

Acct ID: 518068 MTL: 061W36D002800 Date: 2/27/20 Appr: MLH Prop Class: 401 RMV Prop Class: 401  
 Situs: 4932 MADRONA HEIGHTS DR NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 33651 Year: 2026

Last Date Appraised: 11/08/2023 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)  
 Owner: TRUONG, LAM Last Sales Date: 09/05/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 402350  
 RMV Land: 375450 RMV Imp: 347870 RMV Total: 723320 MAV: 402350 MSAV: 0 SAV: 0  
 Comment: 24-25: L1 11.8.23 MLH

MLS 831233  
DOM 60  
Sales code 30

Update Inventory

Input MLH  
2/27/26

**OSDs**

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 55000 | 04500     | 0         |

**Land**

Site: 1 Code Area: 04500 Size: 4.18 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 264040 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: Description:  
 Comments: 20-21: PER #94 DEL VIEW ADJ// 19-20: PER #94 REMOVE TREED ADJ / 01-02: F01-254 ACREAGE CORRECTION 06-07: RECALC SETUP;#T41 08-12-05

Site: 2 Code Area: 04500 Size: 0.94 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 56410 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: Description:  
 Comments: 20-21: PER #94 DEL VIEW ADJ// 19-20: PER #94 REMOVE TREED ADJ / 01-02: F01-254 ACREAGE CORRECTION 06-07: RECALC SETUP;#T41 08-12-05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 04500 Stat Class: 134 + Year Blt: 1986 Eff Year Blt: 2003 Sq.Ft: 2528 % Complete: 100.00  
 Desc: Multi Story above grade with basement 4 Dimensions: RMV: 299680  
 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  | 3 +   | Finished      | 880        | <u>1</u> | <u>FB-2/ HB-1</u> | 1986   | 2003       | ROOF, FP - 1, BATH <u>1+</u> , HVAC, KIT+, BTH - 1 <u>bath +</u> | Y N       |
| First Floor  | 3 +   | Finished      | 768        | 0        | 0                 | 1986   | 2003       |  | Y N       |
| Second Floor | 3 +   | Finished      | 640        | <u>2</u> | <u>FB-2</u>       | 1986   | 2003       | HVAC, BATH - 2   | Y N       |
| Basement     | 3 +   | Finished      | 240        | 1        | 0                 | 1986   | 2003       | HVAC   | Y N       |

**Accessories**

| Description                     | Class     | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---------------------------------|-----------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS GOOD <u>A</u> | <u>43</u> | 0         | 2003       | 24164 | 1        | Y N       |

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 120 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 770  
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Multi-Purpose Bldg | 5     | Finished      | 120        | 0    | 0     | 1984   | 1984       | FAIR      | Y N       |

**Accessories**

No accessory data available

Bldg: 3 Code Area: 04500 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1064 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 38x28 RMV: 19660  
 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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| General Purpose Bldg | 5     | Finished      | 1064       | 0    | 0     | 2009   | 2009       | AVG       | Y N       |

**Accessories**

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------|-------|-----------|------------|-----|----------|-----------|
| PATIO       | 5     | 126       | 1996       | 291 | 1        | Y N       |

Bldg: 5    Code Area: 04500    Stat Class: 351    Year Blt: 2023    Eff Year Blt: 2023    Sq.Ft: 1080    % Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 36x30    RMV: 27760

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

*R/C*

**Floors**

| Type                 | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5     | Finished      | 1080       | 0    | 0     | 2023   | 2023       | AVG       |                |

**Accessories**

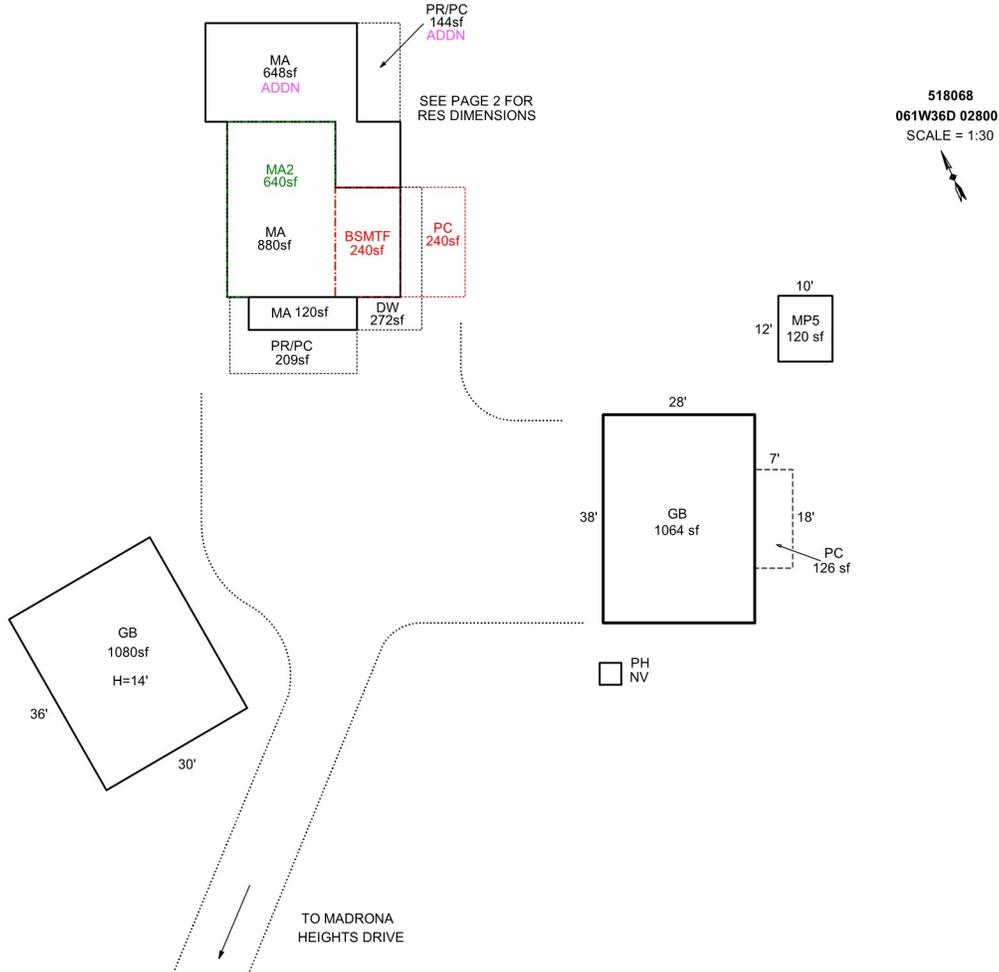
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 518068 Parcel No.: 061W36D 02800  
 Property Address: 4932 MADRONA HEIGHTS DR NE  
 City: SILVERTON County: MARION State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size    | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | PH           | 1.0    | 16.0        | 16.0      |            |
|      | MP5          | 1.0    | 120.0       | 44.0      |            |
|      | GB           | 1.0    | 1064.0      | 132.0     | 2280.0     |
|      | GB           | 1.0    | 1080.0      | 132.0     |            |
| GLA0 | BSMTF        | 1.0    | 240.0       | 64.0      | 240.0      |
| GLA1 | MA           | 1.0    | 880.0       | 128.0     |            |
|      | MA           | 1.0    | 648.0       | 132.0     |            |
|      | MA           | 1.0    | 120.0       | 52.0      | 1648.0     |
| GLA2 | MA2          | 1.0    | 640.0       | 104.0     | 640.0      |
| P/P  | PR/PC        | 1.0    | 144.0       | 52.0      |            |
|      | PR/PC        | 1.0    | 209.0       | 75.0      | 353.0      |
| YI1  | PC           | 1.0    | 126.0       | 50.0      |            |
|      | PC           | 1.0    | 240.0       | 64.0      |            |
|      | DW           | 1.0    | 272.0       | 116.0     | 638.0      |
|      | Net LIVABLE  | cnt    | 4 (rounded) |           | 2,528      |
|      | Net BUILDING | cnt    | 4 (rounded) |           | 2,280      |

### COMMENT TABLE 1

APEXED BY PH 03.06.20  
 UPD BY PH 03.08.20  
 UPD BY PH 04.13.20  
 UPDATED BY CJURAN 08/28/2023 555-23-005036  
 UPDATED BY CJURAN 11/13/2023

### COMMENT TABLE 2

06.05.19 SR #94  
 ADDN/20-000860  
 MLH 11/08/2023

*MLH 2/27/26*

### COMMENT TABLE 3

TAGS L1

*SU LY*

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## SKETCH

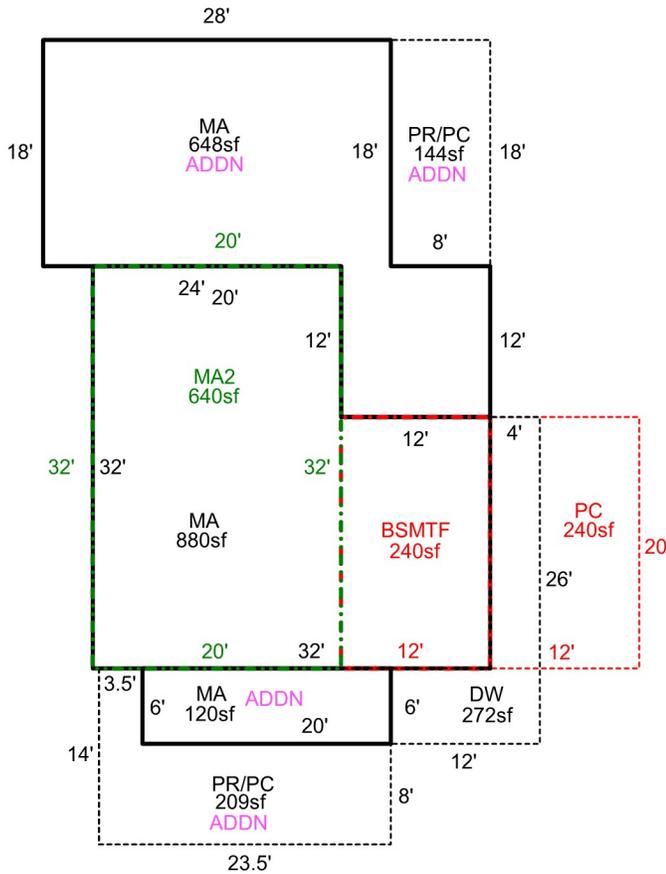
**518068**

**061W36D 02800**

SCALE = 1:20



SEE PAGE 1 FOR  
ALL BLDGS



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

| Code        | Description | Factor | Net Size    | Perimeter | Net Totals |
|-------------|-------------|--------|-------------|-----------|------------|
| GLA0        | BSMTF       | 1.0    | 240.0       | 64.0      | 240.0      |
| GLA1        | MA          | 1.0    | 648.0       | 132.0     | 1648.0     |
|             | MA          | 1.0    | 120.0       | 52.0      |            |
|             | MA          | 1.0    | 880.0       | 128.0     |            |
| GLA2        | MA2         | 1.0    | 640.0       | 104.0     | 640.0      |
| P/P         | PR/PC       | 1.0    | 209.0       | 75.0      | 353.0      |
|             | PR/PC       | 1.0    | 144.0       | 52.0      |            |
| YI1         | PC          | 1.0    | 240.0       | 64.0      | 512.0      |
|             | DW          | 1.0    | 272.0       | 116.0     |            |
| Net LIVABLE |             | cnt    | 4 (rounded) |           | 2,528      |

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 UPD BY PH 03.08.20  
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### COMMENT TABLE 2

### COMMENT TABLE 3

06.05.19 SR #94  
 ADDN/20-000860  
 MLH 11/08/2023

TAGS L1