

Summary

Lead Appr: W/W

Clerk: _____

Lead Clerk: _____

Appr: MLH 3/5/26

Print Date:

9/26/2025

1.12

Acct ID: 521334

MTL: 071W110000200

Date: 2/16/25

Appr: MLH

Prop Class: 559

RMV Prop Class: 459

Situs: 3486 EDISON RD NE SILVERTON OR 97381

MaSaNh: 03 06 000

Unit: 28911

Year: 2025

2026

Last Date Appraised: 01/14/2025

Appraiser: MATTHEW HAMILTON

Tag: Y N

Tag info: 2026 - NEW CONSTRUCTION (Residence)

Owner: SDF LLC Swift

Last Sales Date: 02/09/2023

Roll Type: R

Cycle: Tag Sales Verification Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 315551

RMV Land: 625510

RMV Imp: 235410

RMV Total: 860920

MAV: 280690

MSAV: 34861

SAV: 77342

Comment: 25-26: L2 1.14.25 MLH

22-23: GRH L4 10/18/2022

bated owner provided photo

NEW MA @ 65 % update inventory

Input MLH 12/25

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

CWO 3/2/25

Farm seed

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 8430 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 /25-26 ADD SOIL 21-22: PARTIAL DISQ FARM USE

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 8430 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 00400028// 2012-13: PER #39- CHG OF SOIL CLASS DUE TO SOIL STUDY, MOVE 5.8 ACRES FROM R21334(FD) TO R21333(FP)

Site: 3 Code Area: 04500 Size: 2.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 25030 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 00400028/03-04: F03-182 CHG OF SOIL CLASS, MOVEMENT OF ACREAGE FROM FP TO FD ACCOUNT

Site: 4 Code Area: 04500 Size: 12.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 107900 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 00400028/03-04: F03-182 CHG OF SOIL CLASS, MOVEMENT OF ACREAGE FROM FP TO FD ACCOUNT

Site: 6 Code Area: 04500 Size: 3.10 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4HD Value Source: SOLAR FARM Description: FOUR HILL DRY RMV: 26130 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: SOLAR ENERGY FARM 25-26 CORR SOILS
 4HD 3.10
 6HD 8.90

Site: 7 Code Area: 04500 Size: 13.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 104100 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT / 00400008// 2012-13: PER #39- CHG OF SOIL CLASS DUE TO SOIL STUDY, MOVE 5.8 ACRES FROM R21334(FD) TO R21333(FP)//03-04: F03-182 CHG OF SOIL CLASS MOVE ACREAGE FROM FP TO FD ACCOUNT 06-07: RECALC SETUP;#36 08-10-05

Site: 8 Code Area: 04500 Size: 28.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 224220 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 00400008// 2012-13: PER #39- CHG OF SOIL CLASS DUE TO SOIL STUDY, MOVE 5.8 ACRES FROM R21334(FD) TO R21333(FP)//03-04: F03-182 CHG OF SOIL CLASS MOVE ACREAGE FROM FP TO FD ACCOUNT 06-07: RECALC SETUP;#36 08-10-05

Site: 9 Code Area: 04500 Size: 8.90 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6H Value Source: SOLAR FARM Description: SIX HILL RMV: 71270 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: SOLAR ENERGY FARM 25-26 CORR SOILS
 4HD 3.10
 6HD 8.90

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 04500 Stat Class: 468 Year Blt: 1993 Eff Year Blt: 1997 Sq.Ft: 2588 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 124730
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

n/c

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	6	Finished	2588	4	FB-2/ HB-1	1993	1997	KIT-, HVAC, ROOF+, SKRT+, BATH - 2, BTH - 1	Exception: Y N

Accessories

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

Bldg: 10	Code Area: 04500	Stat Class: 107	Year Blt:	Eff Year Blt: 1997	Sq.Ft: 0	% Complete: 100.00
Desc: Yard Improvements				Dimensions:		RMV: 17760
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/C

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
YARD IMPROVEMENTS AVERAGE	3	0	1997	16756	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 1	Code Area: 04500	Stat Class: 341	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 210	% Complete: 100.00
Desc: Multi Purpose Shed (MP)				Dimensions: 15x14		RMV: 2530
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/C

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	210	0	0	1997	1997	FAIR
Exception: Y N								

Accessories

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

Bldg: 4	Code Area: 04500	Stat Class: 351	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 3840	% Complete: 100.00
Desc: General Purpose Building (GB)				Dimensions: 64x60		RMV: 67930
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/C

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	3840	0	0	2014	2014	AVG
Exception: Y N								

Accessories

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

Bldg: 7	Code Area: 04500	Stat Class: 354	Year Blt:	Eff Year Blt: 1997	Sq.Ft: 120	% Complete: 100.00
Desc: Lean-to Light (LTL)				Dimensions: 12x10		RMV: 220
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/C

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	120	0	0	0	1997	
Exception: Y N								

Accessories

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

Bldg: 9	Code Area: 04500	Stat Class: 351	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 1512	% Complete: 100.00
Desc: General Purpose Building (GB)				Dimensions: 42x36		RMV: 22240
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	1512	0	0	2016	2016	AVG
Exception: Y N								

Accessories

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

Farm Notes

2021FARM-FARM/FOREST INFORMATION

5-5-21: NO RESPONSE TO LETTER, PROCEEDING W/DISQUAL. REMAINING ACREAGE FARM USE OK - GRASS SEED. RECHECK FOR CONTINUED USE 5/1/22 /AK/ 4/2/21:
INSPECTED BY #06 FARM USE OK ON REMAINING ACREAGE - HAY AND LIVESTOCK./CWO/ 21-22: # ONSITE 2-3 -21, 12.0 ACRES CONVERTED TO SOLAR ENERGY FARM.
SENDING DISQUAL LETTER 3-31-21. ADD TAX FOR CHANGE OF USE.

2022FARM

10/18/2021 FARM USE GRASS SEED PER GRH

2025FARM

2/3/25: Inspected by CWO L4 during tags, farm use ok - hay, livestock



ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 151 QLTY + - FLOOR MA
 AREA 4673 EFF AREA _____ BED 3
ROOF + HVAC +
 BATH PKG: 4 BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: 2
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 65 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: Outdoor Kit
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

STAT _____ QLTY + - FLOOR AGF
 AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 65 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: 1124, 1151, 1502

MISC: _____
 COMMENT: _____

MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% 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%		Heating Rough-In	2%		1%
	80%	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%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR MLH Date 12/16/25 YR For 26-27 % COMP 65
 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%	
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%

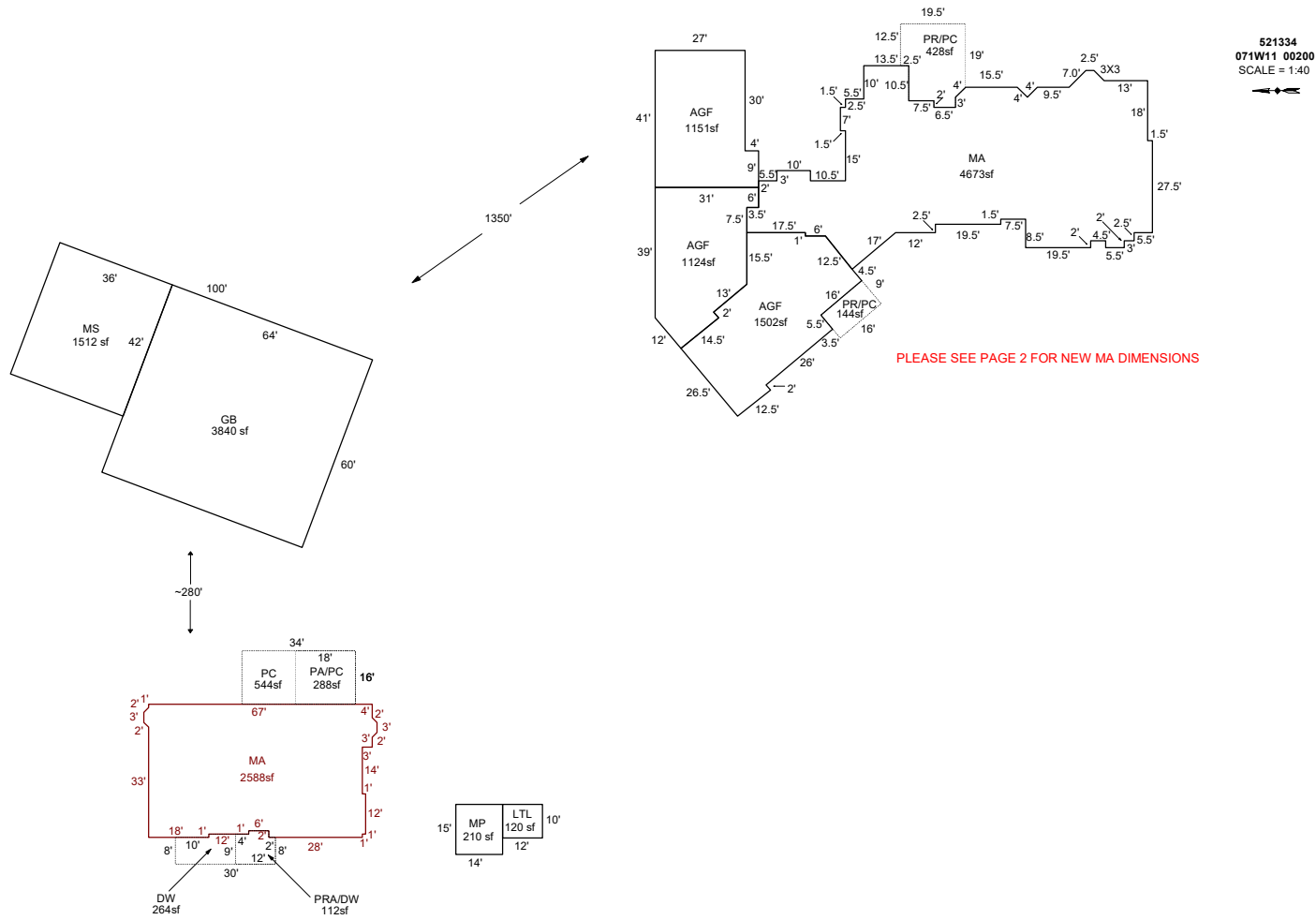
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521334 Parcel No.: 071W11 00200
 Property Address: 3486 EDISON RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	210.0	58.0	
	LTL	1.0	120.0	44.0	
	MS	1.0	1512.0	156.0	1842.0
GBA2	GB	1.0	3840.0	248.0	3840.0
GLA1	MA	1.0	4672.8	400.8	4672.8
GAR	AGF	1.0	1124.3	144.3	
	AGF	1.0	1502.2	175.7	
	AGF	1.0	1151.0	144.0	3777.5
MANF P/P	MA	1.0	2588.0	222.0	2588.0
	DW	1.0	264.0	80.0	
	PRA/DW	1.0	112.0	44.0	
	PC	1.0	544.0	100.0	
	PA/PC	1.0	288.0	68.0	
	PR/PC	1.0	427.7	87.2	
	PR/PC	1.0	144.0	50.0	1779.8
		Net LIVABLE	cnt	4 (rounded)	
	Net BUILDING	cnt	0 (rounded)		5,682

COMMENT TABLE 1

UPDATED BY JRONDEMA 4/28/15
 UPDATED BY JRONDEMA 2/8/17
 UPDATED BY CJURAN 04/12/2022
 UPDATED BY CLOBERG 11/06/24 24-003977 MA
 UPDATED BY CLOBERG 03/10/26

COMMENT TABLE 2

T47 GRH 10-01-2021
 MLH 01/14/25
 MLH 12/16/25

COMMENT TABLE 3

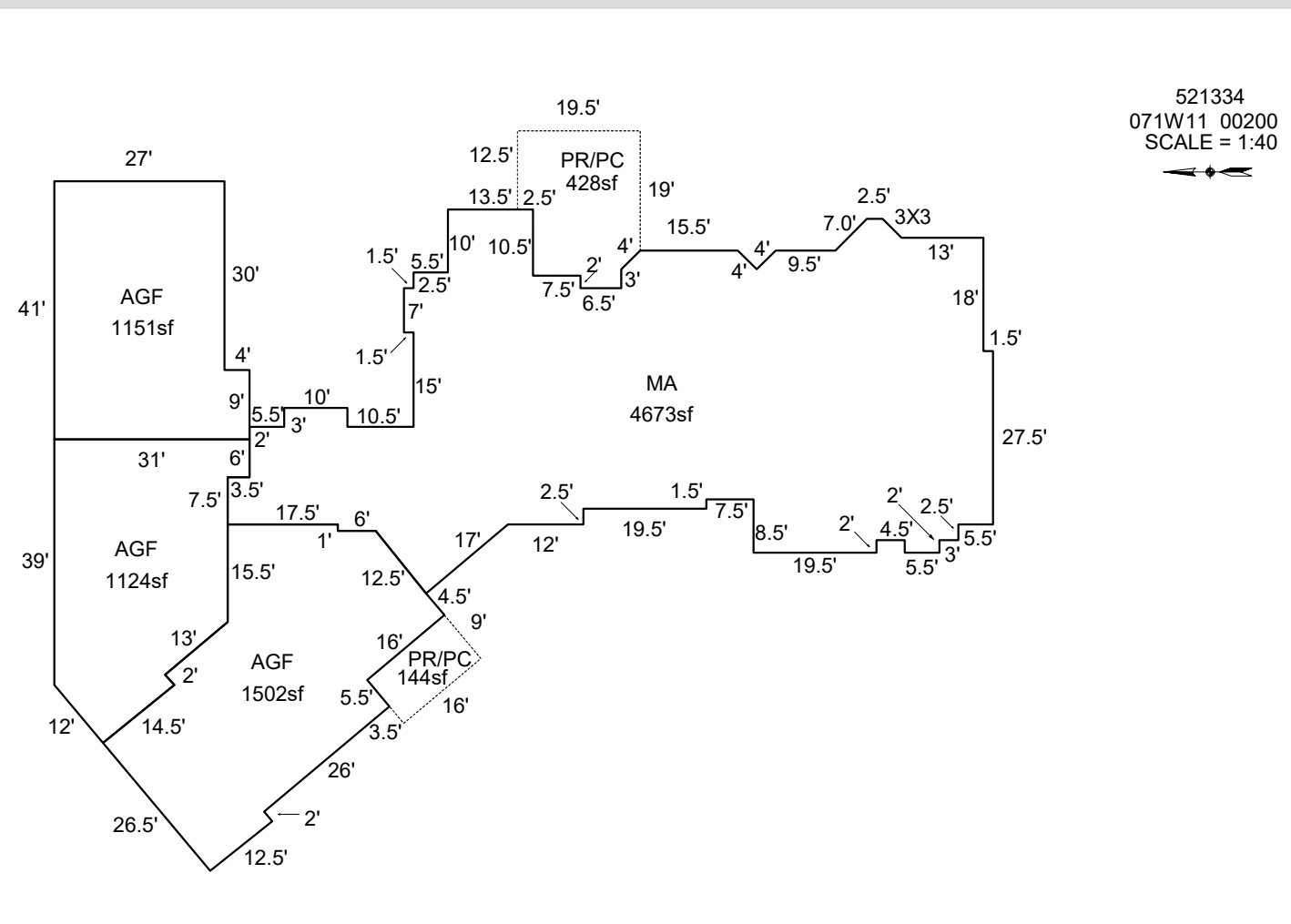
TAGS L4
 TAGS L2
 TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521334 Parcel No.: 071W11 00200
 Property Address: 3486 EDISON RD 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
GLA1	MA	1.0	4672.8	400.8	4672.8
GAR	AGF	1.0	1151.0	144.0	
	AGF	1.0	1124.3	144.3	
	AGF	1.0	1502.2	175.7	3777.5
P/P	PR/PC	1.0	427.8	87.2	
	PR/PC	1.0	144.0	50.0	571.8
Net LIVABLE		cnt	3 (rounded)		8,450

COMMENT TABLE 1

UPDATED BY JRONDEMA 4/28/15
 UPDATED BY JRONDEMA 2/8/17
 UPDATED BY CJURAN 04/12/2022
 UPDATED BY CLOBERG 11/06/24 24-003977 MA
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T47 GRH 10-01-2021
 MLH 01/14/25
 MLH 12/16/25

COMMENT TABLE 3

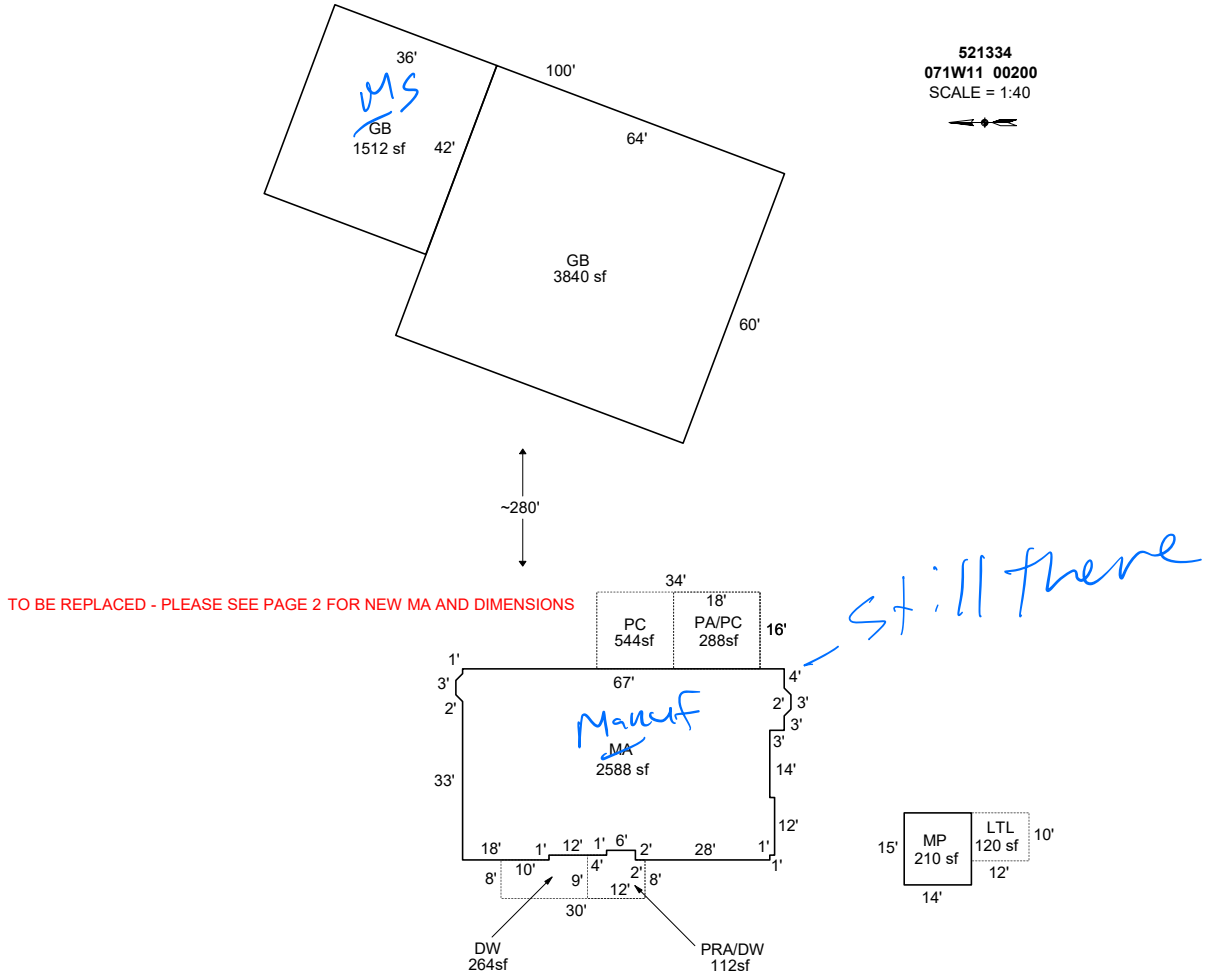
TAGS L4
 TAGS L2
 TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521334 Parcel No.: 071W11 00200
 Property Address: 3486 EDISON RD 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	MP	1.0	210.0	58.0	
	LTL	1.0	120.0	44.0	
	GB	1.0	1512.0	156.0	1842.0
GBA2	GB	1.0	3840.0	248.0	3840.0
OTH	MA	1.0	2588.0	222.0	2588.0
P/P	DW	1.0	264.0	80.0	
	PRA/DW	1.0	112.0	44.0	
	PC	1.0	544.0	100.0	
	PA/PC	1.0	288.0	68.0	1208.0
Net BUILDING		cnt	4	(rounded)	5,682

COMMENT TABLE 1

UPDATED BY JRONDEMA 4/28/15
 UPDATED BY JRONDEMA 2/8/17
 UPDATED BY CJURAN 04/12/2022
 UPDATED BY CLOBERG 11/06/24 24-003977 MA

COMMENT TABLE 2

T47 GRH 10-01-2021

COMMENT TABLE 3

TAGS L4

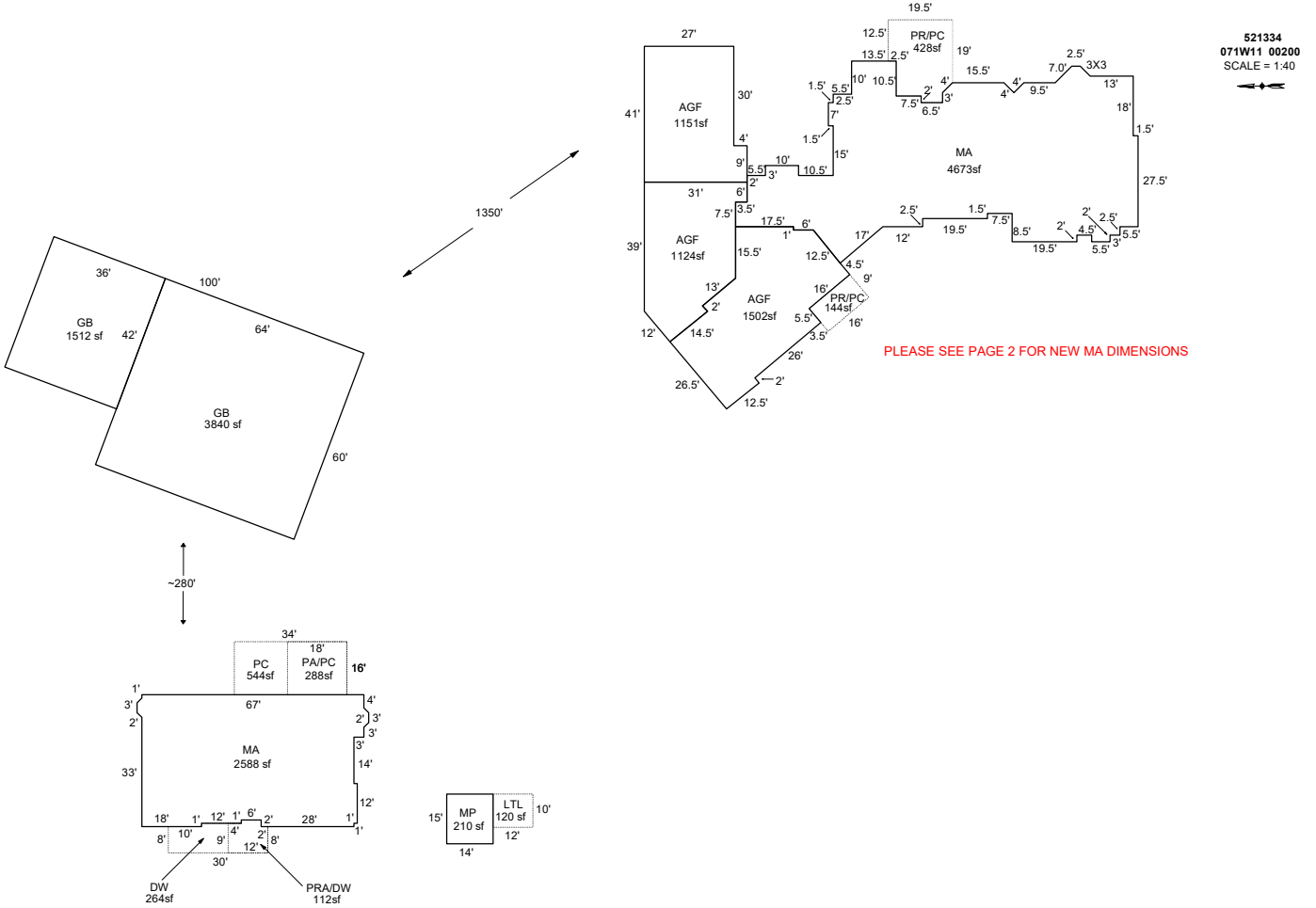
12/16/25 MLT Tags L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521334 Parcel No.: 071W11 00200
 Property Address: 3486 EDISON RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



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AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	210.0	58.0	
	LTL	1.0	120.0	44.0	
	GB	1.0	1512.0	156.0	1842.0
GBA2	GB	1.0	3840.0	248.0	3840.0
GLA1	MA	1.0	4672.8	400.8	4672.8
GAR	AGF	1.0	1124.3	144.3	
	AGF	1.0	1502.2	175.7	
	AGF	1.0	1151.0	144.0	3777.5
OTH	MA	1.0	2588.0	222.0	2588.0
	P/P				
	DW	1.0	264.0	80.0	
	PRA/DW	1.0	112.0	44.0	
	PC	1.0	544.0	100.0	
	PA/PC	1.0	288.0	68.0	
	PR/PC	1.0	427.8	87.2	
	PR/PC	1.0	144.0	50.0	1779.8
	Net LIVABLE	cnt	0 (rounded)		4,673
	Net BUILDING	cnt	4 (rounded)		5,682

COMMENT TABLE 1

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 UPDATED BY JRONDEMA 2/8/17
 UPDATED BY CJURAN 04/12/2022
 UPDATED BY CLOBERG 11/06/24 24-003977 MA

COMMENT TABLE 2

T47 GRH 10-01-2021
 MLH 01/14/25

COMMENT TABLE 3

TAGS L4
 TAGS L2

