

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 8/13/24 Print Date: _____

5/8/2024

Acct ID: 538967 MTL: 071E27D000100 Date: 5/29/24 Appr: MLH Prop Class: 589 RMV Prop Class: 501
Situs: 158 SILVER FALLS DR NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 148300 Year: 2024

Last Date Appraised: 01/03/2024 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2024 - REPAIR/REMODEL STRUCTURE (Condition)

Owner: POTTER, DAVID A Roll Type: R

Cycle Tag Sales Verification Other: Farm Inspection level: 1 2 3 4 LCB TTC INSP AV: 80381

RMV Land: 592270 RMV Imp: 136220 RMV Total: 728490 MAV: 47980 MSAV: 32401 SAV: 63352

Comment: 24-25 L3 1/3/24 CLUKE

update inventory

Farm livestock

Notations

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

Input MLH 6/24/24

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	04480	0

Land Chris 8/12/24

Site: 1 Code Area: 04480 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 17260 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009

24-25: Update soil classes and value sources

/ 400088//2012-13: #31, CHG FOREST HOMESITE/OSD TO FARM HOMESITE/OSD, ROLL 4.8 ACRES FROM DFL TO FARM AS CHRISTMAS TREES// 05-06: RECALC SETUP; APPR NO.17, 5/12/04 07-08: PART TOTALS UPDATED

Site: 3 Code Area: 04480 Size: 2.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 45560 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 00400088/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 4 Code Area: 04480 Size: 2.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 41420 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 400088

Site: 5 Code Area: 04480 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 75930 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2021

Site: 6 Code Area: 04480 Size: 6.37 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 109930 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2021

Site: 7 Code Area: 04480 Size: 9.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 163950 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2021 / 21-22: APPROVED FOR FARM USE//2012-13: PER #31, DISQ 9.5 ACRES FROM DFL, CHG FROM DFL TO ZONED FARMLAND ON 4.8 ACRES AND MOVE PART OF DFL TO WASTE (.70)// 05-06: RECALC SETUP; APPR NO.17, 5/12/04 //05-6: CHG OF SOIL CLASS FROM DESIG FORESTLAND TO POND, REMAINS UNDER FOREST DEFERRAL PROGRAM. //05-06: 9 AC DISQ FOREST DEFERRAL 07-08: PART TOTALS UPDATED

Site: 8 Code Area: 04480 Size: 5.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 91460 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 16-17: COMBINED LIKE LAND SEGGS// 400008//2012-13: PER #31, DISQ 9.5 ACRES FROM DFL, CHG FROM DFL TO ZONED FARMLAND ON 4.8 ACRES AND MOVE PART OF DFL TO WASTE (.70)// 05-06: RECALC SETUP; APPR NO.17, 5/12/04 //05-6: CHG OF SOIL CLASS FROM DESIG FORESTLAND TO POND, REMAINS UNDER FOREST DEFERRAL PROGRAM. //05-06: 9 AC DISQ FOREST DEFERRAL 07-08: PART TOTALS UPDATED

Site: 9 Code Area: 04480 Size: 2.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 1400 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 400008 05-06: RECALC SETUP; APPR NO.17, 5/12/04 05-06: PER #31 RECLASS 2.7 ACRES FOREST TO POND.

Site: 10 Code Area: 04480 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 360 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 400008 05-06: RECALC SETUP; APPR NO.17, 5/12/04 05-06: PER #31 RECLASS 2.7 ACRES FOREST TO POND.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04480 Stat Class: 138 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 79950
 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
Garage Attached	3	Unfinished	1376	0	0	1990	1990	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	1	1990	14062	1	Y N

Bldg: 2 Code Area: 04480 Stat Class: 467 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 2256 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 41170
 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
First Floor	6	Finished	2256	0	FB-2	1977	1977	BATH - 2, HVAC, ROOF, KIT- <i>skvt +</i>	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 04480	Stat Class: 353	Year Blt: 2002	Eff Year Blt: 2002	Sq.Ft: 1440	% Complete: 100
Desc: Machine Shed (MS)			Ave Condition		Dimensions: 48x30	RMV: 15100
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	5	Finished	1440	0	0	2002	2002	AVG Fair	

Accessories

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

SKETCH/AREA TABLE ADDENDUM

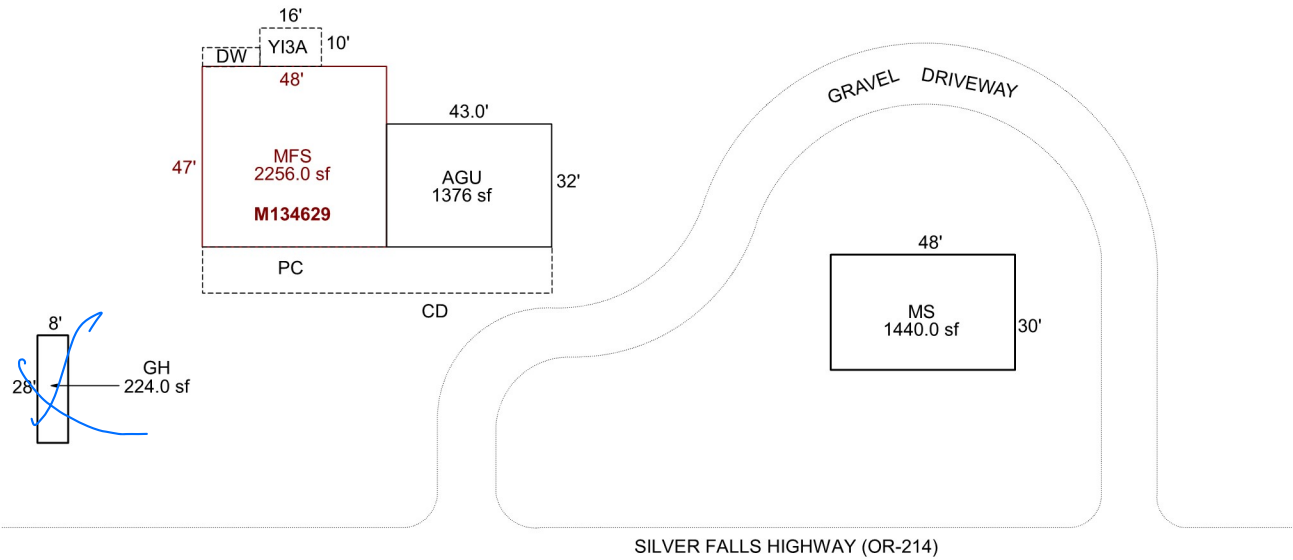
SUBJECT INFO

File No.: 538967 Parcel No.: 071E27D 00100
 Property Address: 158 SILVER FALLS DRIVE SE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH

APEX UPDATED

538967
071E27D 00100
SCALE = 1:50



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	AGU	1.0	1376.0	150.0	
	MS	1.0	1440.0	156.0	
	GH	1.0	224.0	72.0	3040.0
GLA1	MFS	1.0	2256.0	190.0	2256.0
P/P	YI3A	1.0	160.0	52.0	
	DW	1.0	74.0	39.8	
	PC	1.0	1092.0	206.0	1326.0

COMMENT TABLE 1

Apex 3/11/2011
 Edited to add GH and LTE 5/30/12 Jane
 UPDATED BY CJURAN 01/25/2024

COMMENT TABLE 2

CL 01/03/2024

5/28/24 MCH

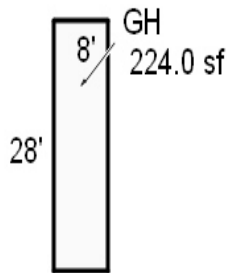
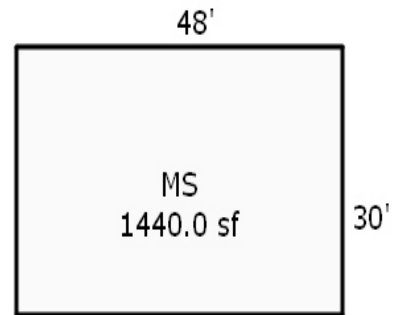
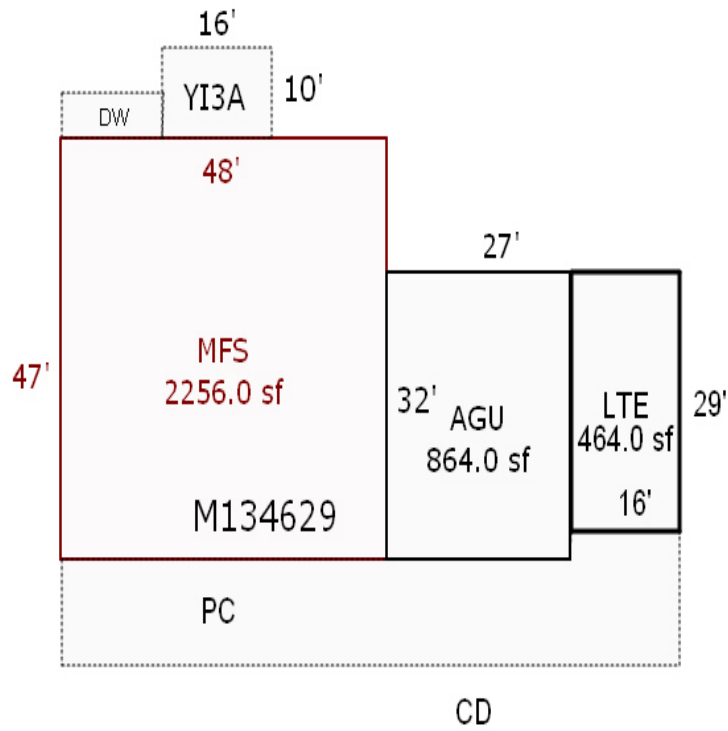
COMMENT TABLE 3

TAGS L3

Farm L3

Net LIVABLE	cnt	1	(rounded)	2,256
Net BUILDING	cnt	3	(rounded)	3,040

R38967
071E27D 00100



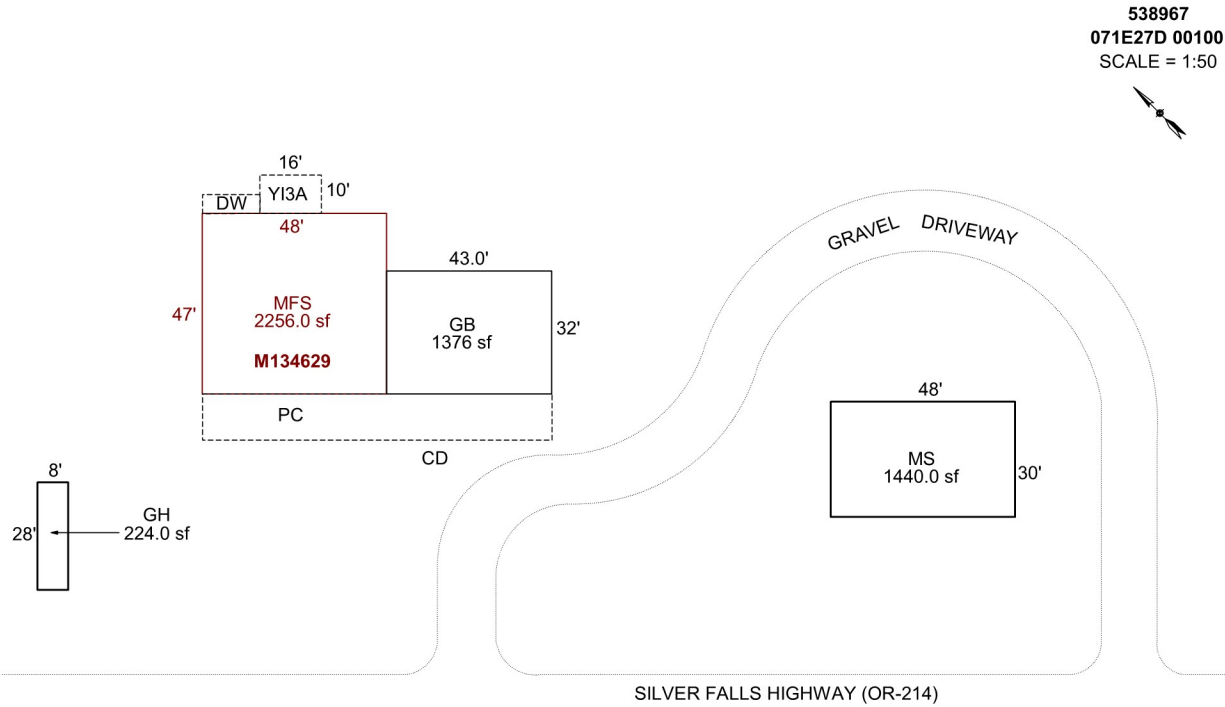
Silver Falls Hwy (hwy 214)

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538967 Parcel No.: 071E27D 00100
 Property Address: 158 SILVER FALLS DRIVE SE
 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
GBA1	GB	1.0	1376.0	150.0	
	MS	1.0	1440.0	156.0	
	GH	1.0	224.0	72.0	3040.0
GLA1	MFS	1.0	2256.0	190.0	2256.0
P/P	YI3A	1.0	160.0	52.0	
	DW	1.0	74.0	39.8	
	PC	1.0	1092.0	206.0	1326.0

COMMENT TABLE 1

Apex 3/11/2011
 Edited to add GH and LTE 5/30/12 Jane
 UPDATED BY CJURAN 01/25/2024

COMMENT TABLE 2

CL 01/03/2024

COMMENT TABLE 3

TAGS L3

Net LIVABLE	cnt	1	(rounded)	2,256
Net BUILDING	cnt	3	(rounded)	3,040





Summary

Chris 9/18/23

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Acct ID: 538967 MTL: 071E27D000100 Date: 6/5/23 Appr: Clint Prop Class: 589 RMV Prop Class: 501
Situs: 158 SILVER FALLS DR NE SILVERTON OR 97381 MaSaNh: 01 06 000 Unit: 38004 Year: 2023

Last Date Appraised: 05/01/2012 Appraiser: CLINT LUKE Retag: Y N Tag info: 2023 - FARM/FOREST (L4: IMAGERY ONLY REVIEW)

Owner: POTTER, DAVID A Roll Type: R

Cycle Tag Sales Verification Other: FARM FOREST Inspection level: 1 2 | 4 LCB TTO INSP AV: 79259

RMV Land: 410780 RMV Imp: 118500 RMV Total: 529280 MAV: 47680 MSAV: 31579 SAV: 52457

Comment: GARD, SEND LETTER REGARDING USE, INCLUDE 538979 ALSO TAG ACCT ALSO FOR MANUF REMODEL + GARAGE ADD'N

Notations

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

MAKE ACRES BE CORRECTIONS BELOW

Per Clint recheck 5/1/24 based on information provided in 2021

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	04480	0

Land

Site: 1 Code Area: 04480 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 10650 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 400088//2012-13: #31, CHG FOREST HOMESITE/OSD TO FARM HOMESITE/OSD, ROLL 4.8 ACRES FROM DFL TO FARM AS CHRISTMAS TREES// 05-06: RECALC SETUP; APPR NO.17, 5/12/04 07-08: PART TOTALS UPDATED

Site: 3 Code Area: 04480 Size: 2.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 28130 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 00400088/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 4 Code Area: 04480 Size: 2.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 25570 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 400088

Site: 5 Code Area: 04480 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 46880 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2021

Site: 6 Code Area: 04480 Size: 6.37 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 67870 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2021

Site: 7 Code Area: 04480 Size: 9.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 101220 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2021 / 21-22: APPROVED FOR FARM USE//2012-13: PER #31, DISQ 9.5 ACRES FROM DFL, CHG FROM DFL TO ZONED FARMLAND ON 4.8 ACRES AND MOVE PART OF DFL TO WASTE (.70)// 05-06: RECALC SETUP; APPR NO.17, 5/12/04 //05-6: CHG OF SOIL CLASS FROM DESIG FORESTLAND TO POND, REMAINS UNDER FOREST DEFERRAL PROGRAM. //05-06: 9 AC DISQ FOREST DEFERRAL 07-08: PART TOTALS UPDATED

Site: 8 Code Area: 04000 Size: 5.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: DFLC Value Source: Designated Forest Land Description: DESIG FOREST FC0 RMV: 56470 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 16-17: COMBINED LIKE LAND SEGGS// 400008//2012-13: PER #31, DISQ 9.5 ACRES FROM DFL, CHG FROM DFL TO ZONED FARMLAND ON 4.8 ACRES AND MOVE PART OF DFL TO WASTE (.70)// 05-06: RECALC SETUP; APPR NO.17, 5/12/04 //05-6: CHG OF SOIL CLASS FROM DESIG FORESTLAND TO POND, REMAINS UNDER FOREST DEFERRAL PROGRAM. //05-06: 9 AC DISQ FOREST DEFERRAL 07-08: PART TOTALS UPDATED

Site: 9 Code Area: 04000 Size: 2.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: POND Value Source: Farm Use - EFU Description: POND RMV: 28770 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 400008 05-06: RECALC SETUP; APPR NO.17, 5/12/04 05-06: PER #31 RECLASS 2.7 ACRES FOREST TO POND.

Site: 10 Code Area: 04000 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: WASTELAND RMV: 220 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1972 / 400008 05-06: RECALC SETUP; APPR NO.17, 5/12/04 05-06: PER #31 RECLASS 2.7 ACRES FOREST TO POND.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04480 Stat Class: 138 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 59130
 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
Garage Attached	3	Unfinished	864	0	0	1990	1990	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	1	1990	14288	1	Exception: Y N

Bldg: 2 Code Area: 04480 Stat Class: 467 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 2256 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 43310
 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
First Floor	6	Finished	2256	0	FB-2	1977	1977	BATH - 2, KIT-, HVAC+, ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 04480 Stat Class: 353 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1440 % Complete: 100

Desc: Machine Shed (MS)

Dimensions: 48x30 RMV: 12840

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
Machine Shed	5	Finished	1440	0	0	2002	2002	FAIR	

Accessories

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

Bldg: 4 Code Area: 04480 Stat Class: 356 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 688 *464* % Complete: 100

Desc: Lean-to Excellent (LTE)

Dimensions: ~~48x30~~ RMV: 3220

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

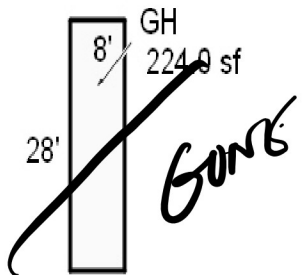
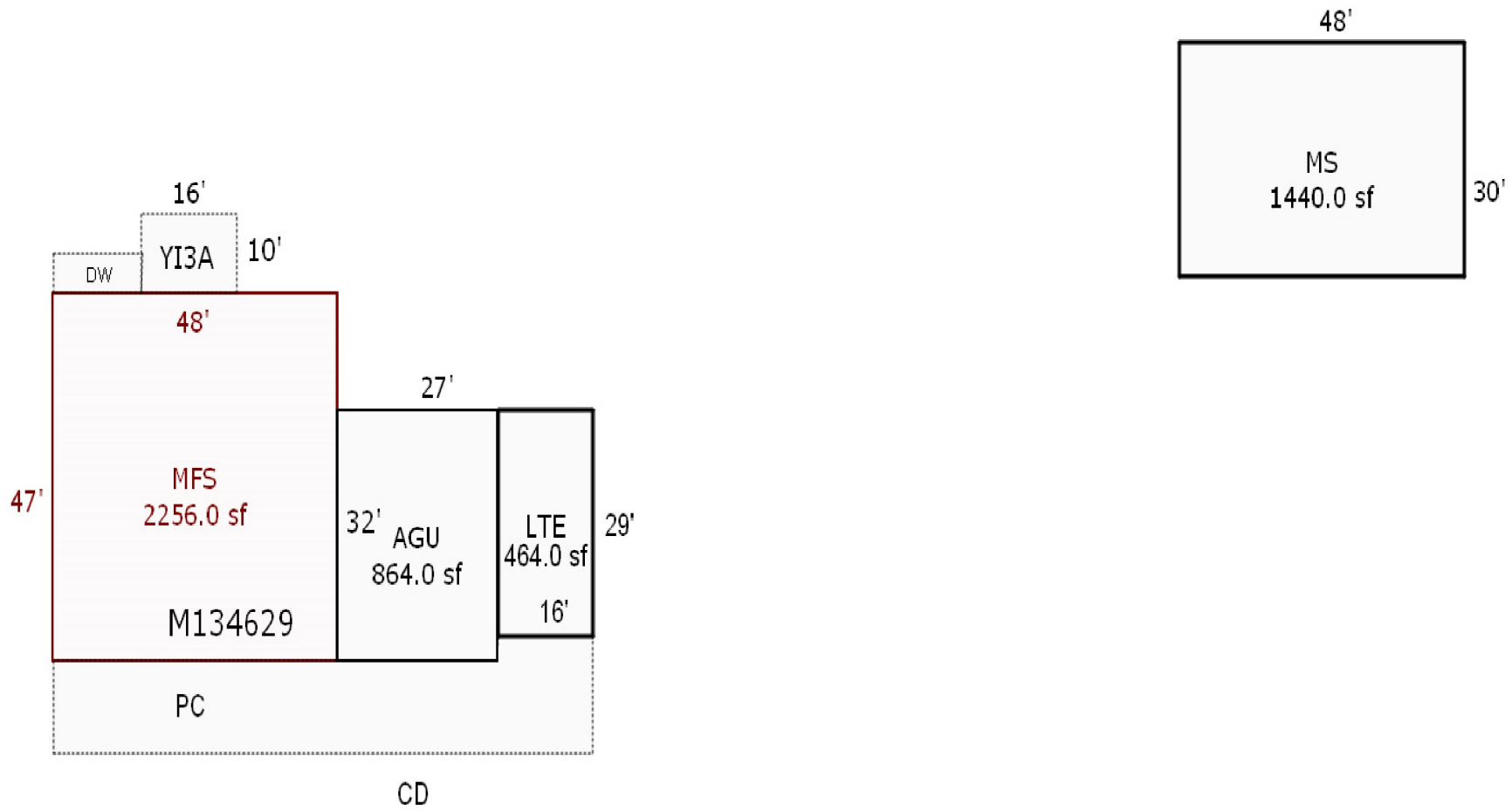
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Excellent	4	Finished	464	0	0	1993	1993	FAIR	
Lean-to Excellent	4	Finished	224	0	0	0	0	GONE	Exception: Y N

Accessories

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

R38967
071E27D 00100



Silver Falls Hwy (hwy 214)