

Summary

Lead Appr: MLH Clerk: _____ Lead Clerk: _____ Appr: MLH 3/13/26

Print Date: 9/26/2025

Acct ID: 517569 MTL: 061W35D001500 Date: 1/14/26 Appr: MLH Prop Class: 451 RMV Prop Class: 451
Situs: 14448 EVANS VALLEY RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 91571 Year: 2025
Last Date Appraised: 01/14/2025 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)
Owner: CARBAJAL, CHRISTINE Last Sales Date: 07/03/2023 Roll Type: R
Cycle 1 Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 211570
RMV Land: 281540 RMV Imp: 242720 RMV Total: 524260 MAV: 211570 MSAV: 0 SAV: 0
Comment: 25-26: L2 1.14.25 MLH
24-25: L4 11.20.23 MLH

*NEW GB @ 100%
close tag*

*Input MLH
1/28/26*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.13 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BD Value Source: Rural Restrictive Description: FOUR BENCH DRY RMV: 229600 Exception: Y N
 Adjustment(s): VWFR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 14-15: TAXLOT IS EAST OF CASCADE HWY, FP OKAY// 04-05: F04-616 IPO FROM R17569 TO R335001 COMM SITE 06-07: RECALC SETUP;#19 08-15-05

Site: 3 Code Area: 04500 Size: 0.01 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BD Value Source: Communication Site Description: FOUR BENCH DRY RMV: 1940 Exception: Y N
 Adjustment(s): VWFR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 04-05: F04-616 IPO FROM R17569 TO R335001 COMM SITE 06-07: RECALC SETUP;#19 08-15-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 134 Year Blt: 1922 Eff Year Blt: 1950 Sq.Ft: 1560 % Complete: 100.00
 Desc: Multi Story above grade with basement Dimensions: RMV: 211900
 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	1080	1	FB-1	1922	1950	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Attic	3	Finished	480	3	FB-1	1922	1950	HVAC, BATH - 1	Y N
Basement	3	Unfinished	780	0	0	1922	1950		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	0	1950	21186	1

Bldg: 2 Code Area: 04500 Stat Class: 138 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 19770
 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
Carport Detached	3	Unfinished	440	0	0	1989	1989	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 04500 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 2009 Sq.Ft: 780 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 39x20 RMV: 8880
 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	4	Finished	780	0	0	1997	2009	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 357 Year Blt: Eff Year Blt: 2009 Sq.Ft: 240 % Complete: 100.00

Desc: Frost Control				Dimensions: 20x12		RMV: 540		
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
Frost Control	4	Finished	240	0	0	0	2009	Exception: Y N

WIC

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

Bldg: 5 Code Area: 04500 Stat Class: 353 Year Blt: Eff Year Blt: 1983 Sq.Ft: 720 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 36x20 RMV: 1630
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

NIC

Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	4	Finished	720	0	0	0	1983	FAIR Exception: Y N

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

351 UB 5 2025 40x60 AJR NEW

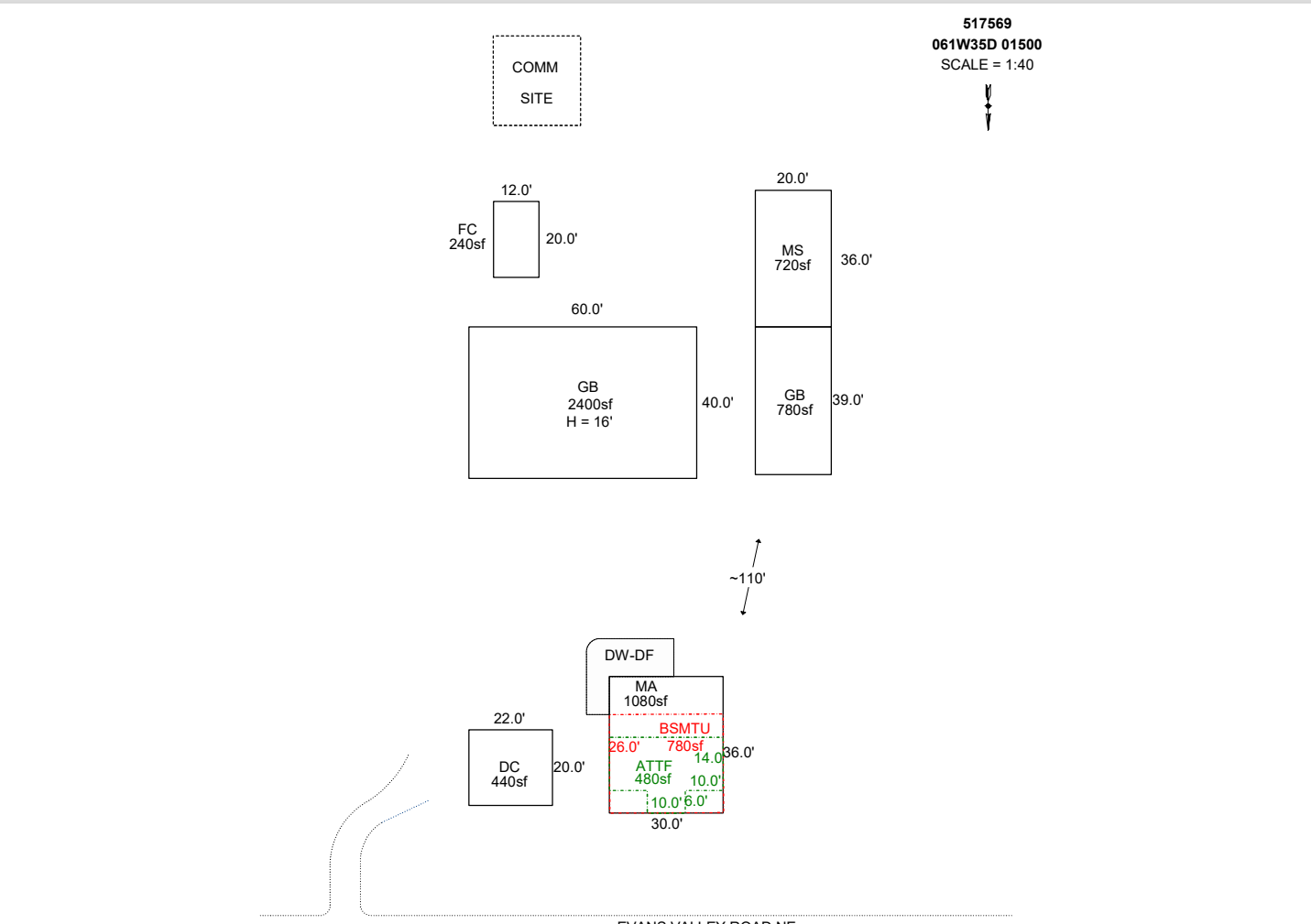


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 517569 Parcel No.: 061W35D 01500
 Property Address: 14448 EVANS VALLEY ROAD NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

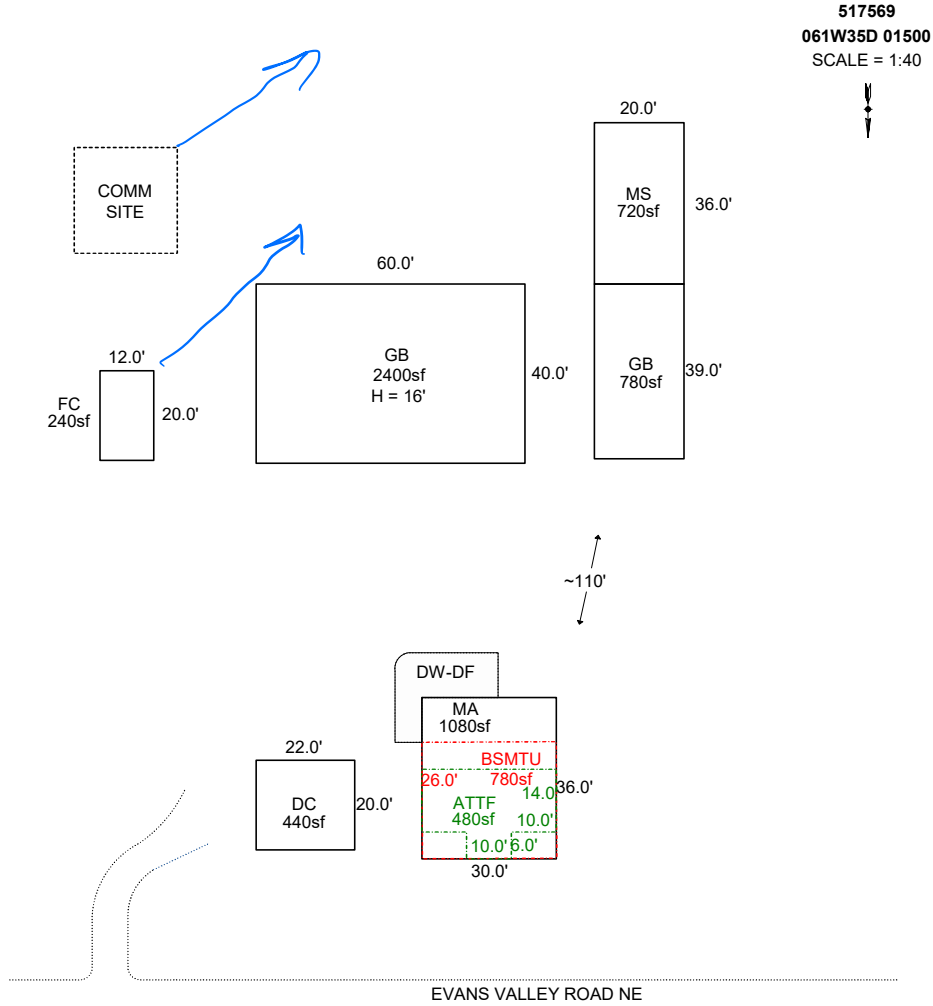
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	780.0	118.0		UPDATED BY CJURAN 01/04/2024 UPDATED BY CLOBERG 12/17/24 24-008131 GB UPDATED BY CLOBERG 02/19/25 UPDATED BY CLOBERG 03/17/26	
	FC	1.0	240.0	64.0			
	GB	1.0	2400.0	200.0			
	MS	1.0	720.0	112.0	4140.0		
GLA1	MA	1.0	1080.0	132.0	1080.0		
GLA2	ATTF	1.0	480.0	100.0	480.0		
BSMT	BSMTU	1.0	780.0	112.0	780.0		
GAR	DC	1.0	440.0	84.0	440.0		
P/P	DW-DF	1.0	287.6	84.6	287.6		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 11/20/2023	SV L4
						MLH 01/14/25	TAGS L2
						MLH 01/14/26	TAGS L2
		Net LIVABLE	cnt	1 (rounded)	2,000		
		Net BUILDING	cnt	0 (rounded)	4,140		

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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	780.0	118.0	
	FC	1.0	240.0	64.0	
	GB	1.0	2400.0	200.0	
	MS	1.0	720.0	112.0	4140.0
GLA1	MA	1.0	1080.0	132.0	1080.0
GLA2	ATTF	1.0	480.0	100.0	480.0
BSMT	BSMTU	1.0	780.0	112.0	780.0
GAR	DC	1.0	440.0	84.0	440.0
P/P	DW-DF	1.0	287.6	84.6	287.6
	Net LIVABLE	cnt	0 (rounded)		1,560
	Net BUILDING	cnt	4 (rounded)		4,140

COMMENT TABLE 1

UPDATED BY CJURAN 01/04/2024
 UPDATED BY CLOBERG 12/17/24 24-008131 GB
 UPDATED BY CLOBERG 02/19/25

COMMENT TABLE 2

MLH 11/20/2023
 MLH 01/14/25

1/14/26 MLH

COMMENT TABLE 3

SV L4
 TAGS L2

Tags L2