

Acct ID: 542513 MTL: 061E19D003100 Date: 1/9/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401
 Situs: 16339 PLEASANT VALLEY DR NE SILVERTON OR 97381 MaSaNh: 03 06 002 Unit: 119085 Year: 2025

Last Date Appraised: 11/18/2016 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Garage/Carport)

Owner: LARIONOV, PETER & LARIONOV, SALAMONIA 583 209 4638 call first Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 638840

RMV Land: 302190 RMV Imp: 1109970 RMV Total: 1412160 MAV: 638840 MSAV: 0 SAV: 0

Comment: NEW DBOF @ 80% update inventory
Retag for 26

Input MLH 2/19/25

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	40500	0

Land

Site: 1 Code Area: 40500 Size: 2.22 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: C Value Source: Rural at MKT Description: RMV: 242190 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 17-18: PER #94, CHG OSDA TO OSDG / 16-17: PER #94, CHG OSDN TO OSDA / 06-07: RECALC SETUP;#10 07-26-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 40500 Stat Class: 152 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 3619 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 824990 I/O
 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	5	Finished	2765	<u>1 3/4</u>	FB-2	2014	2014	HVAC+, BATH+, KIT-, BATH - 2, ROOF <u>1/2 bath, generator</u>	Exception: Y N
Second Floor	5	Finished	854	2	FB-2	2014	2014	BATH - 2, HVAC+	Exception: Y N
Attic	5	Unfinished	210	0	0	2014	2014	Crawl space, Remove	Exception: Y N
Garage Attached	5	Finished	910	0	0	2014	2014	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	2014	42370	1	Exception: Y N

Bldg: 2 Code Area: 40500 Stat Class: 141 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 680 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 142320
 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	4	Finished	680	1	FB-1/ HB-1	2014	2014	HVAC, ROOF, KIT-, BTH - 1, BATH - 1	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 40500 Stat Class: 148 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 136130
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 no MSAV

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Oversized Detached	4	Finished	1880	0	0	2014	2014	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: 40500 Stat Class: 356 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 720 % Complete: 100
 Desc: Lean-to-Excellent (LTE) Dimensions: 36x20 RMV: 6530
PR part of YI

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Move
MAD

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Excellent	4	Finished	720	0	0	2016	2016	Exception: Y N

Accessories

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

138 D60F 2024 40 x 60 Roof 80% M/M
 341 MP 5 14 x 18 2009 Fair I/O



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%	55%	3%
3%		Electrical Rough-In	3%		2%
2%	80%	Heating Rough-In	2%	60%	1%
		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%	95%	Electrical Fixtures	3%	85%	2%
2%		Plumbing Fixtures	4%		3%
3%	100%	Floor Coverings & Countertops	7%	100%	6%
2%		Interior Trim Carpentry	7%		6%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%		1%

*Missing Doors
Drywall
Paint
electric*

APPR MLH Date 1/9/25 YR For 25-26 % COMP 80
 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%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

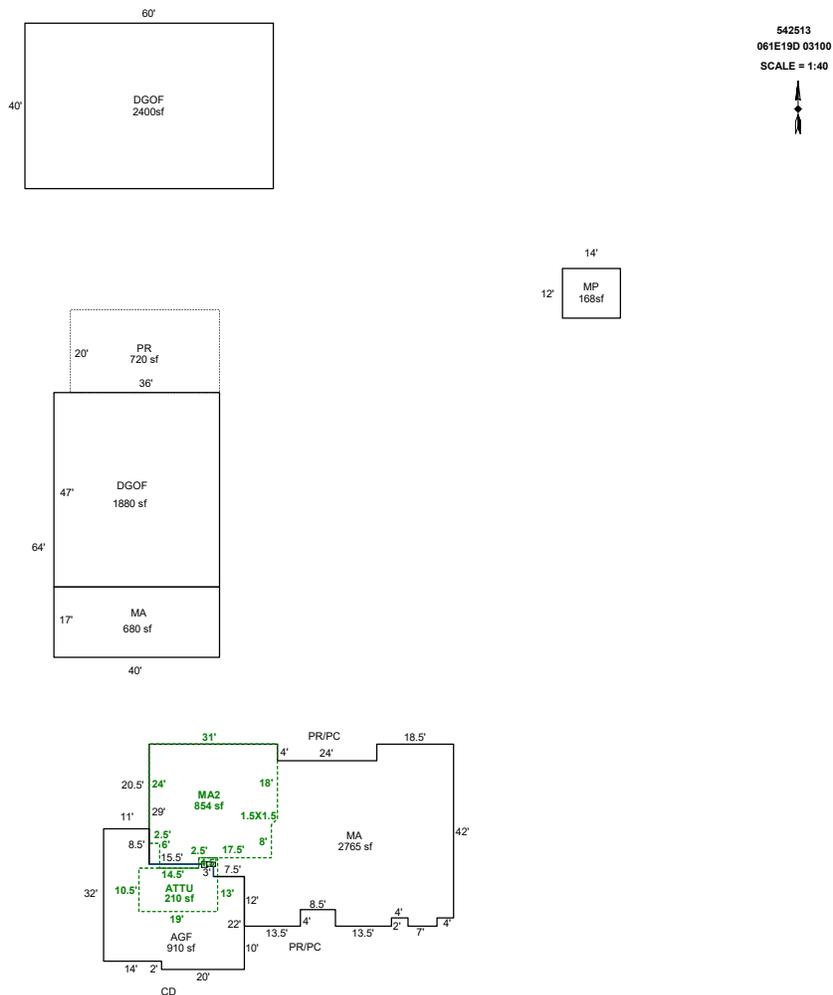
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542513 Parcel No.: 061E19D 03100
 Property Address: 16339 PLEASANT VALLEY DR
 City: SILVERTON County: 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	PR	1.0	720.0	112.0	888.0
	MP	1.0	168.0	52.0	
GLA1	MA	1.0	2765.5	255.0	3445.5
	MA	1.0	680.0	114.0	
GLA2	MA2	1.0	854.4	121.1	1065.1
	ATTU	1.0	210.8	64.0	
GAR	AGF	1.0	910.0	136.0	5190.0
	DGOF	1.0	1880.0	174.0	
	DGOF	1.0	2400.0	200.0	
	Net LIVABLE	cnt	0 (rounded)		4,511
	Net BUILDING	cnt	2 (rounded)		888

COMMENT TABLE 1

DRAWN BY SRAGSDALE 10/9/14
 UPDATED BY SRAGSDALE 1/6/15
 UPDATED BY JRONDEMA 5/15/15
 UPDATED BY JRONDEMA 2/2/16
 UPDATED BY JRONDEMA 11/29/16
 UPDATED BY CLOBERG 11/27/24 24-006745 GAR
 UPDATED BY CLOBERG 02/07/25

COMMENT TABLE 2

11/18/16 SR #94 TAGS N.
 MLH 01/09/25

COMMENT TABLE 3

TAGS L1



R41513

MA, MA2, AGF S.SIDE

12/5/15



R41513
MA, MA2, AGF N.SIDE

12/5/15



R42513

DGOF & MA

E.SIDE

11/18/16









