

Acct ID: 539627 MTL: 081E050000100 Date: 12/17/24 Appr: M4H Prop Class: 581 RMV Prop Class: 501
 Situs: 1601 DRIFT CREEK RD SE SUBLIMITY OR 97385 MaSaNh: 03 06 000 Unit: 44947 Year: 2024
 Last Date Appraised: 06/17/2024 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)
 Owner: NELSON LT & NELSON, RONALD N TRE & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 159442
 RMV Land: 604800 RMV Imp: 240100 RMV Total: 844900 MAV: 118240 MSAV: 19182 SAV: 49776
 Comment: 24-25 L4 6.17.24 MLH
 24-25: L2 6.11.24 MLH
 24-25 L2 9/21/23 CLUKE
 23-24: L2 1.4.23 CL

NEW MA @ 70% Retag for '26

Chris 2/20/25

FARM SEED FOREST OK

Notations

RP/MS	Code	Description	Input MLH 1/23/25
RP	411	SEE ACCOUNT NOTES - 411	
RP	STF	SMALL TRACT FORESTLAND	
RP	ZONED	FARM EFU ZONED	

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	30000	04580	0
2	SAF	SA OSD - FAIR	35000	04580	0

Land

Site: 2 Code Area: 04580 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: 20830 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009
 24-25: Land classes ok

Site: 3 Code Area: 04580 Size: 11.92 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 248240 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 4200188

Site: 4 Code Area: 04580 Size: 13.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STFC Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 270730 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1976, STF - 2004 / 16-17: COMB LIKE SEGS // 08-09: CORRECTED PART TOTALS/ 4200008// 2000-2001; MARKET LAND VALUES UPDATED//04-05: stf approved 05-06: RECALC SETUP;#10 4/29/04 // 4200008 03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIG FORESTLAND @ 100% PROGRAM // 04-05 CHANGING STO LAND FROM >5000 TO DESIGNATED_ /04-05: stf approved

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04580 Stat Class: 121 + Year Blt: 1923 Eff Year Blt: 1943 Sq.Ft: 1142 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 116260
 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
First Floor	2 +	Finished	1142	3	FB-1	1923	1943	BATH - 1, KIT-, HVAC, FP - 1, ROOF	Y N
Carport Attached	2	Unfinished	400	0	0	1923	1943	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	2	240	1943	3840	1	Y N
YARD IMPROVEMENTS AVERAGE	2	1	1943	5952	1	Y N

Bldg: 7 Code Area: 04580 Stat Class: 148 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 96370
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 21080 Adjust: Adjust RMV: 0 N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Oversized Detached	4	Finished	1080	0	FB-1	2022	2022	BATH - 1, ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 04580 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 3782 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 122x31 RMV: 15700
 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	Exception: Y N
General Purpose Bldg	4	Finished	3782	0	0	1988	1988	FAIR	Y N

Accessories

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

Bldg: 5 Code Area: 04580 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 700
 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	Exception: Y N
Multi-Purpose Bldg	4	Finished	140	0	0	1978	1978	FAIR	Y N

Accessories

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

Bldg: 8 Code Area: 04580 Stat Class: 355 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 360 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 30x12 RMV: 4320
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 940 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	4	Finished	360	0	0	2022	2022		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	4	360	2022	1940	0
Exception: Y N					

Bldg: 9 Code Area: 04580 Stat Class: 905 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 6750
 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
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>			
		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% 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%	55%	2%
2%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%	60%	1%
3%		Insulation <i>Walls</i>	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%	95%	Electrical Fixtures	3%	80%	2%
2%		Plumbing Fixtures	4%	85%	3%
3%	100%	Floor Coverings & Countertops	7%	90%	6%
2%		Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR MLH Date 12/17/04 YR For 25-26 % COMP 70%
 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 _____

ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 151 QLTY + 0 FLOOR MA
 AREA 2131 EFF AREA _____ BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 5 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR AGF
 AREA 716 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

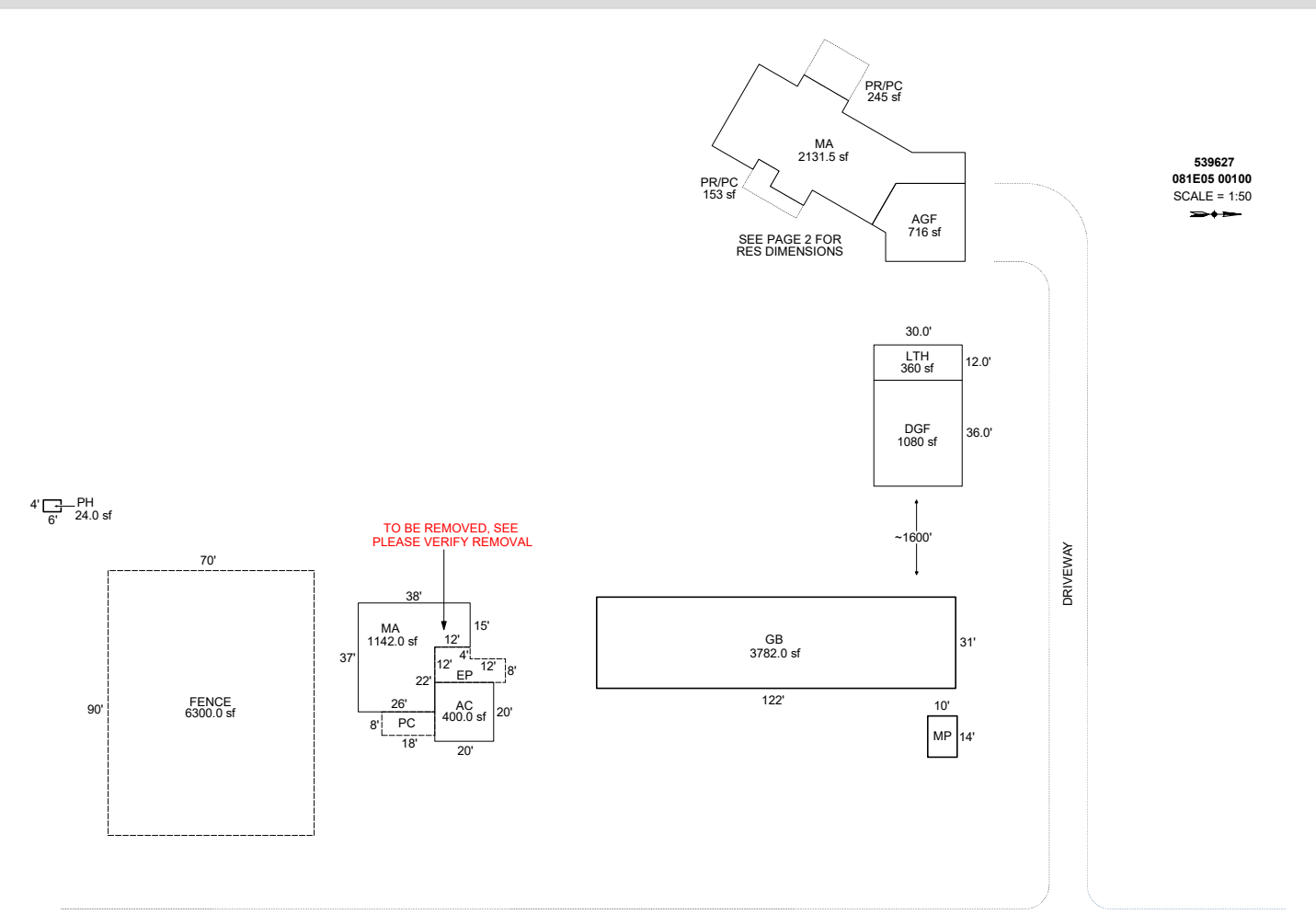
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 539627 Parcel No.: 081E05 00100
 Property Address: 1601 DRIFT CREEK ROAD S
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	24.0	20.0	
	GB	1.0	3782.0	306.0	
	MP	1.0	14.0	48.0	
	LTH	1.0	360.0	84.0	4306.0
GLA1	MA	1.0	1142.0	150.0	
	MA	1.0	2129.2	245.7	3271.2
GAR	AC	1.0	400.0	80.0	
	DGF	1.0	1080.0	132.0	
	AGF	1.0	729.4	108.3	2209.4
P/P	EP	1.0	240.0	72.0	
	FENCE	1.0	6300.0	320.0	
	PC	1.0	144.0	52.0	
	PR/PC	1.0	153.0	64.0	
	PR/PC	1.0	245.0	63.0	7082.0
	Net LIVABLE	cnt	0	(rounded)	3,271
	Net BUILDING	cnt	4	(rounded)	4,306

COMMENT TABLE 1

Apex 8/18/2011 Jane
 UPDATED BY CJURAN 01/23/2023
 UPDATED BY CJURAN
 UPDATED BY CJURAN 05/07/2024 24-001836 MA
 UPDATED BY CLOBERG 12/30/24

COMMENT TABLE 2

#10 CL 01/04/2023
 CL 09/21/2023
 MLH 12/17/24

COMMENT TABLE 3

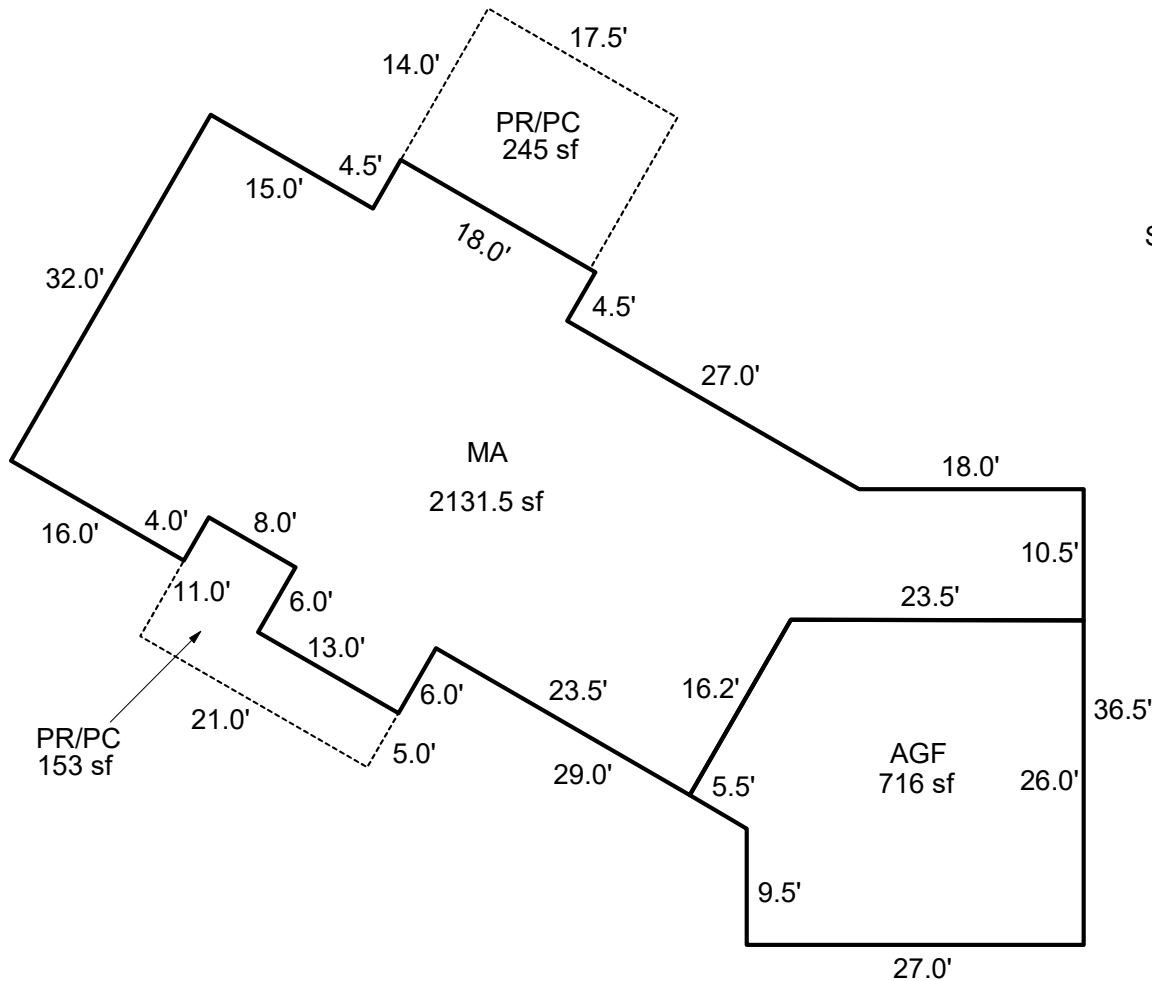
TAGS L2
 TAGS L2
 TAGS L1

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 539627 Parcel No.: 081E05 00100
 Property Address: 1601 DRIFT CREEK ROAD S
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2131.5	245.7	2131.5
GAR	AGF	1.0	715.9	107.3	715.9
P/P	PR/PC	1.0	153.0	64.0	
	PR/PC	1.0	245.0	63.0	398.0

COMMENT TABLE 1

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 CL 09/21/2023
 MLH 12/17/24

COMMENT TABLE 3

TAGS L2
 TAGS L2
 TAGS L1

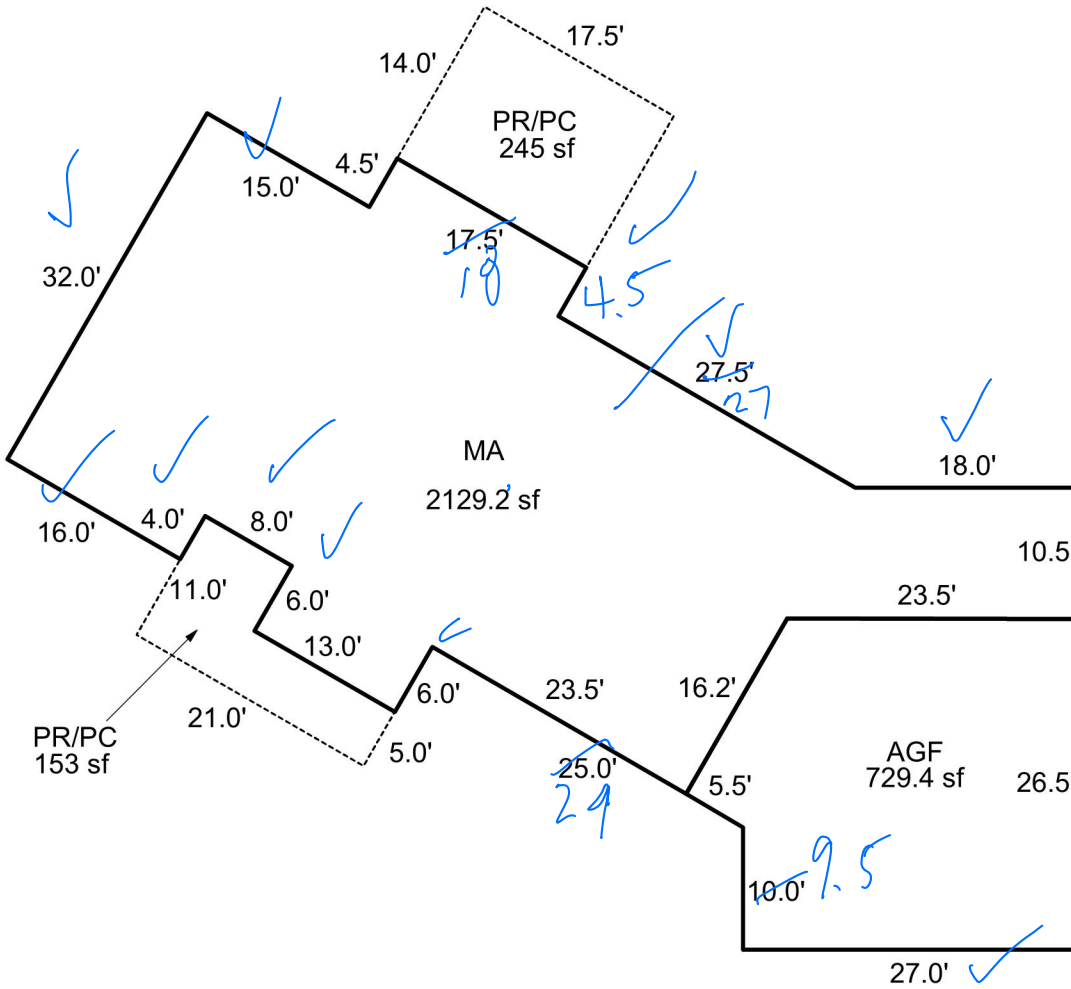
Net LIVABLE cnt 0 (rounded) 2,131

SKETCH/AREA TABLE ADDENDUM

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 Property Address: 1601 DRIFT CREEK ROAD S
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385
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SKETCH



539627
081E05 00100
 SCALE = 1:20

 SEE PAGE 1 FOR ALL BLDGS

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2129.2	245.7	2129.2
GAR	AGF	1.0	729.4	108.3	729.4
P/P	PR/PC	1.0	153.0	64.0	
	PR/PC	1.0	245.0	63.0	398.0

COMMENT TABLE 1

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 UPDATED BY CJURAN
 UPDATED BY CJURAN 05/07/2024 24-001836 MA

COMMENT TABLE 2

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 CL 09/21/2023

COMMENT TABLE 3

TAGS L2
 TAGS L2

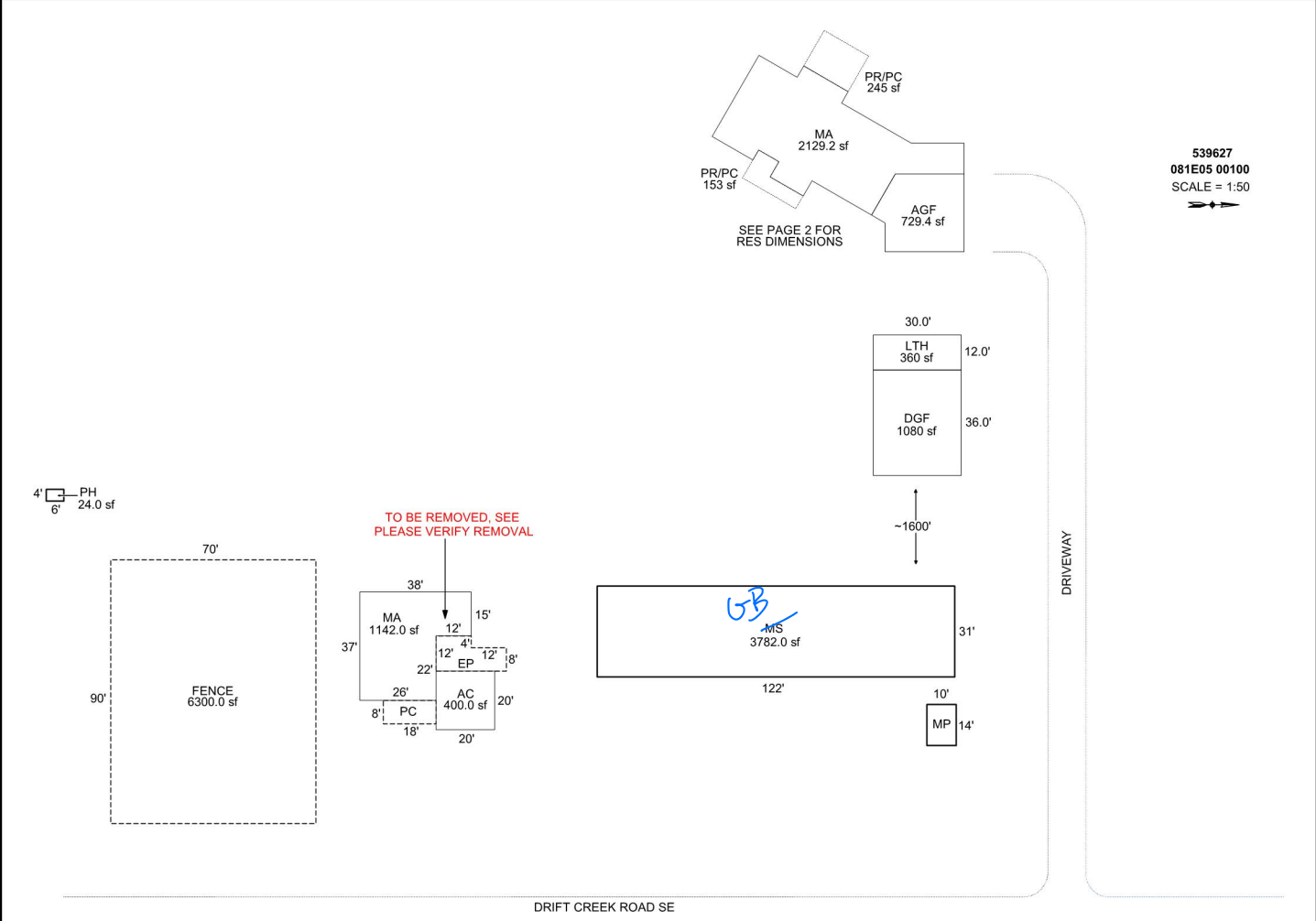
Net LIVABLE cnt 1 (rounded) 2,129

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 Property Address: 1601 DRIFT CREEK ROAD S
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 Owner:
 Client: Client Address:
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SKETCH



AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GBA1	PH	1.0	24.0	20.0		
	MS	1.0	3782.0	306.0		
	MP	1.0	140.0	48.0		
	LTH	1.0	360.0	84.0	4306.0	
	MA	1.0	1142.0	150.0		
GLA1	MA	1.0	2129.2	245.7	3271.2	
	AC	1.0	400.0	80.0		
GAR	DGF	1.0	1080.0	132.0		
	AGF	1.0	729.4	108.3	2209.4	
P/P	EP	1.0	240.0	72.0		
	FENCE	1.0	6300.0	320.0		
	PC	1.0	144.0	52.0		
	PR/PC	1.0	153.0	64.0		
	PR/PC	1.0	245.0	63.0	7082.0	
		Net LIVABLE	cnt	2 (rounded)		3,271
		Net BUILDING	cnt	4 (rounded)		4,306

Apex 8/18/2011 Jane
 UPDATED BY CJURAN 01/23/2023
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COMMENT TABLE 2

COMMENT TABLE 3

#10 CL 01/04/2023
 CL 09/21/2023

TAGS L2
 TAGS L2



