

Summary

Lead Appr: WW 12/9

Clerk: _____

Lead Clerk: _____

Appr: MLH 2/6/26

Print Date:

9/26/2025

Acct ID: 539627

MTL: 081E050000100

Date: 12/4/25

Appr: MLH

Prop Class: 581

RMV Prop Class: 501

Situs: 1601 DRIFT CREEK RD SE SUBLIMITY OR 97385

MaSaNh: 03 06 000

Unit: 44947

Year: 2025

2026

Last Date Appraised: 12/17/2024

Appraiser: MATTHEW HAMILTON

Tag: Y

Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: NELSON LT & NELSON, RONALD N TRE &

Last Sales Date: 04/01/2020

Roll Type: R

Cycle Sales Verification Other: _____

Inspection level: 1 3 4 LCB TTO INSP

AV: 350614

RMV Land: 542390

RMV Imp: 630000

RMV Total: 1172390

MAV: 144460

MSAV: 19634

SAV: 46514

Comment: 25-26: L1 12.17.24 MLH
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

MA @ 100% update inventory
close Tag

Input MLH 12/5/25

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	STF	SMALL TRACT FORESTLAND
RP	ZONED	FARM EFU ZONED

Farm seed
Forest OK

OSDs

CWO 1/12/26

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE <u>u</u>	35000	04580	0
2	SAF	SA OSD - FAIR <u>AVE</u>	40000	04580	0

Land

Site: 2 Code Area: 04580 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 18030 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: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 214940 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: 234420 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: 100.00
 Desc: One Story Only Dimensions: RMV: 117370
 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	2 +	Finished	1142	3	FB-1	1923	1943	KIT, ROOF, FP - 1, HVAC, BATH - 1	Y N
Carport Attached	2	Unfinished	400	0	0	1923	1943	ROOF	Y N

Storage only I/O

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	6848	1	Y N

Bldg: 7 Code Area: 04580 Stat Class: 148 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 95370 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
Garage Oversized Detached	4	Finished	1080	0	FB-1	2022	2022	BATH - 1, ROOF	Y N

N/C

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
Generator					

No accessory data available

Bldg: 10 Code Area: 04580 Stat Class: 151 ⁴⁺ Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2131 % Complete: 70.00
 Desc: One Story Only Dimensions: RMV: 390930
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 186520 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 -	Finished	2131	3	FB-2	2024	2024	HVAC, ROOF, KIT, BATH - 2	Exception: Y N
Garage Attached	5 -	Finished	716	0	0	2024	2024	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	0	2024	31220	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 04580 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 3782 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 122x31 RMV: 14650
 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: Y N
General Purpose Bldg	4	Finished	3782	0	0	1988	1988	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Bldg: 5 Code Area: 04580 Stat Class: 341 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 140 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 700
 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: Y N
Multi-Purpose Bldg	4	Finished	140	0	0	1978	1978	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Bldg: 8 Code Area: 04580 Stat Class: 355 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 360 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 30x12 RMV: 4230
 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: Y N
Lean-to Heavy Duty	4	Finished	360	0	0	2022	2022		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	4	360	2022	1901	0	Exception: Y N

Bldg: 9 Code Area: 04580 Stat Class: 905 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100.00
 Desc: Rural Solar Panel/Array Dimensions: RMV: 6750
 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: Y N
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Farm Notes

2021FARM
 3/30/21 Per #06 tag for 6/1/23 to verify planting of seedlings via aerials. Planting rows viewed in 2021. Owner prefers aerial inspection.

6/11/24: Inspected by MLH L2 farm use ok - seed, replanting of forestland ok.

24-25: CL inspected L2 on 9-21-23, farm use grass seed or hay. Tag 5-1-24 for L2 check on replanting of STF.

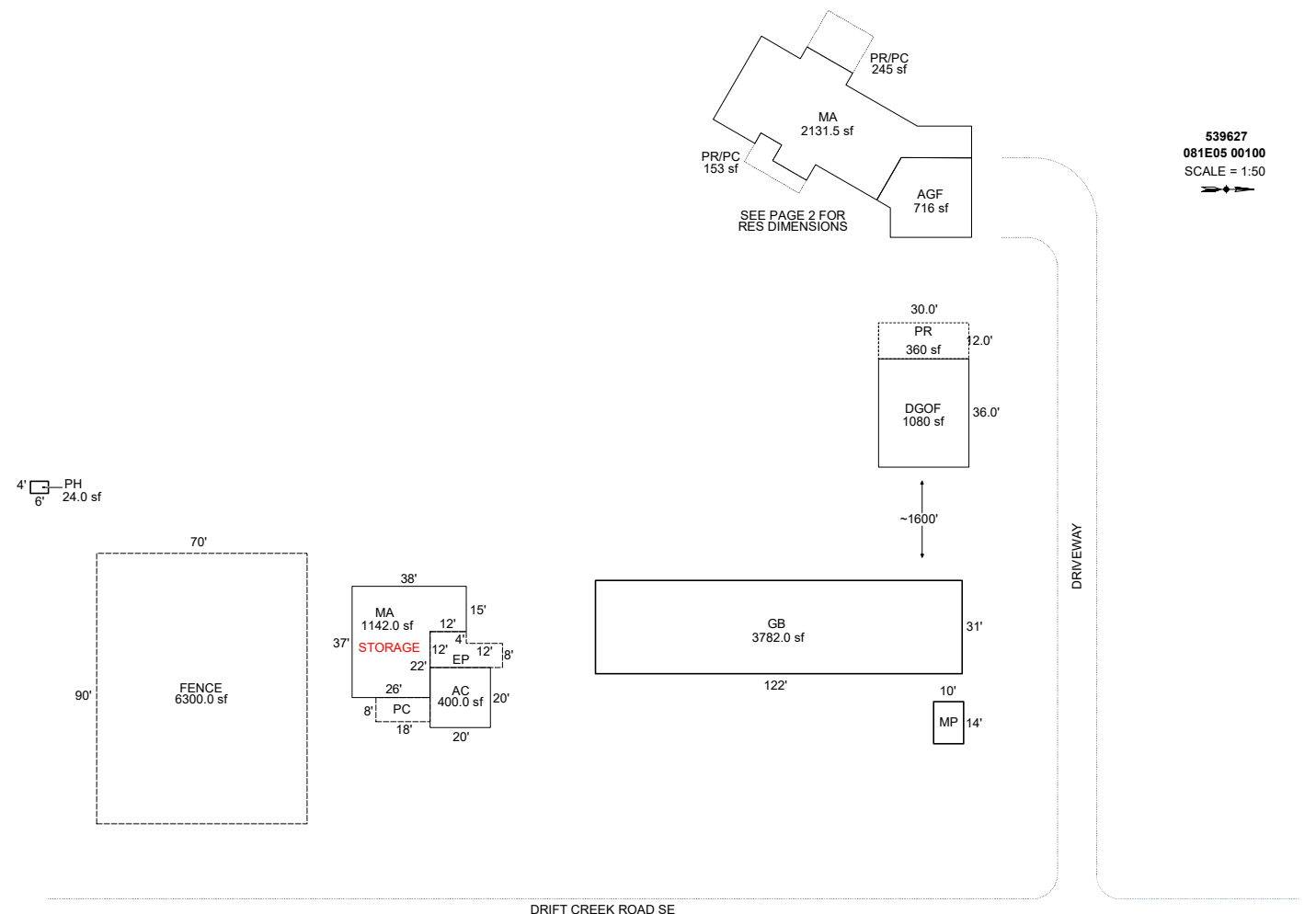


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 539627 Parcel No.: 081E05 00100
 Property Address: 1601 DRIFT CREEK ROAD SE
 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	140.0	48.0	3946.0
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	
	DGOF	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	PR/PC	1.0	245.0	63.0	7082.0
	PR	1.0	360.0	84.0	360.0
	Net LIVABLE	cnt	3 (rounded)		5,481
	Net BUILDING	cnt	0 (rounded)		3,946

COMMENT TABLE 1

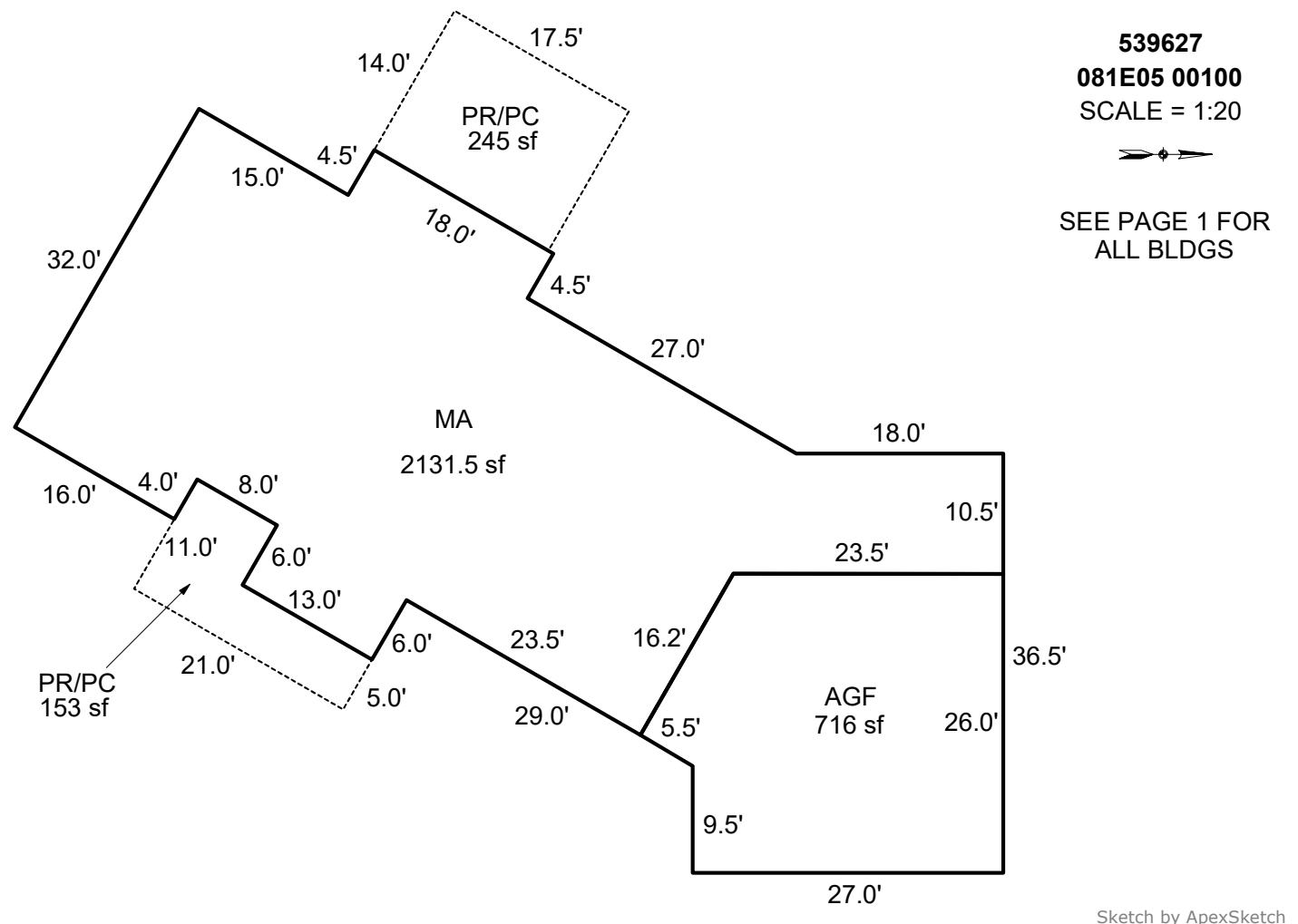
Apex 8/18/2011 Jane UPDATED BY CJURAN 01/23/2023 UPDATED BY CJURAN UPDATED BY CJURAN 05/07/2024 24-001836 MA UPDATED BY CLOBERG 12/30/24 UPDATED BY CLOBERG 02/13/26	
COMMENT TABLE 2	COMMENT TABLE 3
#10 CL 01/04/2023 CL 09/21/2023 MLH 12/17/24 MLH 12/04/25	TAGS L2 TAGS L2 TAGS L1 TAGS L2

SKETCH/AREA TABLE ADDENDUM

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SKETCH



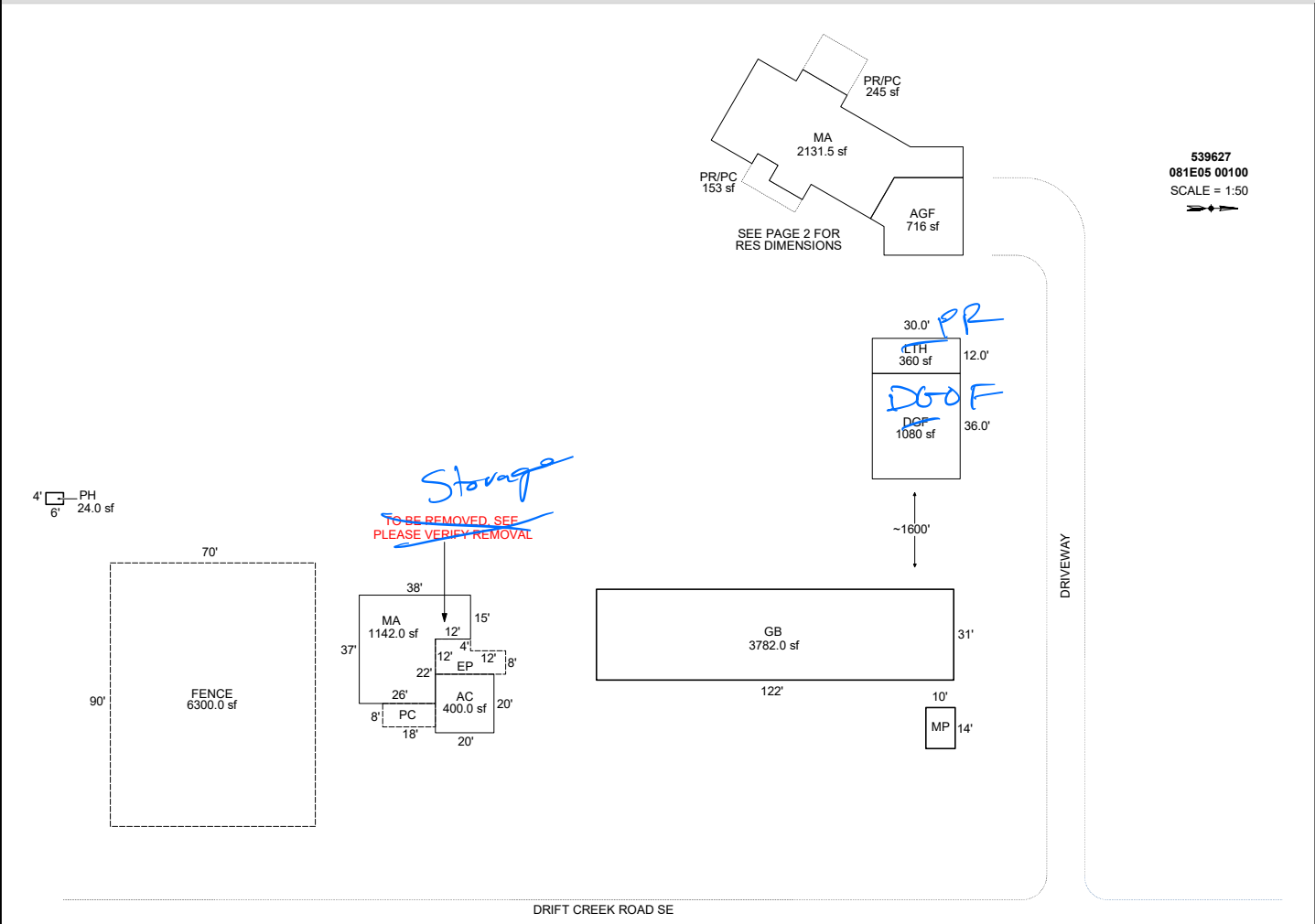
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	2131.5	245.7	2131.5	Apex 8/18/2011 Jane UPDATED BY CJURAN 01/23/2023 UPDATED BY CJURAN UPDATED BY CJURAN 05/07/2024 24-001836 MA UPDATED BY CLOBERG 12/30/24 UPDATED BY CLOBERG 02/13/26	
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		
	Net LIVABLE	cnt	1 (rounded)		2,847		
						COMMENT TABLE 2	COMMENT TABLE 3
						#10 CL 01/04/2023 CL 09/21/2023 MLH 12/17/24 MLH 12/04/25	TAGS L2 TAGS L2 TAGS L1 TAGS L2

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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:
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 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

MLH 12/4/25 tags L2

