

Acct ID: 538850 MTL: 071E170000800 Date: 2/24/26 Appr: MLH Prop Class: 551 RMV Prop Class: 451  
 Situs: 2089 SILVER FALLS DR NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 60541 Year: 2026

Last Date Appraised: 01/14/2025 Appraiser: MATTHEW HAMILTON Tag: YN Tag info: 2026 - CONVERSION (TAGS/PERMIT)  
 Owner: THOSTENSON, ALEX Last Sales Date: 07/19/2022 Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 217641  
 RMV Land: 470100 RMV Imp: 390150 RMV Total: 860250 MAV: 185420 MSAV: 32221 SAV: 50756  
 Comment: 25-26: L3 1.14.25 MLH *Access letter sent, no response* *Input MLH 2/24/26*

**Notations**

*DB -> MA conversion @ 70% Retag for '27*  
*Farm livestock*

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

**OSDs**

| Count | Code | Description      | RMV   | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1     | SAA  | SA OSD - AVERAGE | 55000 | 04480     | 0         |

**Land**

Site: 1 Code Area: 04480 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: 40710 Exception: Y N  
 Adjustment(s): VWFR, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2009  
 25-26: Updated land classes  
 03-04: FARM USE APPROVED BY #31  
 08-09: PER #31 ON SALES VERIFS, ADD VIEW ADJ

Site: 2 Code Area: 04480 Size: 13.25 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 373750 Exception: Y N  
 Adjustment(s): VWFR, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2003 / F07-379 CHG OF SOIL CLASS BY #31 - DELETION OF FP ACCOUNT

Site: 3 Code Area: 04480 Size: 0.75 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 640 Exception: Y N  
 Adjustment(s): VWFR, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2003  
 Pond

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 04480 Stat Class: 134 Year Blt: 1920 Eff Year Blt: 1950 Sq.Ft: 1402 % Complete: 100.00  
 Desc: Multi Story above grade with basement Dimensions: RMV: 139520  
 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                   | Exception |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------------------------|-----------|
| First Floor  | 3     | Finished      | 922        | 1    | FB-1  | 1920   | 1950       | HVAC+, ROOF, BATH - 1, KIT- | Y N       |
| Second Floor | 3     | Finished      | 480        | 2    | 0     | 1920   | 1950       | HVAC+                       | Y N       |
| Basement     | 3     | Unfinished    | 246        | 0    | 0     | 1920   | 1950       |                             | Y N       |

**Accessories**

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS AVERAGE | 3     | 1         | 1950       | 10751 | 1        | Y N       |

Bldg: 6 Code Area: 04480 Stat Class: 132 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 3275 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: RMV: 224700  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *70% M/M*

**Floors**

| Type            | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory                          | Exception |
|-----------------|-------|---------------|------------|------|-------|--------|------------|------------------------------------|-----------|
| First Floor     | 3     | Finished      | 925        | 0    | FB-1  | 2008   | 2008       | FP - 1, ROOF, BATH - 1, HVAC+, KIT | Y N       |
| First Floor     | 3     | Finished      | 784        | 0    | 0     | 2008   | 2008       |                                    | Y N       |
| Second Floor    | 3     | Finished      | 560        | 2    | FB-2  | 2008   | 2008       | BATH - 2, HVAC+                    | Y N       |
| Second Floor    | 3     | Finished      | 1006       | 0    | 0     | 2008   | 2008       |                                    | Y N       |
| Garage Attached | 3     | Finished      | 195        | 0    | 0     | 2008   | 2008       | ROOF                               | Y N       |

**Accessories**

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

**Improvements - Accessory Buildings**

|                      |                  |                 |                |                    |               |                    |
|----------------------|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 2              | Code Area: 04480 | Stat Class: 312 | Year Blt: 1940 | Eff Year Blt: 1970 | Sq.Ft: 2224   | % Complete: 100.00 |
| Desc: Loft Barn (LB) |                  |                 | Dimensions:    |                    | RMV: 12320    |                    |
| 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 | Exception: Y N |
|-----------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Loft Barn | 4     | Finished      | 2224       | 0    | 0     | 1940   | 1970       | FAIR      |                |

**Accessories**

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

|                           |                  |                 |                   |                    |               |                    |
|---------------------------|------------------|-----------------|-------------------|--------------------|---------------|--------------------|
| Bldg: 5                   | Code Area: 04480 | Stat Class: 354 | Year Blt: 1970    | Eff Year Blt: 1970 | Sq.Ft: 294    | % Complete: 100.00 |
| Desc: Lean-to Light (LTL) |                  |                 | Dimensions: 21x14 |                    | RMV: 260      |                    |
| 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 | Exception: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Light Duty | 4     | Finished      | 294        | 0    | 0     | 1970   | 1970       |           |                |

**Accessories**

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

|                               |                  |                 |                |                    |               |                    |
|-------------------------------|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 8                       | Code Area: 04480 | Stat Class: 905 | Year Blt: 2015 | Eff Year Blt: 2015 | Sq.Ft: 0      | % Complete: 100.00 |
| Desc: Rural Solar Panel/Array |                  |                 | Dimensions:    |                    | RMV: 12000    |                    |
| 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 | Exception: Y N |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| No floor data available |       |               |            |      |       |        |            |           |                |

**Accessories**

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

|                         |                  |                 |                   |                    |               |                    |
|-------------------------|------------------|-----------------|-------------------|--------------------|---------------|--------------------|
| Bldg: 9                 | Code Area: 04480 | Stat Class: 353 | Year Blt:         | Eff Year Blt: 1970 | Sq.Ft: 540    | % Complete: 100.00 |
| Desc: Machine Shed (MS) |                  |                 | Dimensions: 30x18 |                    | RMV: 1350     |                    |
| 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 | Exception: Y N |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Machine Shed | 4     | Finished      | 540        | 0    | 0     | 0      | 1970       | FAIR      |                |

**Accessories**

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

**Farm Notes**

2025FARM

1/14/25: Inspected by MLH L3 during tags, farm use ok - livestock

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%               |       | 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%    |          | 2%    |
|                  |       | Finish Grade                  | 1%    | 100%     | 1%    |

APPR MLH Date 1/14/25 YR For 25-24 % COMP 45%  
 APPR MLH Date 2/24/25 YR For 26-27 % COMP 70%  
 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%  |

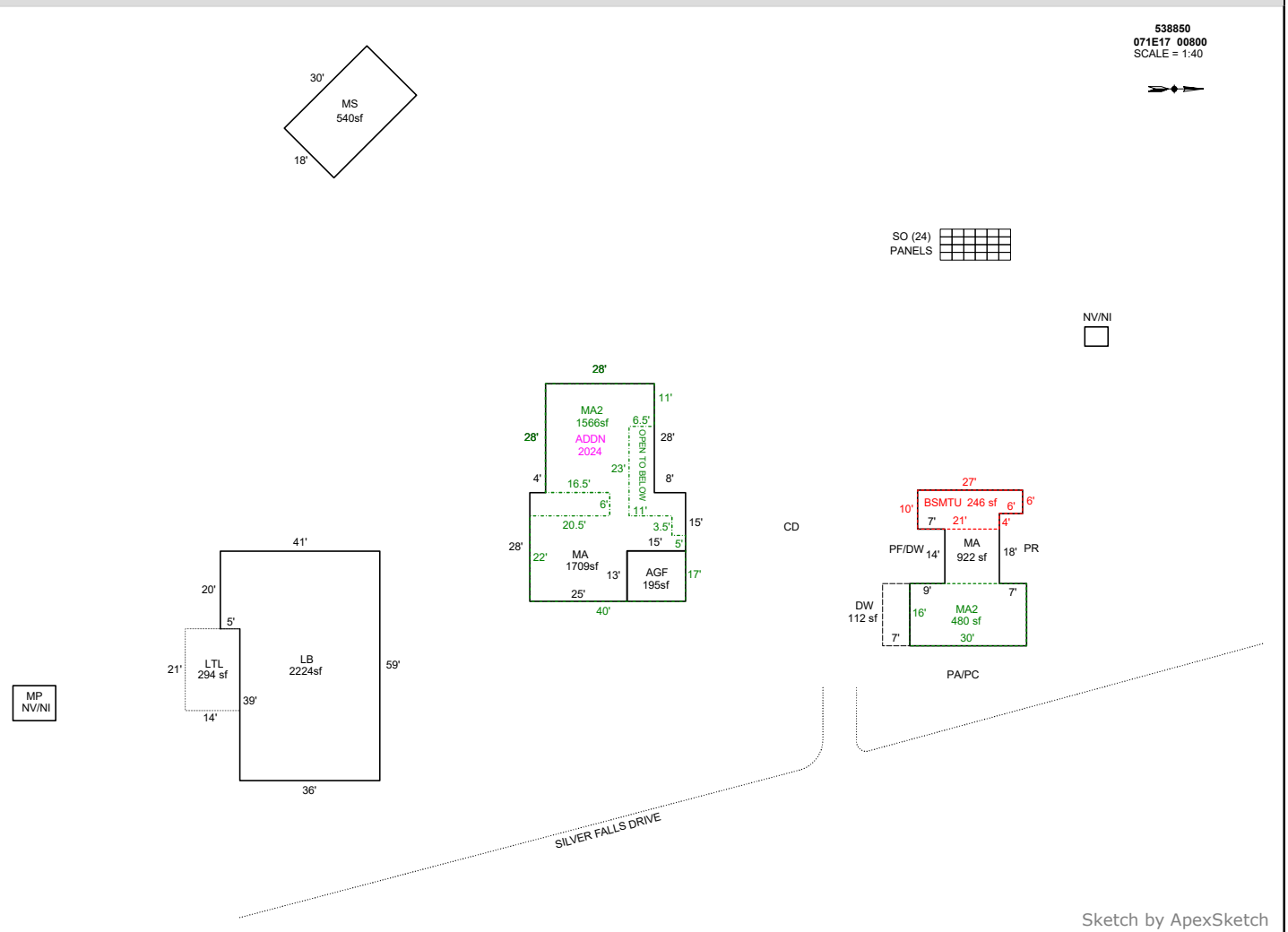
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 538850 Parcel No.: 071E17 00800  
 Property Address: 2089 SILVER FALLS DR NE  
 City: SILVERTON County: Marion 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 | MS           | 1.0    | 540.0       | 96.0      | 540.0      |
| GLA1 | MA           | 1.0    | 922.0       | 166.0     |            |
|      | MA           | 1.0    | 1709.0      | 192.0     | 2631.0     |
| GLA2 | MA2          | 1.0    | 480.0       | 92.0      |            |
|      | MA2          | 1.0    | 1566.0      | 238.0     | 2046.0     |
| BSMT | BSMTU        | 1.0    | 246.0       | 74.0      | 246.0      |
| GAR  | AGF          | 1.0    | 195.0       | 56.0      | 195.0      |
| OTH  | LB           | 1.0    | 2224.0      | 200.0     |            |
|      | LTL          | 1.0    | 294.0       | 70.0      | 2518.0     |
| P/P  | DW           | 1.0    | 112.0       | 46.0      | 112.0      |
|      | Net LIVABLE  | cnt    | 1 (rounded) |           | 4,872      |
|      | Net BUILDING | cnt    | 0 (rounded) |           | 540        |

### COMMENT TABLE 1

Apex by JA 10/19/09  
 UPDATED BY JRONDEMA 3/23/16  
 UPDATED BY CJURAN 04/05/2023  
 UPDATED BY CLOBERG 10/18/24 24-004870 CONV  
 UPDATED BY CLOBERG 03/04/25  
 UPDATED BY CLOBERG 03/10/26

### COMMENT TABLE 2

2/29/16 SR #94  
 CL 03/29/2023  
 MLH 01/14/25  
 MLH 02/24/26

### COMMENT TABLE 3

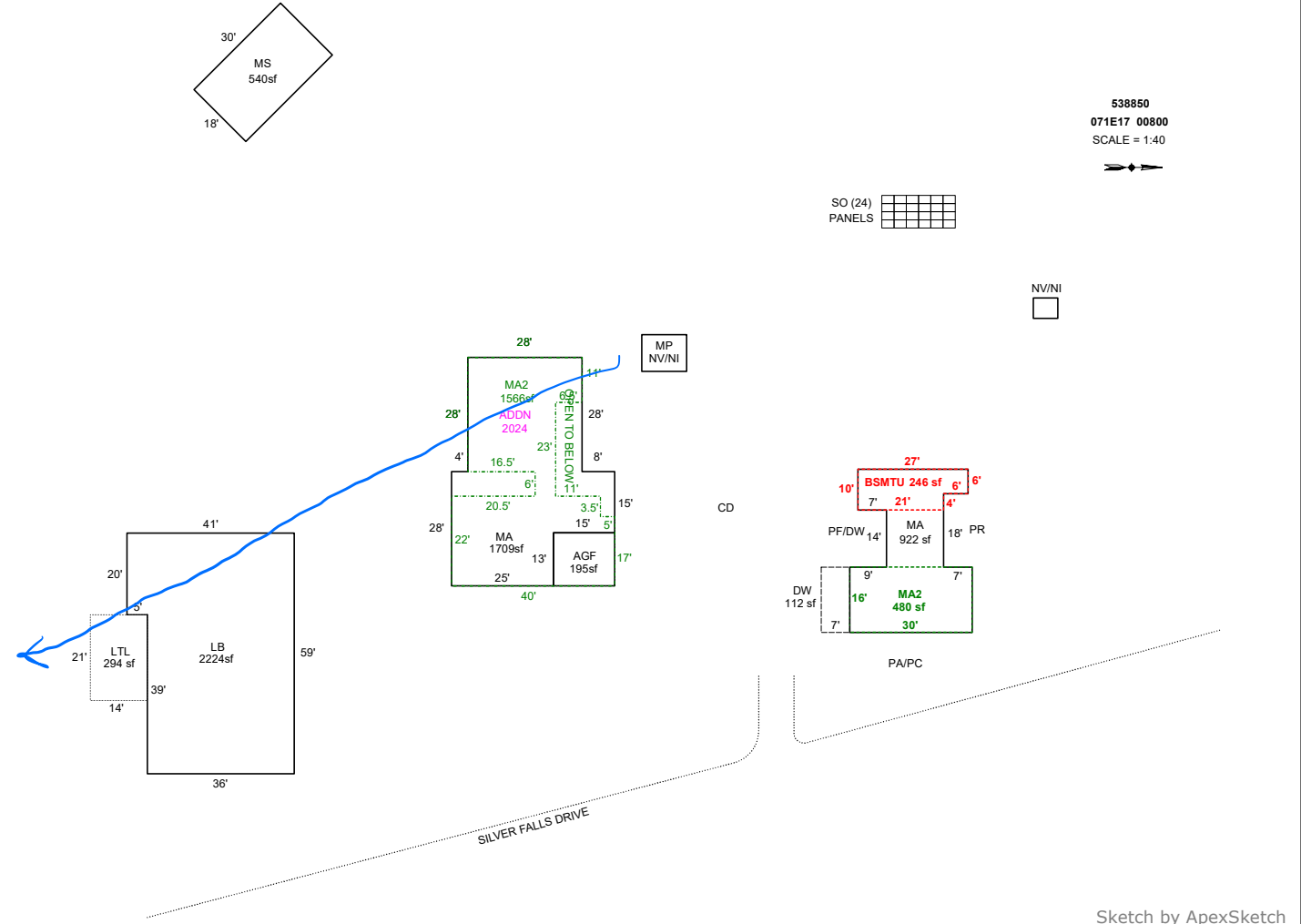
TAGS  
 SV L4  
 TAGS L3  
 TAGS L4

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 538850 Parcel No.: 071E17 00800  
 Property Address: 2089 SILVER FALLS DR NE  
 City: SILVERTON County: Marion 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 | MS           | 1.0    | 540.0       | 96.0      | 540.0      |
| GLA1 | MA           | 1.0    | 922.0       | 166.0     |            |
|      | MA           | 1.0    | 1709.0      | 192.0     | 2631.0     |
| GLA2 | MA2          | 1.0    | 480.0       | 92.0      |            |
|      | MA2          | 1.0    | 1566.0      | 238.0     | 2046.0     |
| BSMT | BSMTU        | 1.0    | 246.0       | 74.0      | 246.0      |
| GAR  | AGF          | 1.0    | 195.0       | 56.0      | 195.0      |
| OTH  | LB           | 1.0    | 2224.0      | 200.0     |            |
|      | LTL          | 1.0    | 294.0       | 70.0      | 2518.0     |
| P/P  | DW           | 1.0    | 112.0       | 46.0      | 112.0      |
|      | Net LIVABLE  | cnt    | 0 (rounded) |           | 4,677      |
|      | Net BUILDING | cnt    | 1 (rounded) |           | 540        |

### COMMENT TABLE 1

Apex by JA 10/19/09  
 UPDATED BY JRONDEMA 3/23/16  
 UPDATED BY CJURAN 04/05/2023  
 UPDATED BY CLOBERG 10/18/24 24-004870 CONV  
 UPDATED BY CLOBERG 03/04/25

### COMMENT TABLE 2

2/29/16 SR #94  
 CL 03/29/2023  
 MLH 01/14/25

*MLH 2/24/26*

### COMMENT TABLE 3

TAGS  
 SV L4  
 TAGS L3

*Tags L4*