

Acct ID: 542504 MTL: 061E30A000600 Date: 3/2/26 Appr: MLH Prop Class: 401 RMV Prop Class: 401
 Situs: 16324 PLEASANT VALLEY DR NE SILVERTON OR 97381 MaSaNh: 03 06 002 Unit: 119076 Year: 2026

Last Date Appraised: 12/12/2022 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: _____

Owner: ZIEBART, MATTHEW Last Sales Date: 10/03/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 781550

RMV Land: 489840 RMV Imp: 866400 RMV Total: 1356240 MAV: 781550 MSAV: 0 SAV: 0

Comment: 23-24: L2 12.12.22 CL

OSDs MLS 830467 DOM 106 Sales Code 30 update Inventory Input MLH 3/2/26

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <u>6</u>	55000	40500	0
1	MKTN	OSD - NO LANDSCAPE <u>A</u>	40000	40500	0

Land
 Site: 1 Code Area: 40500 Size: 2.80 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 2BISS Value Source: Rural at MKT Description: TWO BENCH IRR SOUTH SPECIAL RMV: 394840 Exception: Y N
 Adjustment(s): H2OAR, GSOIL, IRR Fire Patrol: _____ Description: _____
 Comments: 18-19: PER #94 ADD 2ND OSD / 06-07: RECALC SETUP; #10 7-18-05// 07-08: PER #31 ON WATER FRONTAGE PROJECT, ADD WATER ADJ

Improvements - Residence / Manufactured Structures classing calc
 Bldg: 1 Code Area: 40500 Stat Class: 152 6- Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 3701 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: _____ RMV: 683940
 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
First Floor	5 +	Finished	2117	1	FB-1	2003	2003	ROOF, FP - 2, HVAC+, KIT, BATH - 1 <u>bath +</u> Exception: Y N
<u>Second Floor</u> <u>ATF</u>	5 +	Finished	1584	4	FB-2	2003	2003	BATH - 2, HVAC+ Exception: Y N
Garage Attached	5	Finished	764	0	0	2003	2003	ROOF Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
<u>ASPHALT DRIVEWAY</u> <u>YI 6 A</u>	5	12850	2003	28591	1
SWIMMING POOL	5	640	2003	20650	0

Bldg: 4 Code Area: 40500 Stat Class: 108 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: _____ RMV: 2200
 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								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
<u>DECK</u> <u>change to LTR</u>	1	48	2004	950	1
ROOF EXTENSION OR PATIO COVER	1	48	2004	1253	1

Bldg: 5 Code Area: 40500 Stat Class: 141 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 596 % Complete: 100.00
 Desc: One Story Only Dimensions: _____ RMV: 113370
 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
First Floor	4	Finished	596	1	FB-1	2017	2017	BATH - 1, KIT-, ROOF, HVAC+ Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available <u>YI 4 F</u>					

Bldg: 6 Code Area: 40500 Stat Class: 107 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: _____ RMV: 16280
 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 <u>Move MAV</u>								

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 GOOD	6	0	0	16275	1	Exception: Y N		

Improvements - Accessory Buildings

Bldg: 2 Code Area: 40500 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2400 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 60x40 RMV: 40610
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

AGF on bldg 5 move MAJ

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	2400	0	0	2003	2003	AVG
Exception: Y N								

Accessories

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

Bldg: 3 Code Area: 40500 Stat Class: 341 Year Blt: 2004 Eff Year Blt: ²⁰¹⁰2004 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 5240
 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
Multi-Purpose Bldg	6	Finished	192	0	0	2004	2004	<i>Good</i>
Exception: Y N								

Accessories

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

Bldg: 7 Code Area: 40500 Stat Class: 355 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 144 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 750
 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 Heavy Duty	6	Finished	144	0	0	2010	2010	
Exception: Y N								

Accessories

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

Bldg: 8 Code Area: 40500 Stat Class: 355 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 640 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 4010
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

PR move MAJ

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	6	Finished	640	0	0	2017	2017	
Exception: Y N								

Accessories

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

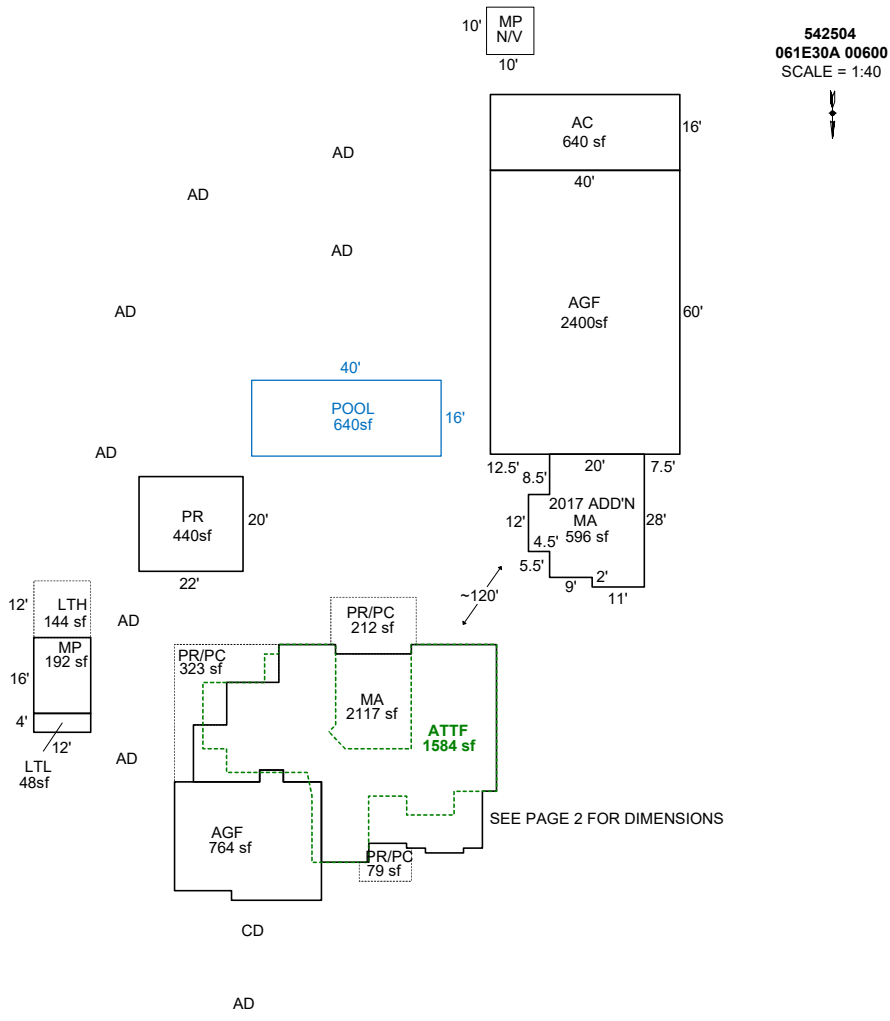
905 SO 20,000 Exempt
354 LTL 9x12 2010 I/O

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542504 Parcel No.: 061E30A 00600
 Property Address: 16324 PLEASANT VALLEY DR
 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	MP	1.0	192.0	56.0	1416.0	DRAWN BY JRONDEMA 9/8/17 UPDATED BY JRONDEMA 2/19/19 UPDATED BY CJURAN 01/26/2022 555-21-011545 UPDATED BY CJURAN 12/21/2021 UPDATED BY CLOBERG 03/06/26			
	LTH	1.0	144.0	48.0					
	AC	1.0	640.0	112.0					
	PR	1.0	440.0	84.0					
GLA1	MA	1.0	2116.5	233.0	2712.5				
	MA	1.0	596.0	105.0					
GLA2	ATTF	1.0	1583.6	267.1	1583.6				
	AGF	1.0	763.5	117.0					
GAR	AGF	1.0	2400.0	200.0	3163.5				
	LTL	1.0	48.0	32.0					
LTL	LTL	1.0	48.0	32.0	48.0				
OTH	POOL	1.0	640.0	112.0	640.0				
P/P	PR/PC	1.0	79.0	38.0	614.0	COMMENT TABLE 2			
	PR/PC	1.0	212.0	60.0		12.8.17 SR #94 TAGS #10 CL 12/12/2022 MLH 03/02/26			
	PR/PC	1.0	323.0	102.0				COMMENT TABLE 3	
	Net LIVABLE	cnt	3 (rounded)		7,508				
	Net BUILDING	cnt	0 (rounded)		1,416				

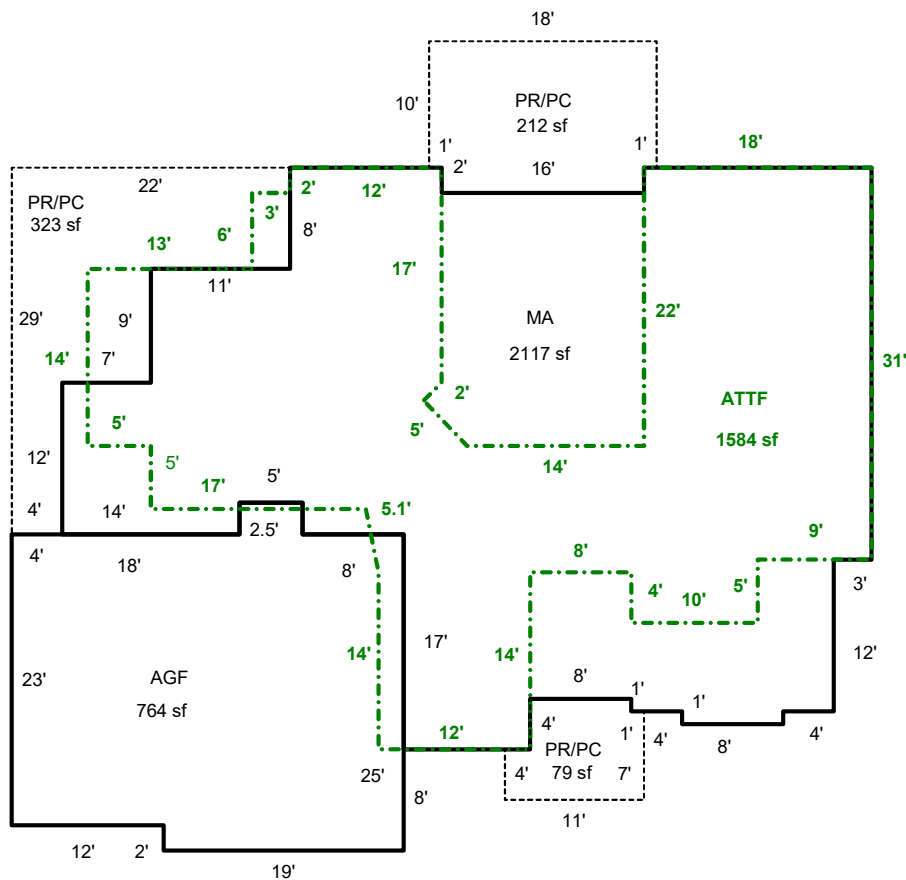
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SUBJECT INFO

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 Property Address: 16324 PLEASANT VALLEY DR
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH

SEE PAGE 1 FOR ALL BUILDINGS



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2116.5	233.0	2116.5
GLA2	ATTF	1.0	1583.6	267.1	1583.6
GAR	AGF	1.0	763.5	117.0	763.5
P/P	PR/PC	1.0	79.0	38.0	
	PR/PC	1.0	212.0	60.0	
	PR/PC	1.0	323.0	102.0	614.0
Net LIVABLE		cnt	1 (rounded)		4,464

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/8/17
 UPDATED BY JRONDEMA 2/19/19
 UPDATED BY CJURAN 01/26/2022 555-21-011545
 UPDATED BY CJURAN 12/21/2021
 UPDATED BY CLOBERG 03/06/26

COMMENT TABLE 2

12.8.17 SR #94 TAGS
 #10 CL 12/12/2022
 MLH 03/02/26

COMMENT TABLE 3

TAGS L2
 SV L4

