

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 2/6/26

Print Date: 9/26/2025

Acct ID: 537948 MTL: 061E31D000800 Date: 12/17/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451
Situs: 5045 FOREST RIDGE RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 85202 Year: 2025
2026

Last Date Appraised: 09/13/2013 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info:
Owner: BROCKAMP, MARTIN N & BROCKAMP, TRIA D Last Sales Date: 09/07/2006 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 395390
RMV Land: 351900 RMV Imp: 531140 RMV Total: 883040 MAV: 395390 MSAV: 0 SAV: 0
Comment: NEW FB @ 40% update inventory
Retag for 27 Input MLH 12/30/25

OSDs

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

Land

Site: 1 Code Area: 04500 Size: 2.85 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4B DSS Value Source: Rural Restrictive Description: RMV: 301900 Exception: Y N
Adjustment(s): WAR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 06-07: RECALC SETUP;#36,6-30-05 //07-08: SALES VERIFICATION BY #31 ADD VIEWA

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 04500 Stat Class: 108 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100.00
Desc: Residential Other Improvements Dimensions: RMV: 6490
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
No floor data available								

part of JI Move MAU

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	1	352	1981	6118	1	Y N

Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100.00
Desc: Residential Other Improvements Dimensions: RMV: 4660
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
No floor data available								

I/O

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>ROOF EXTENSION OR PATIO COVER</u>	1	192	1981	4399	1	Y N

JI 3A

Bldg: 4 Code Area: 04500 Stat Class: 454 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 924 % Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: RMV: 27900
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E
90 Storage

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	924	3	FB-2	1981	1981	<u>KIT-, SKIRT, ROOF+, BATH - 2, HVAC+</u>

I/O

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 143 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 2356 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 490530
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0
I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	<u>1178</u>	3	FB-2/ HB-1	2009	2009	KIT, HVAC, FP - 1, ROOF, BTH - 1, BATH - 2, BATH+
Basement	4	Finished	1178	0	0	2009	2009	HVAC
Basement	4	Unfinished	682	0	0	2009	2009	
Garage Attached	4	Finished	600	0	0	2009	2009	ROOF

Accessories *YI 4A*

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

Improvements - Accessory Buildings

Bldg: 1	Code Area: 04500	Stat Class: 301	Year Blt: 1981	Eff Year Blt: 1981	Sq.Ft: 80	% Complete: 100.00
Desc: Accessory Improvements & Misc.			Dimensions: 10x8		RMV: 0	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>N/L</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Pump House	0	Finished	80	0	0	1981	1981		

Accessories

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

Bldg: 6	Code Area: 04500	Stat Class: 341	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 160	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 16x10		RMV: 1560	
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: Y N
Multi-Purpose Bldg	5	Finished	160	0	0	1995	1995	<i>Fair</i>	

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
25-004845	83595	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	42567	0	R	36 x 36 POLE BARN, NO PLUMBING

351 GB 5 36x36 2025 Fair NEW 40%

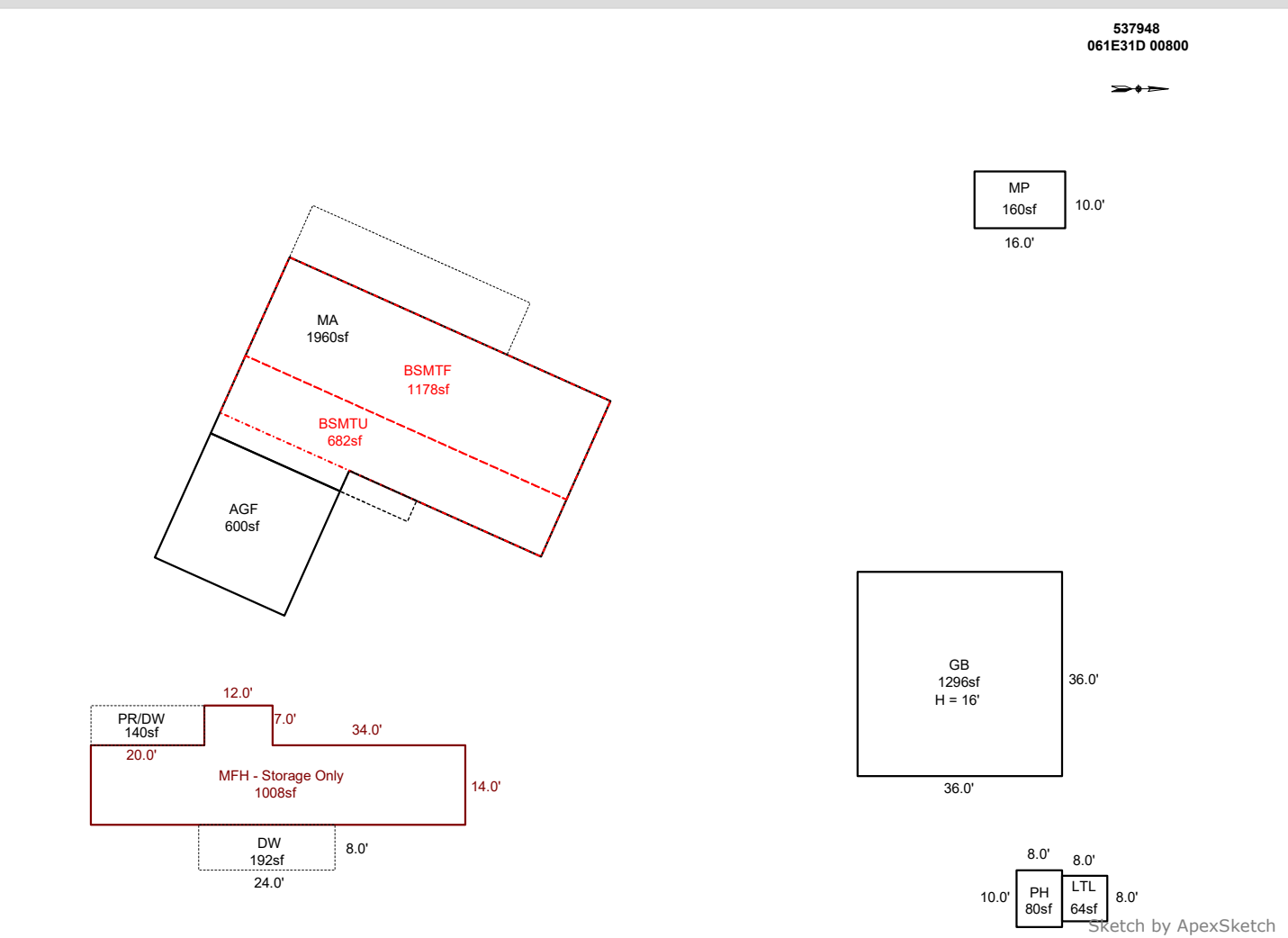


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537948 Parcel No.: 061E31D 00800
 Property Address: 5045 FOREST RIDGE RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1296.0	144.0	1296.0
GLA0	BSMTF	1.0	1178.0	162.0	1178.0
GLA1	MA	1.0	1960.0	192.0	1960.0
BSMT	BSMTU	1.0	682.0	146.0	682.0
GAR	AGF	1.0	600.0	98.0	600.0
LTL	LTL	1.0	64.0	32.0	64.0
MP	MP	1.0	160.0	52.0	160.0
OTH	MFH - Storage On	1.0	1008.0	174.0	1008.0
P/P	DW	1.0	420.0	104.0	
	PR/PC	1.0	52.0	34.0	
	DW	1.0	192.0	64.0	
	PR/DW	1.0	140.0	54.0	804.0
PH	PH	1.0	80.0	36.0	80.0
	Net LIVABLE	cnt	4 (rounded)		4,042
	Net BUILDING	cnt	0 (rounded)		1,296

COMMENT TABLE 1

DRAWN BY NC 11/10/2008
 UPDATED BY CLOBERG 09/19/25 25-004845 GB
 UPDATED BY CLOBERG 02/27/26

COMMENT TABLE 2

MLH 12/17/25

COMMENT TABLE 3

TAGS L3

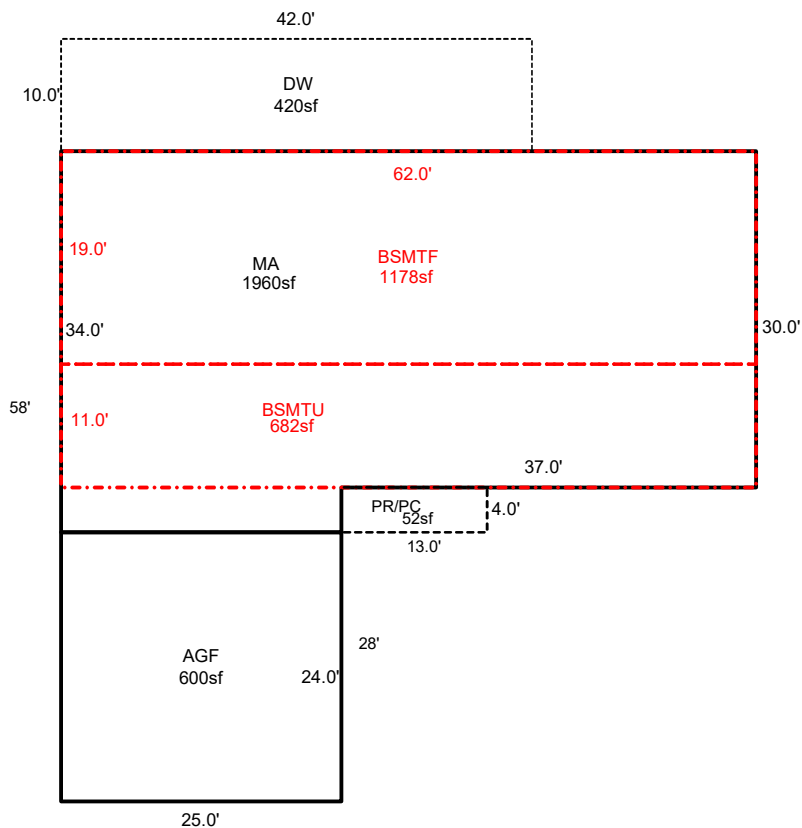
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 Appraiser Name: Inspection Date:

SKETCH

537948
061E31D 00800



Sketch by ApexSketch

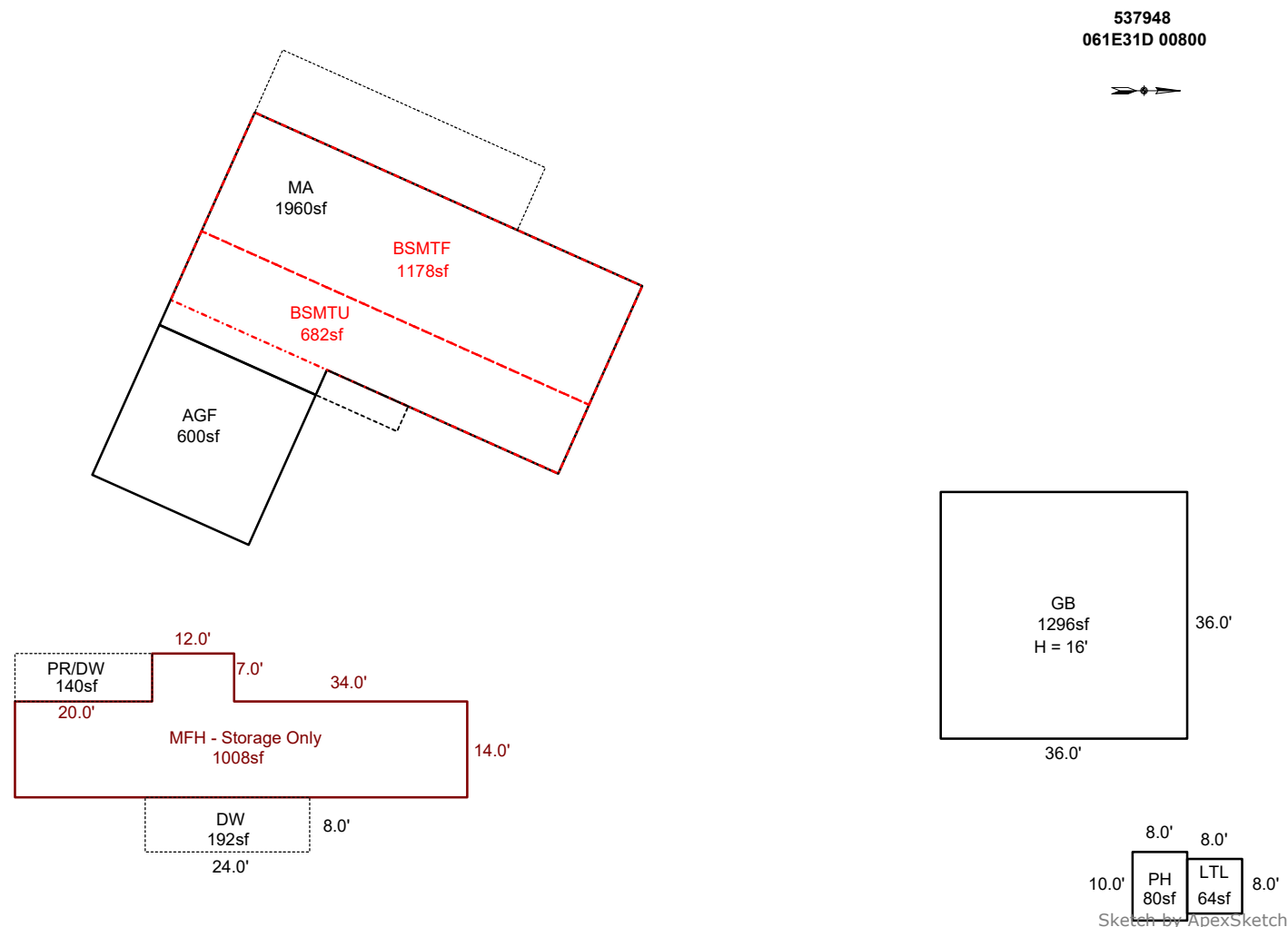
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA0	BSMTF	1.0	1178.0	162.0	1178.0	DRAWN BY NC 11/10/2008 UPDATED BY CLOBERG 09/19/25 25-004845 GB UPDATED BY CLOBERG 02/27/26	
GLA1	MA	1.0	1960.0	192.0	1960.0		
BSMT	BSMTU	1.0	682.0	146.0	682.0		
GAR	AGF	1.0	600.0	98.0	600.0		
P/P	DW	1.0	420.0	104.0			
	PR/PC	1.0	52.0	34.0	472.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 12/17/25	TAGS L3
Net LIVABLE		cnt	1 (rounded)	3,738			

SKETCH/AREA TABLE ADDENDUM

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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1296.0	144.0	1296.0
GLA0	BSMTF	1.0	1178.0	162.0	1178.0
GLA1	MA	1.0	1960.0	192.0	1960.0
BSMT	BSMTU	1.0	682.0	146.0	682.0
GAR	AGF	1.0	600.0	98.0	600.0
LTL	LTL	1.0	64.0	32.0	64.0
OTH	MFH - Storage On	1.0	1008.0	174.0	1008.0
P/P	DW	1.0	420.0	104.0	
	PR/PC	1.0	52.0	34.0	
	DW	1.0	192.0	64.0	
	PR/DW	1.0	140.0	54.0	804.0
PH	PH	1.0	80.0	36.0	80.0
	Net LIVABLE	cnt	3 (rounded)		3,882
	Net BUILDING	cnt	0 (rounded)		1,296

COMMENT TABLE 1

DRAWN BY NC 11/10/2008
 UPDATED BY CLOBERG 09/19/25 25-004845 GB

COMMENT TABLE 2

COMMENT TABLE 3

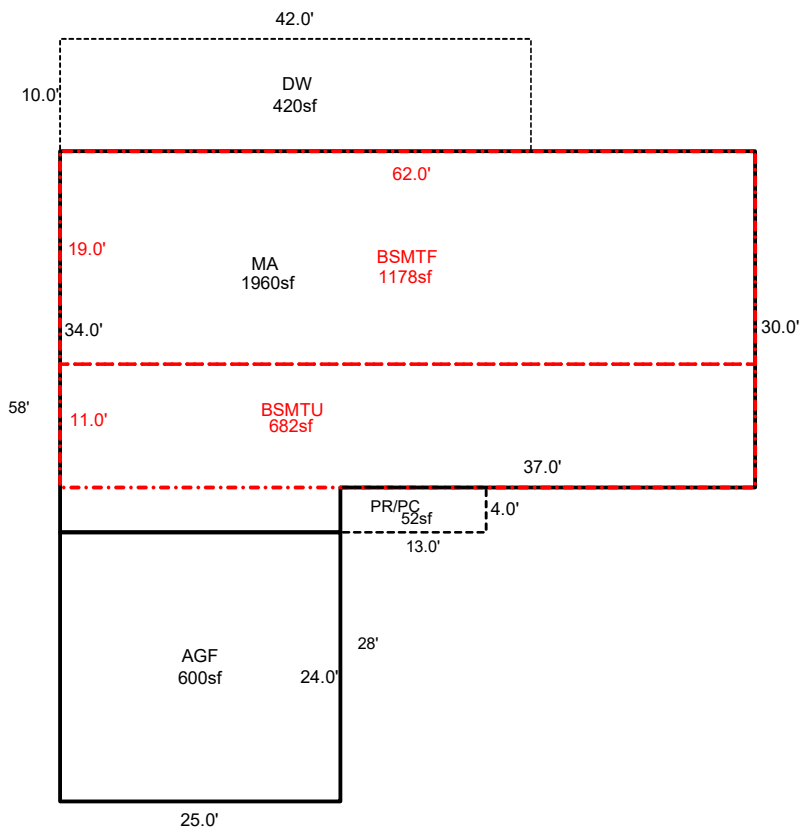
SKETCH/AREA TABLE ADDENDUM

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SKETCH

537948
061E31D 00800



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA0	BSMTF	1.0	1178.0	162.0	1178.0	DRAWN BY NC 11/10/2008 UPDATED BY CLOBERG 09/19/25 25-004845 GB	
GLA1	MA	1.0	1960.0	192.0	1960.0		
BSMT	BSMTU	1.0	682.0	146.0	682.0		
GAR	AGF	1.0	600.0	98.0	600.0		
P/P	DW	1.0	420.0	104.0			
	PR/PC	1.0	52.0	34.0	472.0		
						COMMENT TABLE 2	COMMENT TABLE 3
Net LIVABLE		cnt	1 (rounded)		3,738		

SKETCH/AREA TABLE ADDENDUM

Parcel No 061E31D 00800

File No R37948

SUBJECT

Property Address 5045 FOREST RIDGE RD NE

City SILVERTON

State OR

Zip 97381

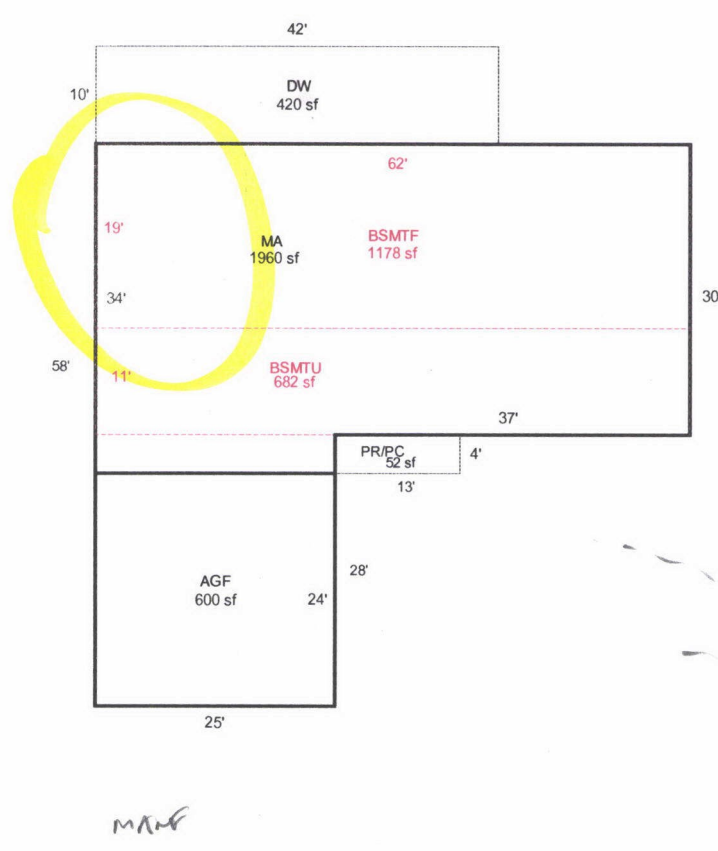
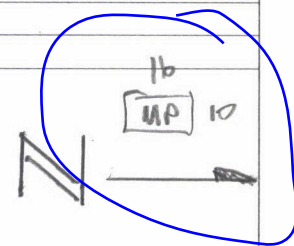
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

061E31D 00800
R37948



FOREST RIDGE RD

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1960	192	1960
GLA0	BSMTF	1.00	1178	162	1178
BSMT	BSMTU	1.00	682	146	682
P/P	DW	1.00	420	104	
	PR/PC	1.00	52	34	472
GAR	AGF	1.00	600	98	600
Net LIVABLE Area (Rounded w/ Factors)					3138

Comment Table 1

DRAWN BY NC 11/10/2008

Comment Table 2

12.10.09 31
12/17/05 M/LH

Comment Table 3

Tags L3

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 _____
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