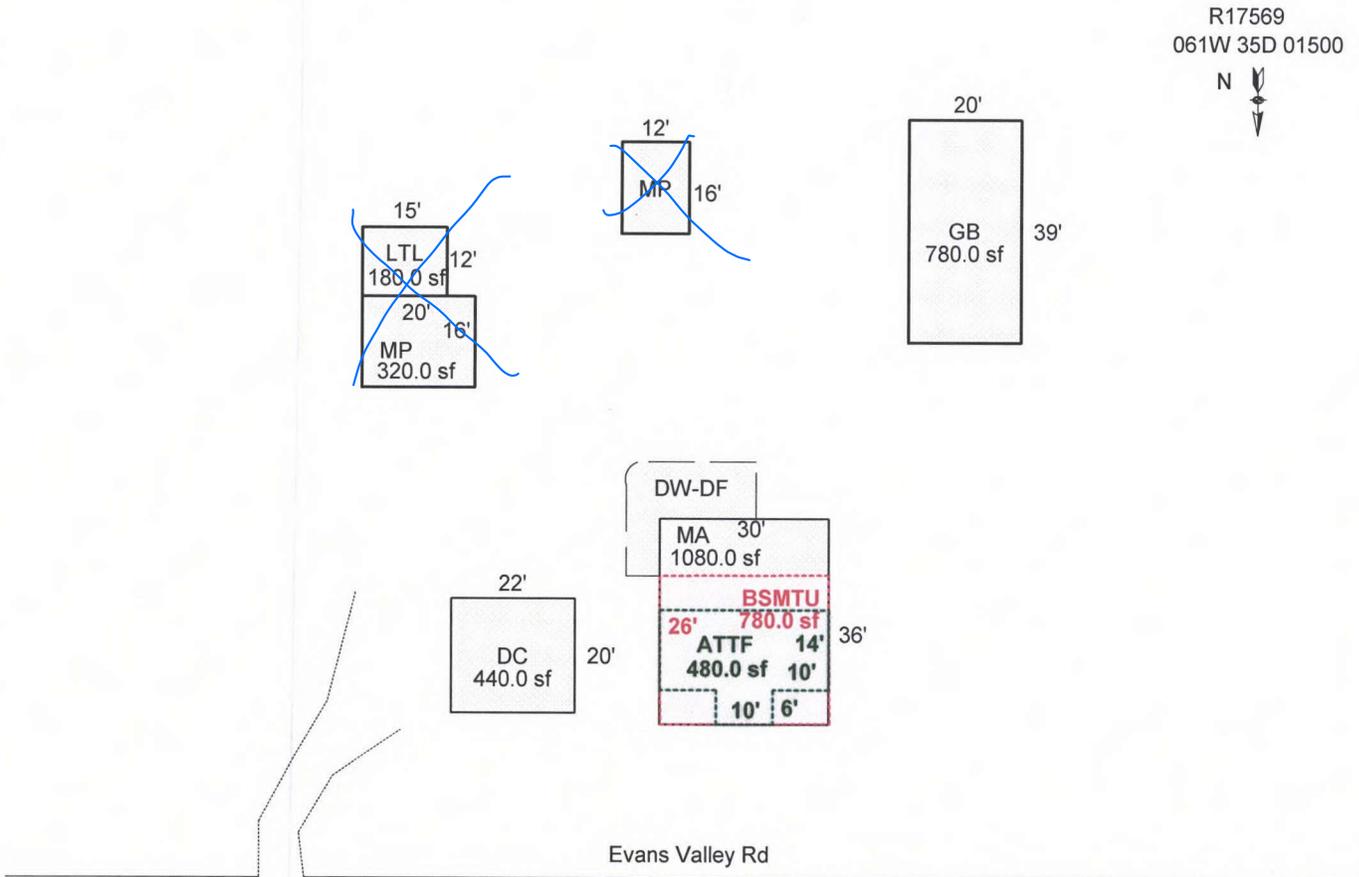
Zip 97381

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1 = 34

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1080.0	132.0	1080.0
GLA2	ATTF	1.00	480.0	100.0	480.0
GBA1	GB	1.00	780.0	118.0	
	MP	1.00	192.0	56.0	
	MP	1.00	320.0	72.0	
	LTL	1.00	180.0	54.0	1472.0
BSMT	BSMTU	1.00	780.0	112.0	780.0
GAR	DC	1.00	440.0	84.0	440.0
P/P	DW-DF	1.00	288.9	85.0	288.9
Net LIVABLE Area		(rounded w/ factors)			1560
Net BUILDING Area		(rounded w/ factors)			1472

1/15/2013 Jane

11/20/25 MZT

Sales L4





















R17569

35D 061W
061W-35D -01500 46602-000
131 0-6E F44 004-00-02-0
TOTLAND, ROBERT J & DENISE M

1.14 ACRES

14448 EVANS VALLEY RD NE
V0867P0440RD



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP IMP			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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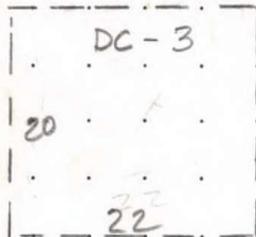
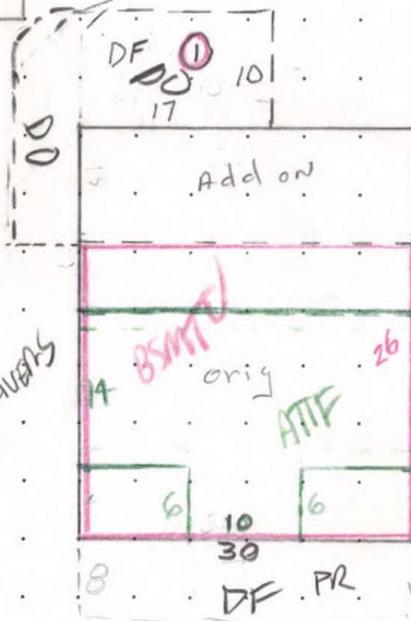
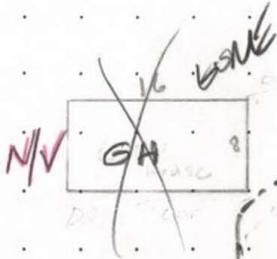
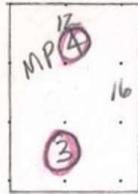
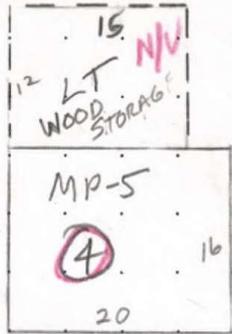
R17569

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 46602-000

MAP NO.

3SD-6-1W TL 1500



CRVL
W

14448 EVANS Valley Rd

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
6-4-69	DM	30 X 36 = 1080 \square 14 X 30 + 6 X 10 = 480 \square (420) (60) 30 X 26 = 780 \square
7-26-83	BW	
3-19-93	CL#	
8-15-05	19 Jue	
10-25-12	31	

R17569 061W35D 01500 Appr #: 31 Date 10.25.12 Prop Class 451 Prop Code F34
 Situs Address 14448 EVANS VALLEY RD NE Franchise Code 31 Year For: 2012-2013
 Owner ROBERT & DENISE TOTLAND LT &

Tags Cycle Sales Verification Other: _____

Notes: MS MURDER VGR FLS ADD LTL CHANGES AS NOTED

RMV Land:	117,250	RMV Imp:	78,400	RMV Total:	195,650	M50 Total:	144,770
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1080	Eff Area 1080		
Length	Width	Roof Cover <u>SHAKE</u>	Plumbing BATH1		Heat FA		
Fireplace HRTH-P		Inter. Comp: RNG;DW			Bedrooms 1		
Year Built 1922	Eff. Year Built 1922		Cond. P F <u>A</u> G E				
Adj Codes RLCM3		Qty <u>3</u>	% Comp ___	Func ___	Econ ___	RMV: 35,640	
Lump Sum	Except Code/Year	Comments					
Seg.Type BSMTU	Seg. # 1.2	Method: R05	Class 3	Area 780	Eff Area 780		
Length	Width	Roof Cover	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1922	Eff. Year Built 1922		Cond. P F <u>A</u> G E				
Adj Codes RLCM3		Qty <u>3</u>	% Comp ___	Func ___	Econ ___	RMV: 14,610	
Lump Sum	Except Code/Year	Comments					
Seg.Type ATTF	Seg. # 1.3	Method: R05	Class 3	Area 480	Eff Area 480		
Length	Width	Roof Cover	Plumbing		Heat FA		
Fireplace		Inter. Comp:			Bedrooms 3		
Year Built 1922	Eff. Year Built 1922		Cond. P F <u>A</u> G E				
Adj Codes RLCM3		Qty <u>3</u>	% Comp ___	Func ___	Econ ___	RMV: 11,630	
Lump Sum	Except Code/Year	Comments					

Accessory Improvements

Seg.Type DW	Seg. # 1.4	Method: R05	Class	Area 170	Eff Area 170		
Length 17	Width 10	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor <u>413A</u>	Plumbing				
Year Built	Eff. Year Built: 1945		Cond. P F <u>A</u> G E	% Comp ___	Econ ___	RMV: 2,490	
Lump Sum	Except Code/Year <u>INV ONLY</u>	Comments <u>PR, DF, DD, PASTERS</u>					

Out Buildings

Seg.Type DC	Seg. # 2.1	Method: R05	Class 3	Area 440	Eff Area 440		
Length 22	Width 20	Foundation POST	Ex. Wall <u>OPEN 8</u>	Roof Cover <u>SHAKE</u>			
Roof Style GABLE		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 1989	Eff. Yr. Blt: 1989		
Cond. P F <u>A</u> G E	Adj. Codes RLCM3		% Comp ___	Func ___	Econ ___	RMV: 7,950	
Lump Sum	Except Code/Year	Comments					
Seg.Type MS <u>6b</u>	Seg. # 3.1	Method: F09	Class 4	Area 780	Eff Area 780		
Length 39	Width 20	Foundation POST	Ex. Wall <u>BKENAM 8</u>	Roof Cover BKENAM			
Roof Style GABLE / <u>SHED</u>		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1997		
Cond. P F <u>A</u> G E	Adj. Codes FLCM		% Comp ___	Func ___	Econ ___	RMV: 4,670	
Lump Sum	Except Code/Year <u>INV ONLY</u>	Comments <u>MS TO BE ENCLOSED ALL SIDES</u>					
Seg.Type MP	Seg. # 4.1	Method: F09	Class 4	Area 192	Eff Area 192		
Length 16	Width 12	Foundation FRAME	Ex. Wall WOOD	Roof Cover COMP			
Roof Style <u>SHED</u>		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1964		
Cond. P <u>F</u> A G E	Adj. Codes FLCM		% Comp ___	Func ___	Econ ___	RMV: 480	
Lump Sum	Except Code/Year	Comments <u>SABS DAMPED</u>					
Seg.Type MP	Seg. # 5.1	Method: F09	Class 5	Area 320	Eff Area 320		
Length 20	Width 16	Foundation FRAME	Ex. Wall WOOD <u>RD</u>	Roof Cover COMP			
Roof Style GABLE		Floor WOOD	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1964		
Cond. P <u>F</u> A G E	Adj. Codes FLCM		% Comp ___	Func ___	Econ ___	RMV: 930	
Lump Sum	Except Code/Year	Comments <u>RDF TAPING, SABS, DRY AT</u>					

R17569 061W35D 01500 Appr #: _____ Date _____ Prop Class 451 Prop Code F34
 Situs Address 14448 EVANS VALLEY RD NE Franchise Code 31 Year For: 2012-2013
 Owner ROBERT & DENISE TOTLAND LT &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 117,250 RMV Imp: 78,400 RMV Total: 195,650 M50 Total: 144,770

Segment						Land
Class						
Dim/Size	15x12					
Foundation	POST					
Exter Wall	OPEN					
Wall Height	8					
Inter Finish						
Roof Cover	COMP					
Roof Style	SHED					
Flooring	DIRT					
Plumbing						
Electric	²⁰⁰⁰					
Misc.	= N/V					
Yr Blt						
Eff Yr	1W. ONLY					
Cond.						
% Good						
% Comp						
Lump Sum						
Except.Code						

2.8.B

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	1.14	1W. ONLY	1W20 F. RUR
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 1.30 Companion Accounts R17568 R335001 061W35D 01700;061W35D 01500L1

ROUTING SLIP

Date 1-15-13 Clerk Jane

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____





R17569



R17569



R17569

10.25.12

MP
16x12



R17569

10.25.12

LTL

15x12

MW

20x18



R17569

10.25.12

GB

39x20



R17569

10.25.12

DC

22x20



R17569

10.25.12

MA