

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: MLH 2/4/26

Print Date: 9/26/2025

Acct ID: 326765 MTL: 061E29B002201 Date: 12/17/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401
Situs: 6747 TESSA LN NE SILVERTON OR 97381 MaSaNh: 03 06 002 Unit: 56536 Year: 2025

Last Date Appraised: 12/11/2024 Appraiser: MATTHEW HAMILTON Tag: N Tag info: 2026 - NEW CONSTRUCTION (Completion)

Owner: SNEGIREV, ALEXANDER Last Sales Date: 07/12/2019 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 399380

RMV Land: 361820 RMV Imp: 535100 RMV Total: 896920 MAV: 399380 MSAV: 0 SAV: 0

Comment: 25-26: L2 12.11.24 MLH
24-25 L2 12/5/23 CLUKE
3-24: L2 1.4.23 CL

MA @ 80% Re-tag for '27

input MLH 12/29/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 326820 Exception: Y N
Adjustment(s): H2OAR Fire Patrol: Description:
Comments: 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE

01-02: f00-780 sepe from r37852 to r326765, r3267 / 02-03: F02-149 LLA BETWEEN R37852, R326765, R326766, R37912 06-07: RECALC SETUP; #36 07-01-05 07-08: PER #31 ON WATER FRONTAGE PROJECT, ADD WATER ADJ

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 152 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 5016 % Complete: 50.00
Desc: Multi Story above grade Dimensions: RMV: 535100
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

30 m/m

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	3037	3	FB-4	2022	2022	KIT, HVAC, BATH - 4, ROOF	Y N
Second Floor	5	Finished	<u>1745</u>	1	FB-1	2022	2022	HVAC, BATH - 1	Y N
Attic	5	Finished	<u>234</u>	0		2022	2022	HVAC	Y N
Garage Attached	5	Finished	1216	0	0	2022	2022	ROOF	Y N

Accessories

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

Y I S A

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-009312	83551	MARION COUNTY	NEW CONSTRUCTION	COMPLETION	562508	0	R	Completion of 21-007514-DWL NSFD 4 Bdrm 5 Bath



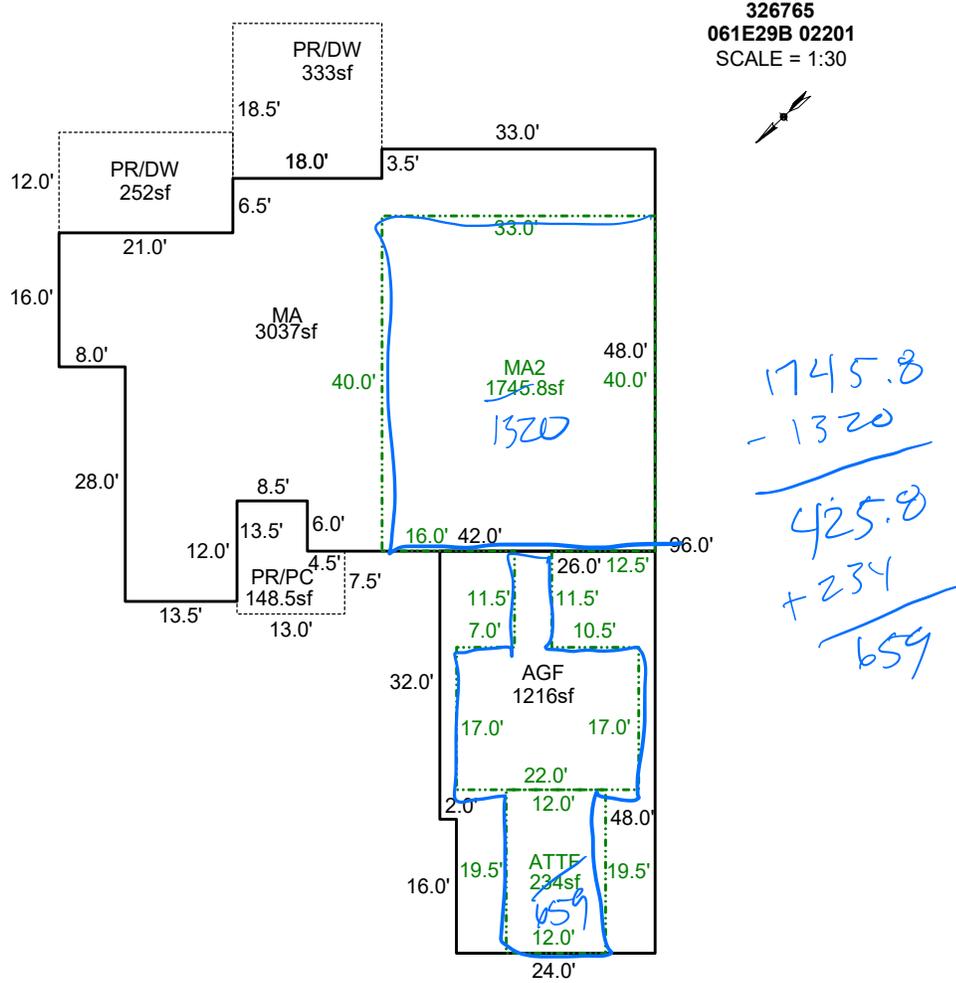


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 326765 Parcel No.: 061E29B 02201
 Property Address: 6747 TESSA LANE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 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	3037.0	264.0	3037.0
GLA2	MA2	1.0	1745.8	238.0	
	ATTF	1.0	234.0	63.0	1979.8
GAR	AGF	1.0	1216.0	148.0	1216.0
P/P	PR/DW	1.0	252.0	66.0	
	PR/DW	1.0	333.0	73.0	
	PR/PC	1.0	148.5	53.0	733.5

COMMENT TABLE 1

APEX BY CJURAN 10/10/2022 555-21-007514
 UPDATED BY CLOBERG 02/25/25 24-009312 COMPLETI

COMMENT TABLE 2

12/17/25 MCH

COMMENT TABLE 3

Tags L2

Net LIVABLE cnt 0 (rounded) 5,017

Percent Complete Form

Account # _____

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

APPR MLH Date 12/11/24 YR For 25-26 % COMP 50
 APPR MLH Date 12/17/25 YR For 26-27 % COMP 80
 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 _____