

Acct ID: 518086 MTL: 061W36D001800 Date: 3/17/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401
 Situs: 5232 MADRONA HEIGHTS DR NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 33669 Year: 2025

Last Date Appraised: 06/05/2019 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____

Owner: HERNANDEZ, VICTORIA D Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 186950

RMV Land: 261210 RMV Imp: 185100 RMV Total: 446310 MAV: 186950 MSAV: 0 SAV: 0

Comment: MLS 815169
III DOM
Sales Code 33, Sales letter update inventory
Input MLH 3/25/25

Notations No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	04500	0

Land

Site: 1 Code Area: 04500 Size: 0.59 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 4BD Value Source: Rural at MKT Description: _____ RMV: 211210 Exception: Y N
 Adjustment(s): VWGR f Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 06-07: RECALC SETUP;#T41 08-12-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 132 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1504 % Complete: 100
 Desc: Multi Story above grade Dimensions: _____ RMV: 151350
 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	3	Finished	964	1	FB-1	1970	1970	FP-2, HVAC, ROOF, KIT, BATH - 1	Y N
Attic	3	Finished	540	2	0	1970	1970	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>DECK</u> <u>Change to 4 I 3A</u>	3	240	2003	4752	1	Y N

Bldg: 2 Code Area: 04500 Stat Class: 138 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: _____ RMV: 32390
 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
Garage Detached	3	Unfinished	<u>414</u> <u>234</u> <u>180</u>	0	0	1980	1980	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
FINISHED OFFICE IN RESIDENCE	3	162	1980	3159	0	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 04500 Stat Class: 341 Year Blt: 2012 Eff Year Blt: 1995 Sq.Ft: 112 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x8 RMV: 1360
 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
Multi-Purpose Bldg	5	Finished	112	0	0	2012	1995	FAIR	Y N

Accessories

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

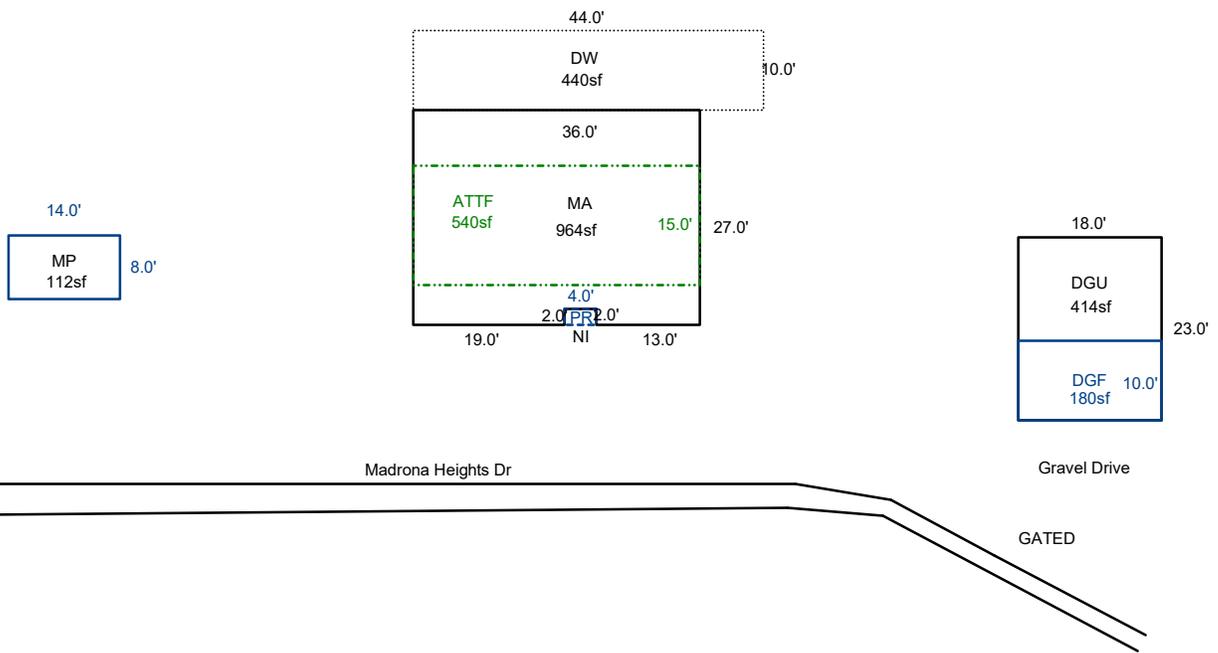
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518086 Parcel No.: 061W36D 01800
 Property Address: 5232 Madrona Heights Dr NE
 City: Silverton County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518086
061W36D 01800



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	112.0	44.0	112.0
GLA1	MA	1.0	964.0	130.0	964.0
GLA2	ATTF	1.0	540.0	102.0	540.0
GAR	DGU	1.0	414.0	82.0	414.0
YI1	PR	1.0	8.0	12.0	8.0

COMMENT TABLE 1

Apex 11/07/2012 Jane
 Updated by AC 6/5/13
 UPD BY PH 10.28.19
 UPDATED BY CLOBERG 03/24/25

COMMENT TABLE 2

06.05.19 SR #94 S.V.
 MLH 03/17/25

COMMENT TABLE 3

Removed PH, added MP
 SV L4

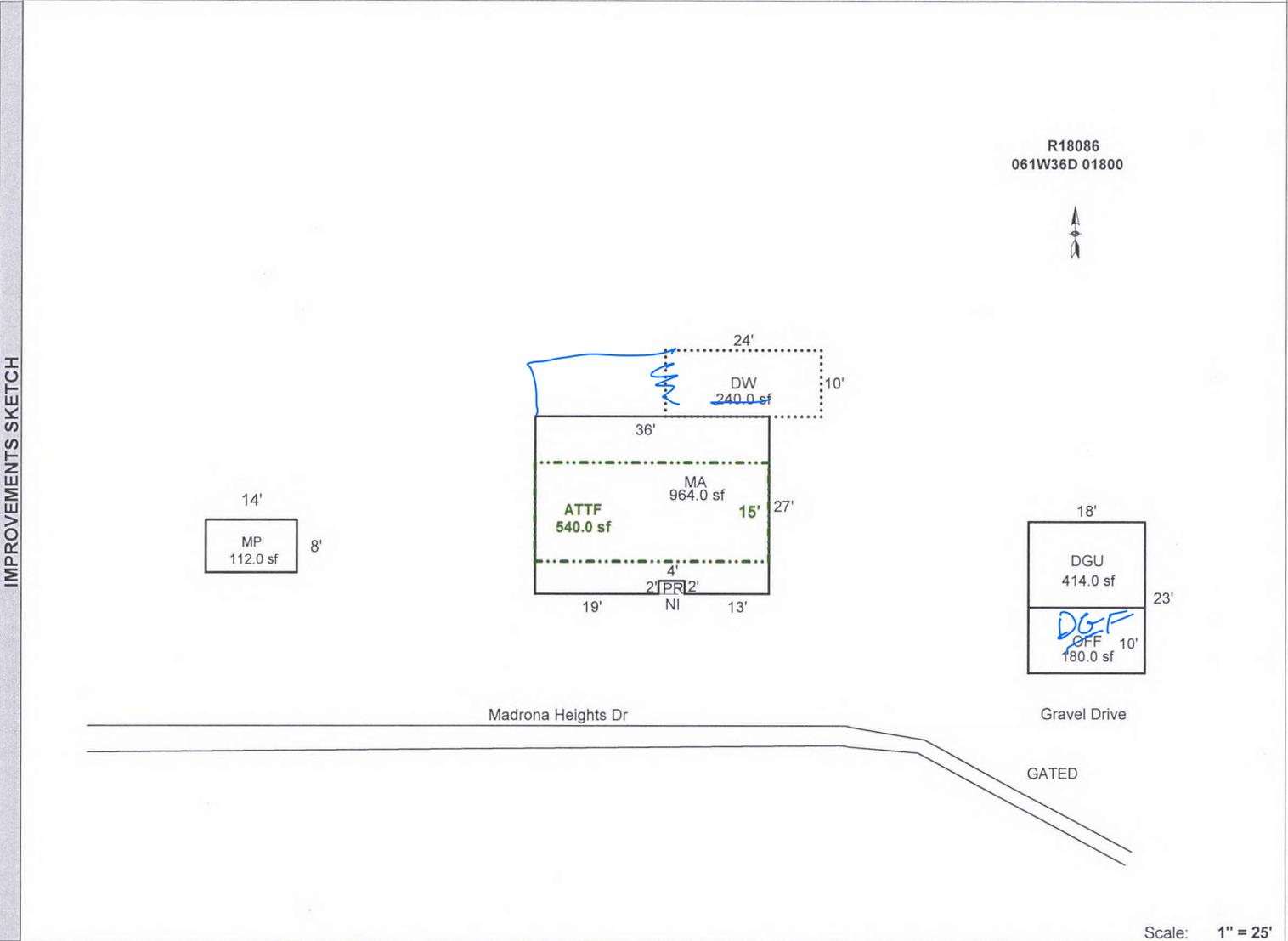
Net LIVABLE	cnt	0	(rounded)		1,504
Net BUILDING	cnt	1	(rounded)		112

SKETCH/AREA TABLE ADDENDUM

Parcel No 061W36D 01800

File No R18086

SUBJECT	Property Address 5232 Madrona Heights Dr NE		
	City Silverton	State OR	Zip 97381
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 25'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	964.00	130.0	964.00
	GLA2	ATTF	1.00	540.00	102.0	540.00
	GBA1	MP	1.00	112.00	44.0	112.00
GAR	DGU	1.00	414.00	82.0	414.00	
YI1	PR	1.00	8.00	12.0	8.00	
<div style="display: flex; justify-content: space-between;"> <div> <p>Net LIVABLE Area (rounded w/ factors) 1504</p> <p>Net BUILDING Area (rounded w/ factors) 112</p> </div> </div>						

Comment Table 1	
Apex 11/07/2012 Jane Updated by AC 6/5/13 UPD BY PH 10.28.19	
Comment Table 2	Comment Table 3
06.05.19 SR #94 S.V.	Removed PH, added MP
3/17/25 MLH SU L4	



R18086 DW 24X10 MA N side
06-05-19



R18086 MA SE side
06-05-19



R18086 MP 14X6 E side
06-05-19



R18086 AGU 23X18 W side
06-05-19



R18086 DGU s side
06-05-19



R18086 gate
06-05-19





