

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 2/5/26

Print Date: 9/26/2025

Acct ID: 555511 MTL: 061E29B001700 Date: 12/12/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401
Situs: 16587 LURAY AVE NE SILVERTON OR 97381 MaSaNh: 03 06 002 Unit: 125693 Year: 2025

Last Date Appraised: 10/09/2019 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Addition)
Owner: ORLOFF, AL A & ORLOFF, LEAH N Last Sales Date: 03/12/2014 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 316020
RMV Land: 362250 RMV Imp: 340510 RMV Total: 702760 MAV: 316020 MSAV: 0 SAV: 0

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	40500	0

Land

Site: 1 Code Area: 40500 Size: 1.15 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 312250 Exception: Y N
Adjustment(s): H2OAR Fire Patrol: Description:
Comments: 08-09: LAND SEG CONSOLIDATION// 06-07: RECALC SETUP;#36 07-01-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 40500 Stat Class: 141 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 2135 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 277030
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	2135	2	FB-3	1976	1976	FP - 1, HVAC+, ROOF, KIT+, BATH - 3	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	4200	1976	9576	1	Y N
CONCRETE DRIVEWAY	4	448	1976	1107	1	Y N
PATIO	4	264	1976	1104	1	Y N

Bldg: 2 Code Area: 40500 Stat Class: 138 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 0 % Complete: 100.00
Desc: Res other improvements Dimensions: RMV: 63240
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 Detached	3	Finished	936	0	FB-1	1976	1976	ROOF, BATH - 1	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: 354 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 302 % Complete: 100.00
Desc: Lean-to Light (LTL) Dimensions: RMV: 240
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
Lean-to Light Duty	4	Finished	302	0	0	1976	1976		Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-001370	83460	MARION COUNTY	NEW CONSTRUCTION	ADDITION	189709	0	R	996 SQ FT ADDITION TO ADD GYM AND LAUNDRY ROOM TO SFD

Addn @ 65 % Retag for '27 Update Inventory Input MLH 12/22/25

EVB Roof/Paint 1988 I/O

Addn

508

M/M

Y I 4 6

I/O

Attached 4 I/O

ATTP 576

Gone

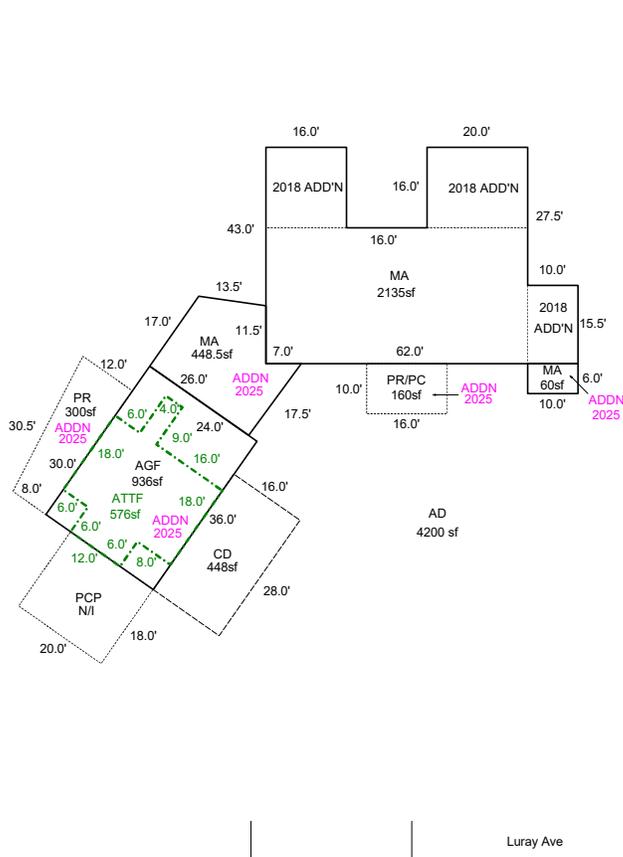


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 555511 Parcel No.: 061E29B 01700
 Property Address: 16587 Luray Ave NE
 City: Silverton County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



555511
 061E29B 01700
 SCALE=1:30
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Sketch by ApexSketch

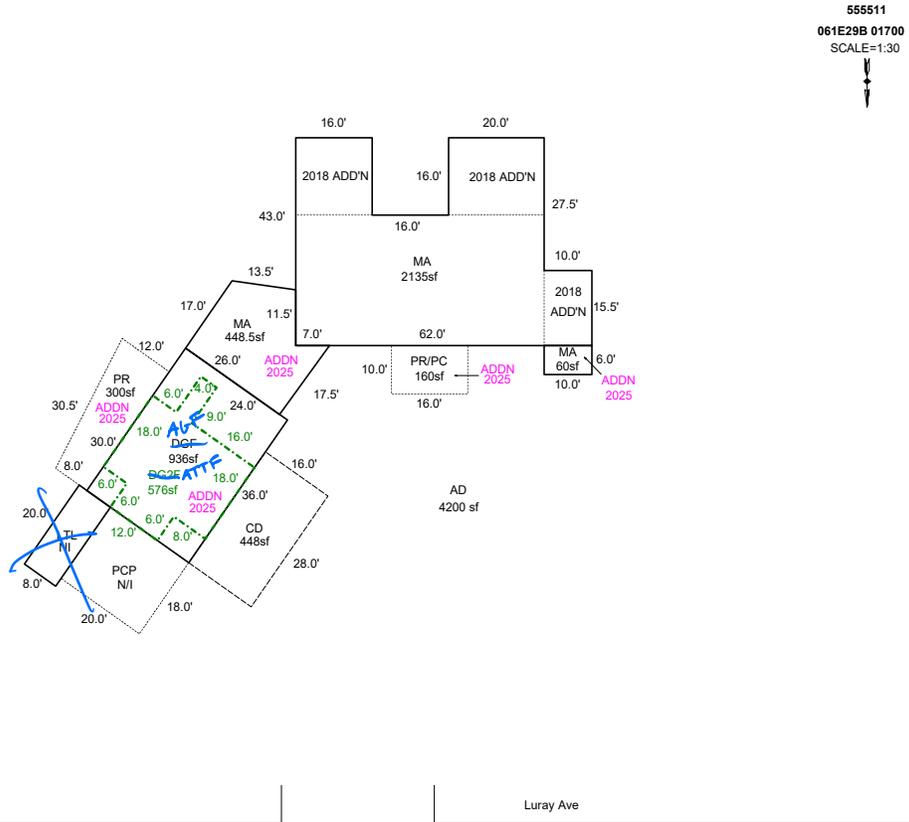
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA2	ATTF	1.0	576.0	118.0	576.0	Apex 6/15/2010 Jane UPDATED BY JRONDEMA 3/6/18 UPDATED BY JRONDEMA 2/19/19 UPD BY PH 04.17.20 UPDATED BY CLOBERG 06/05/25 25-001370 ADDN MA UPDATED BY CLOBERG 02/12/26			
GLA1	MA	1.0	2135.0	242.0	2135.0				
GAR	AGF	1.0	936.0	124.0	936.0				
MA	MA	1.0	448.8	90.7	508.8				
	MA	1.0	60.0	32.0					
P/P	PR	1.0	300.0	80.3	460.0				
	PR/PC	1.0	160.0	52.0					
YI1	CD	1.0	448.0	88.0	448.0				
								COMMENT TABLE 2	COMMENT TABLE 3
								10.09.19 SR #94 MLH 12/12/25	TAGS TAGS L2
Net LIVABLE		cnt	3 (rounded)		3,580				
Net BUILDING		cnt	0 (rounded)		576				

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 555511 Parcel No.: 061E29B 01700
 Property Address: 16587 Luray Ave NE
 City: Silverton County: 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
GBA1	LTL	1.0	160.0	56.0	160.0
GBA2	DG2F	1.0	576.0	118.0	576.0
GLA1	MA	1.0	2135.0	242.0	2135.0
GAR	DGF	1.0	936.0	124.0	936.0
MA	MA	1.0	448.8	90.7	508.8
	MA	1.0	60.0	32.0	
P/P	PR	1.0	300.0	80.3	460.0
	PR/PC	1.0	160.0	52.0	
YI1	CD	1.0	448.0	88.0	448.0
Net LIVABLE		cnt	2 (rounded)		2,644
Net BUILDING		cnt	2 (rounded)		736

COMMENT TABLE 1

Apex 6/15/2010 Jane
 UPDATED BY JRONDEMA 3/6/18
 UPDATED BY JRONDEMA 2/19/19
 UPD BY PH 04.17.20
 UPDATED BY CLOBERG 06/05/2525-001370 ADDN MA

COMMENT TABLE 2

10.09.19 SR #94
 12/2/25 MLH

COMMENT TABLE 3

TAGS
 Tags L2

Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		80%	Electrical Rough-In	3%	55%	2%
2%	Heating Rough-In		2%	1%		
	Heating Unit		1%	1%		
3%	85%	Insulation	3%	60%	2%	
5%		Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	
2%		Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	
2%		Interior Trim Carpentry	7%	95%	6%	
		Porch/Entry/Stoop	2%	100%	2%	
		Finish Grade	1%		1%	

APPR _____ Date _____ YR For _____ % COMP _____
 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%	40%
Floor - Concrete/Wood	30%	
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 _____