

Summary

Lead Appr: WW 11/3 Clerk: Lead Clerk: Appr: MLH 12/24/25 Print Date: 9/26/2025

Acct ID: 542513 MTL: 061E19D003100 Date: 10/29/25 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: 01/19/2025 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Garage/Carport)  
Owner: LARIONOV, PETER & LARIONOV, SALAMONIA 503 209 4638 Last Sales Date: 07/18/2014 Roll Type: R  
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 696210  
RMV Land: 332100 RMV Imp: 1326350 RMV Total: 1658450 MAV: 638840 MSAV: 0 SAV: 0  
Comment: 25-26: L1 1.9.25 MLH

D GOF @ 100% Close Tag Input MLH 10/31/25

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: 4B1SS Value Source: Rural at MKT Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 272100 Exception: Y N  
Adjustment(s): IRR 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: 100.00  
Desc: Multi Story above grade Dimensions: RMV: 851700  
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	1	FB-2/ HB-1	2014	2014	KIT-, BTH - 1, ROOF, HVAC+, BATH+, BATH - 2	Y N
Second Floor	5	Finished	854	2	FB-2	2014	2014	HVAC+, BATH - 2	Y N
Garage Attached	5	Finished	910	0	0	2014	2014	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
Built in Generator	5	0	2014	7600	1	Y N
YARD IMPROVEMENTS AVERAGE	5	1	2014	42370	1	Y N

Bldg: 2 Code Area: 40500 Stat Class: 141 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 680 % Complete: 100.00  
Desc: One Story Only Dimensions: RMV: 350000  
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	4	Finished	680	1	FB-1/ HB-1	2014	2014	BATH - 1, ROOF, HVAC, BTH - 1, KIT-	Y N
Garage Attached	4	Finished	1880	0	0	2014	2014	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2014	30495	1	Y N

Bldg: 3 Code Area: 40500 Stat Class: 138 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 0 % Complete: 80.00  
Desc: Res other improvements Dimensions: RMV: 120230  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 57370 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Oversized Detached	3	Finished	2400	0	0	2024	2024	ROOF	Y N

Accessories

No accessory data available

Improvements - Accessory Buildings

Bldg: 4 Code Area: 40500 Stat Class: 341 Year Blt: Eff Year Blt: 2009 Sq.Ft: 252 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 18x14 RMV: 4420  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

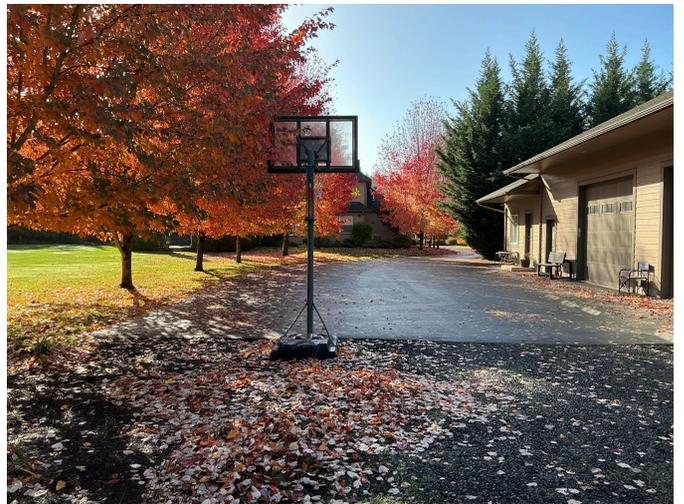
100 M/M

N/C

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	252	0	0	0	2009	FAIR	

**Accessories**

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

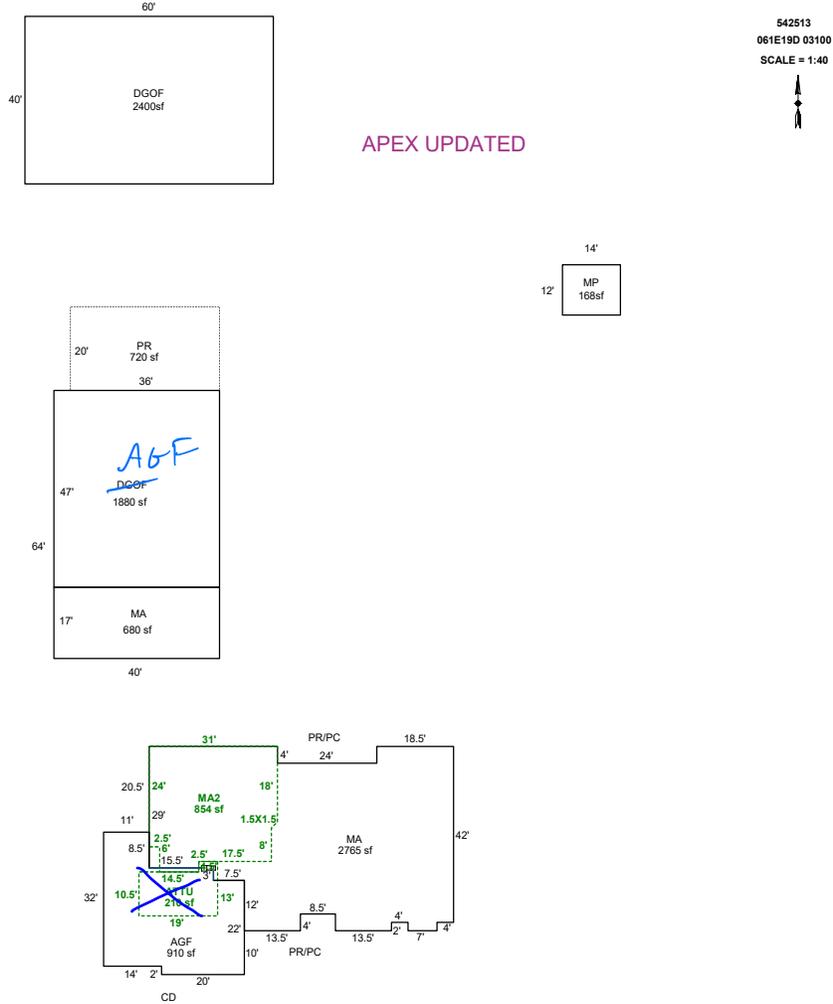


# SKETCH/AREA TABLE ADDENDUM

## 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



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

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

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

### COMMENT TABLE 3

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

TAGS L1

*MLH 10/29/25*

*TAGS L2*