

Acct ID: 326765 MTL: 061E29B002201 Date: **9-14-23** Appr: **Chris** Prop Class: 401 RMV Prop Class: 401
 Situs: 6747 TESSA LN NE SILVERTON OR 97381 **12-5-23** MaSaNh: 01 06 008 Unit: 56536 **INPUT 12-5-23** Year: **2024**
 Last Date Appraised: 01/04/2023 Appraiser: CLINT LUKE Retag: **0** N Tag info: 2024 - Tags/Permit (Completion)
 Owner: SNEGIREV, ALEXANDER Roll Type: R
 Cycle: **0** Tag Sales Verification Other: Inspection level: **1** **2** 3 4 LCB TTO INSP AV: 439210
 RMV Land: 240130 RMV Imp: 280790 RMV Total: 520920 MAV: 128420 MSAV: 0 SAV: 0
 Comment: 23-24: L2 1.4.23 CL **ADD MA @ 50% ROTOG 1-1-24**

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	04500	30000

Land
 Site: 1 Code Area: 04500 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 210130 Exception: Y N
 Adjustment(s): H2OAR Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE
 01-02: f00-780 sepe from r37852 to r326765, r3267 / 02-03: F02-149 LLA BETWEEN R37852, R326765, R326766,R37912 06-07: RECALC SETUP;#36 07-01-05 07-08: PER #31 ON WATER FRONTAGE PROJECT, ADD WATER ADJ

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 04500 Stat Class: 152 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 5016 % Complete: 30
 Desc: Multi Story above grade Dimensions: RMV: 280790
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 280790 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	3037	0	0	2022	2022	KIT-	Exception: Y N
Second Floor	5	Finished	1745	0	0	2022	2022		Exception: Y N
Attic	5	Finished	234	0	0	2022	2022		Exception: Y N
Garage Attached	5	Finished	1216	0	0	2022	2022		Exception: Y N

Accessories

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

Improvements - Accessory Buildings
 No improvement data available for all other stat class types.

Percent Complete Form

Account # 326765

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%	55%	2%	
2%		2%		1%	65%
	80%	1%	60%	1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	100%

APPR 6000 Date 12-5-23 YR For 23-24 % COMP 50
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

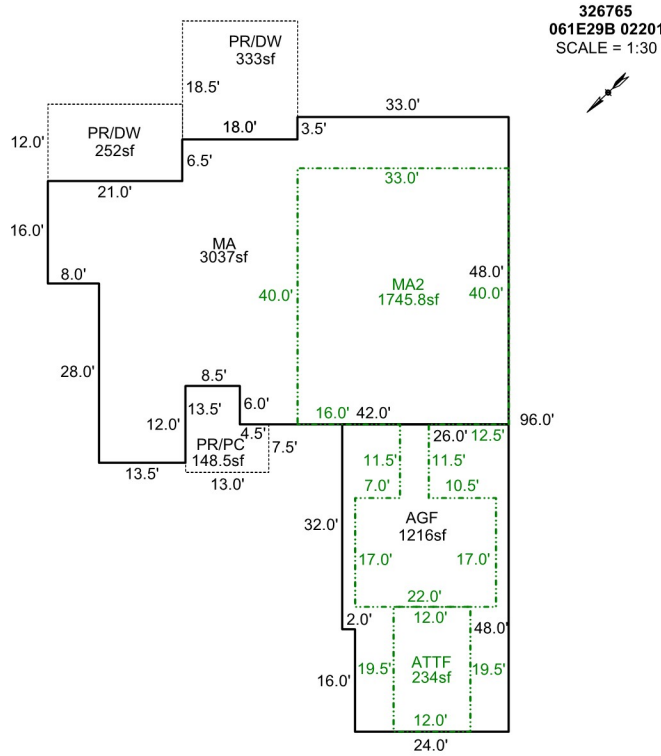
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 326765 Parcel No.: 061E29B 02201
 Property Address: 6747 TESSA LANE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 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
GLA1	MA	1.0	3037.0	264.0	3037.0
GLA2	MA2	1.0	1745.8	238.0	
	ATTF	1.0	234.0	63.0	1979.8
GAR	AGF	1.0	1216.0	148.0	1216.0
P/P	PR/DW	1.0	252.0	66.0	
	PR/DW	1.0	333.0	73.0	
	PR/PC	1.0	148.5	53.0	733.5

APEX BY CJURAN 10/10/2022 555-21-007514

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 3 (rounded) 5,017



9/14/23



9/14/23



9/14/23



9/14/23



9/14/23



9/14/23



9/14/23



12/5/23