

Acct ID: 353734 MTL: 071E360000900 Date: 12/6/24 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 403 PHELPS MOUNTAIN LN SE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 109315 Year: 2025
 Last Date Appraised: 06/14/2024 Appraiser: MATTHEW HAMILTON Retag: (Y) N Tag info: 2025 - Tags/Permit (Completion)
 Owner: HEPLER, JAMES S & HEPLER, KASIE 503 910 1539 Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB (TTO) INSP AV: 300610
 RMV Land: 330490 RMV Imp: 345700 RMV Total: 676190 MAV: 272730 MSAV: 0 SAV: 0
 Comment: 24-25: L4 6.14.24 MLH
 24-25 L2 12/7/23 CLUKE
 23-24: 1.4.23 CL
 22-23: L4 01.04.22 CL

MA @ 50% update inventory

Notations

No notation data available. *Retag for 26* Input MLH 12/23/24

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	30000	04480	0

Land

Site: 1	Code Area: 04480	Size: 11.37 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 6B	Value Source: Rural Restrictive	Description: SIX BENCH			RMV: 295710	Exception: Y N
Adjustment(s): FSOIL, WASTE		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: 18-19: PER #94 ADD OSD						
Site: 2	Code Area: 04480	Size: 5.82 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: WST	Value Source: Market Wasteland	Description: Rural WASTELAND			RMV: 4780	Exception: Y N
Adjustment(s): FSOIL, WASTE		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: 18-19: DISQ H&B / 00400008//05-06: RECALC SETUP; 17, 5/17/04.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04480	Stat Class: 132	Year Blt: 2017	Eff Year Blt: <u>2017</u>	Sq.Ft: 4658	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 326570	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 27880	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	504	1	FB-1	2017	2017	BATH - 1, KIT-, HVAC, ROOF	Exception: Y N
First Floor	3	Finished	2080	<u>2</u>	<u>2</u>	<u>2017</u>	<u>2017</u>	<u>2 Bath, FP, KIT, HVAC ROOF</u>	Exception: Y N <i>50%</i>
Attic	3	Finished	780	0	0	2017	2017		Exception: Y N
Attic <u>Loft</u>	3	<u>U</u> Finished	1294	0	0	<u>2017</u>	<u>2017</u>	<u>Loft</u>	Exception: Y N <i>50%</i>
Garage Attached	4	Finished	936	0	0	2017	2017	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	3	180	2018	5116	1	Exception: Y N

change to HI 36

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04480	Stat Class: 341	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 196	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 14x14		RMV: 4800	
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
Multi-Purpose Bldg	5	Finished	196	0	0	2018	2018	FAIR	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 04480	Stat Class: 341	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 208	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:		RMV: 8330	
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	
Multi-Purpose Bldg	6	Finished	208	0	0	2018	2018	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 04480 Stat Class: 905 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 6000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

M/C

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
No accessory data available					



Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
% Item	% Sum	No Basement		Basement	
		% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%		2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%	100%	1%

APPR MLH Date 12/6/24 YR For 25-26 % 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%	
Floor - Concrete/Wood	30%	40%
Walls - Framing	10%	
Walls - Covering/Siding	15%	65%
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 _____

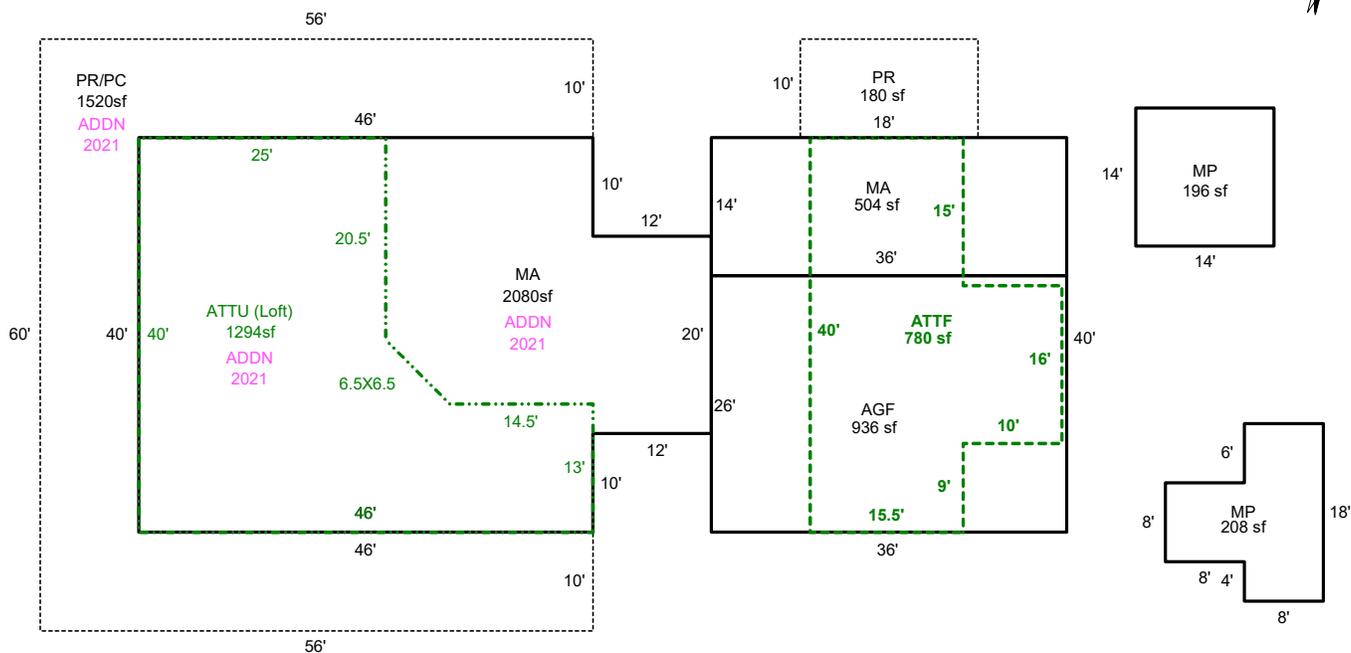
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 353734 Parcel No.: 071E36 00900
 Property Address: 403 PHELPS MOUNTAIN LN SE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH

353734
071E36 00900
SCALE = 1:20



Sketch by ApexSketch

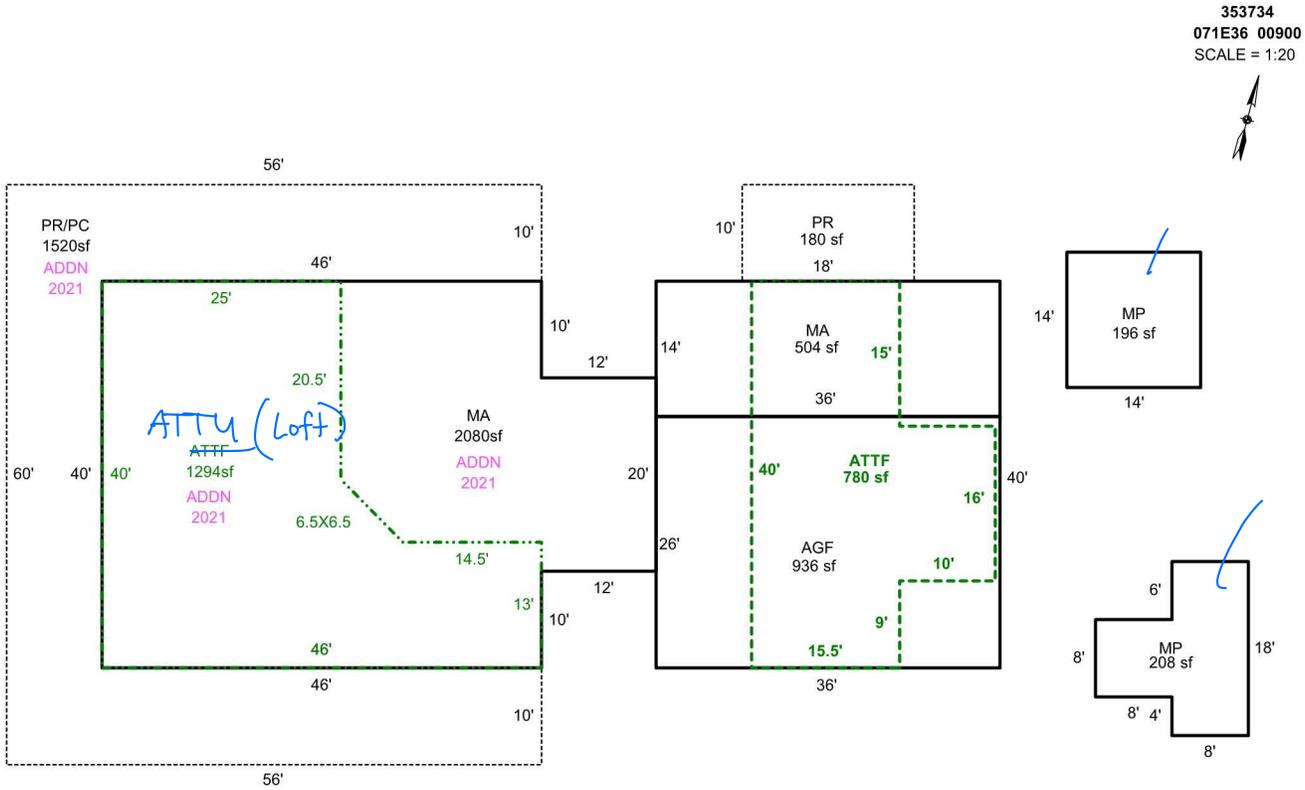
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	MP	1.0	196.0	56.0		DRAWN BY JRONDEMA 12/5/16 UPDATED BY JRONDEMA 3/26/19 UPDATED BY CJURAN 12/09/2021 555-21-008954 UPDATED BY CLOBERG 12/27/24			
	MP	1.0	208.0	68.0	404.0				
GLA1	MA	1.0	504.0	100.0					
	MA	1.0	2080.0	196.0	2584.0				
GLA2	ATTF	1.0	780.0	131.0					
	ATTU (Loft)	1.0	1294.1	168.2	2074.1				
GAR	AGF	1.0	936.0	124.0	936.0				
P/P	PR	1.0	180.0	56.0					
	PR/PC	1.0	1520.0	324.0	1700.0				
								COMMENT TABLE 2	COMMENT TABLE 3
								3.21.18 SR #94 TAGS 3.21.19 SR #94 TAGS MLH 12/06/24	TAGS L2
		Net LIVABLE	cnt	0 (rounded)	4,658				
		Net BUILDING	cnt	2 (rounded)	404				

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 353734 Parcel No.: 071E36 00900
 Property Address: 403 PHELPS MOUNTAIN LN SE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	196.0	56.0	
	MP	1.0	208.0	68.0	404.0
GLA1	MA	1.0	504.0	100.0	
	MA	1.0	2080.0	196.0	2584.0
GLA2	ATTF	1.0	780.0	131.0	
	ATTF	1.0	1294.1	168.2	2074.1
GAR	AGF	1.0	936.0	124.0	936.0
P/P	PR	1.0	180.0	56.0	
	PR/PC	1.0	1520.0	324.0	1700.0
	Net LIVABLE	cnt	4 (rounded)		4,658
	Net BUILDING	cnt	2 (rounded)		404

COMMENT TABLE 1

DRAWN BY JRONDEMA 12/5/16
 UPDATED BY JRONDEMA 3/26/19
 UPDATED BY CJURAN 12/09/2021 555-21-008954

COMMENT TABLE 2

3.21.18 SR #94 TAGS
 3.21.19 SR #94 TAGS

12/6/21 MLH TAGS 2

COMMENT TABLE 3