

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 3/5/26

Print Date: 9/26/2025

Acct ID: 353734 MTL: 071E360000900 Date: 2/18/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451  
Situs: 403 PHELPS MOUNTAIN LN SE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 109315 Year: 2025

Last Date Appraised: 12/06/2024 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - Tags/Permit (Completion)

Owner: HEPLER, JAMES S & HEPLER, KASIE Last Sales Date: \_\_\_\_\_ Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 346850

RMV Land: 305430 RMV Imp: 438770 RMV Total: 744200 MAV: 309620 MSAV: 0 SAV: 0

Comment: 25-26: L2 12.6.24 MLH  
24-25: L4 6.14.24 MLH  
24-25 L2 12/7/23 CLUKE  
23-24: 1.4.23 CL  
22-23: L4 01.04.22 CL

*owner supplied photos*

*MA Addn @ 60% Retag for '27 Input MLH*

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	35000	04480	0

*2/26/26*

Land

Site: 1 Code Area: 04480 Size: 11.37 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 266130 Exception: Y N  
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 18-19: PER #94 ADD OSD

Site: 2 Code Area: 04480 Size: 5.82 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: WST Value Source: Market Wasteland Description: Rural WASTELAND RMV: 4300 Exception: Y N  
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 18-19: DISQ H&B / 00400008//05-06: RECALC SETUP; 17, 5/17/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04480 Stat Class: 132 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 3364 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: \_\_\_\_\_ RMV: 419920  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 37230 Adjust: \_\_\_\_\_ Adjust RMV: 0

*M/au*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	504	3	FB-3	2017	2017	KIT, FP - 1, ROOF, HVAC, KIT-, BATH - 3	Y N
First Floor	3	Finished	2080	0	0	2017	2017	<i>60</i>	Y N
Attic	3	Finished	780	0	0	2017	2017	HVAC	Y N
Attic	3	Unfinished	1294	0	0	2017	2017	<i>60</i>	Y N
Garage Attached	4	Finished	936	0	0	2017	2017	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	0	2017	31137	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04480 Stat Class: 341 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 196 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x14 RMV: 4700  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0

*N/L*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	196	0	0	2018	2018	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 04480 Stat Class: 341 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 208 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: \_\_\_\_\_ RMV: 8150  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0

*N/L*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	6	Finished	208	0	0	2018	2018	FAIR	Y N

Accessories

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

Bldg: 5    Code Area: 04480    Stat Class: 905    Year Blt: 2018    Eff Year Blt: 2018    Sq.Ft: 0    % Complete: 100.00  
 Desc: Rural Solar Panel/Array    Dimensions:    RMV: 6000  
 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
No floor data available								

**Accessories**

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

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

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

APPR MLH Date 12/6/24 YR For 25-26 % COMP 50  
 APPR MLH Date 12/18/25 YR For 26-27 % COMP 60  
 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 \_\_\_\_\_

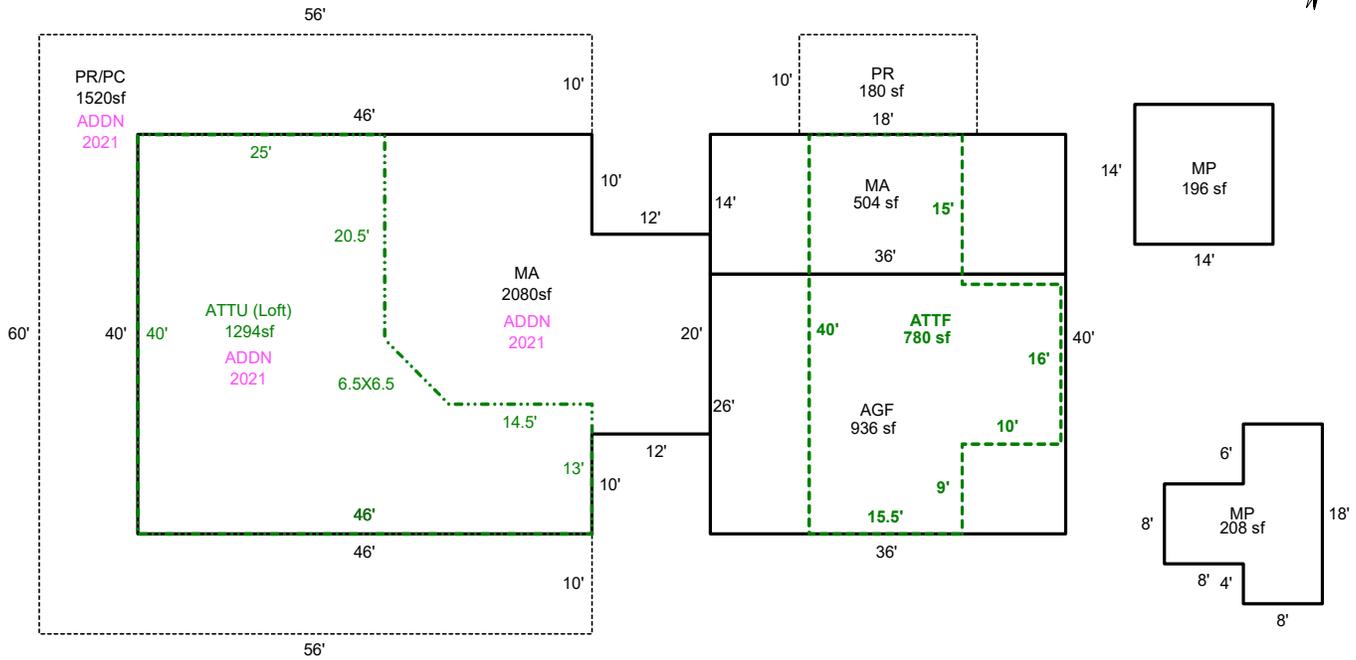
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 353734 Parcel No.: 071E36 00900  
 Property Address: 403 PHELPS MOUNTAIN LN SE  
 City: SILVERTON County: MARION State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

353734  
071E36 00900  
SCALE = 1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	196.0	56.0	
	MP	1.0	208.0	68.0	404.0
GLA1	MA	1.0	504.0	100.0	
	MA	1.0	2080.0	196.0	2584.0
GLA2	ATTF	1.0	780.0	131.0	
	ATTU (Loft)	1.0	1294.1	168.2	2074.1
GAR	AGF	1.0	936.0	124.0	936.0
P/P	PR	1.0	180.0	56.0	
	PR/PC	1.0	1520.0	324.0	1700.0
	Net LIVABLE	cnt	0 (rounded)		4,658
	Net BUILDING	cnt	2 (rounded)		404

### COMMENT TABLE 1

DRAWN BY JRONDEMA 12/5/16  
 UPDATED BY JRONDEMA 3/26/19  
 UPDATED BY CJURAN 12/09/2021 555-21-008954  
 UPDATED BY CLOBERG 12/27/24

### COMMENT TABLE 2

3.21.18 SR #94 TAGS  
 3.21.19 SR #94 TAGS  
 MLH 12/06/24  
*MLH 12/18/25*

### COMMENT TABLE 3

TAGS L2  
*Tags L4*