

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 4/3/26

Print Date:

9/26/2025

Acct ID: 521343 MTL: 071W11A000800 Date: 12/16/25 Appr: MLH Prop Class: 509 RMV Prop Class: 509  
 Situs: 3871 VICTOR POINT RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 28920 Year: 2025  
 Last Date Appraised: 01/29/2024 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)  
 Owner: COOKE, MARLENE T & COOKE, MICHAEL B Last Sales Date: 12/08/1998 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 301590  
 RMV Land: 474570 RMV Imp: 19570 RMV Total: 494140 MAV: 301590 MSAV: 0 SAV: 0  
 Comment: 24-25: L4 1.29.24 MLH

M608507 @100% close tag

Input MLH 3/30/26

OSDs

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 2     | MKTA | OSD - AVERAGE | 50000 | 04500     | 0         |

Land

|   |                                 |                             |               |              |          |              |
|---|---------------------------------|-----------------------------|---------------|--------------|----------|--------------|
| Site: 2   | Code Area: 04500                | Size: 19.32 Acres           | Use Code: 005 | Zone: REST   | SAV Use: | Exception: 0 |
| Class: 6B   | Value Source: Rural Restrictive | Description: SIX BENCH      | RMV: 386840   | Exception: Y | N        |              |
| Adjustment(s): FSOIL  | Fire Patrol: SA004              | Description: FIRE PATROL    |               |              |          |              |
| Comments: 00400028  |                                 |                             |               |              |          |              |
| Site: 3   | Code Area: 04500                | Size: 1.79 Acres            | Use Code: 005 | Zone: REST   | SAV Use: | Exception: 0 |
| Class: 4BD  | Value Source: Rural Restrictive | Description: FOUR BENCH DRY | RMV: 37730    | Exception: Y | N        |              |
| Adjustment(s): FSOIL  | Fire Patrol: SA004              | Description: FIRE PATROL    |               |              |          |              |
| Comments: 400008 // 06-07: RECALC SETUP;#36 08-10-05//06-22-06 (GW39): switching from woodlot to woodlot-m to properly reflect market value.<br>//06-07: DISQ FARMUSE |                                 |                             |               |              |          |              |

Improvements - Residence / Manufactured Structures

|                         |                  |                 |                |                    |               |                    |
|-------------------------|------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 5                 | Code Area: 04500 | Stat Class: 107 | Year Blt: 1970 | Eff Year Blt: 1970 | Sq.Ft: 0      | % Complete: 100.00 |
| Desc: Yard Improvements | Dimensions:      | RMV: 3310       |                |                    |               |                    |
| 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 |
|------------------------|-------|-----------|------------|------|----------|
| YARD IMPROVEMENTS FAIR | 2     | 0         | 1970       | 3124 | 1        |
| Exception: Y N         |       |           |            |      |          |

Improvements - Accessory Buildings

|                               |                  |                 |              |               |               |                    |
|-------------------------------|------------------|-----------------|--------------|---------------|---------------|--------------------|
| Bldg: 1                       | Code Area: 04500 | Stat Class: 341 | Year Blt:    | Eff Year Blt: | Sq.Ft: 48     | % Complete: 100.00 |
| Desc: Multi Purpose Shed (MP) | Dimensions:      | RMV: 0          |              |               |               |                    |
| Func Obsc: 0                  | 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 |
|------|-------|---------------|------------|------|-------|--------|------------|-----------|
|------|-------|---------------|------------|------|-------|--------|------------|-----------|

|                    |   |          |    |   |   |   |   |                |
|--------------------|---|----------|----|---|---|---|---|----------------|
| Multi-Purpose Bldg | 4 | Finished | 48 | 0 | 0 | 0 | 0 | Exception: Y N |
|--------------------|---|----------|----|---|---|---|---|----------------|

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

|                                     |                   |                 |                |                    |               |                    |
|-------------------------------------|-------------------|-----------------|----------------|--------------------|---------------|--------------------|
| Bldg: 2                             | Code Area: 04500  | Stat Class: 351 | Year Blt: 1986 | Eff Year Blt: 1986 | Sq.Ft: 2400   | % Complete: 100.00 |
| Desc: General Purpose Building (GB) | Dimensions: 80x30 | RMV: 11760      |                |                    |               |                    |
| 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 |
|------|-------|---------------|------------|------|-------|--------|------------|-----------|
|------|-------|---------------|------------|------|-------|--------|------------|-----------|

|                      |   |          |      |   |   |      |      |      |
|----------------------|---|----------|------|---|---|------|------|------|
| General Purpose Bldg | 5 | Finished | 2400 | 0 | 0 | 1986 | 1986 | 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: 321 | Year Blt: 1989 | Eff Year Blt: 1983 | Sq.Ft: 1536   | % Complete: 100.00 |
| Desc: Hay Cover (HC) | Dimensions: 64x24 | RMV: 2430       |                |                    |               |                    |
| 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 |                |
|-----------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Hay Cover | 4     | Finished      | 1536       | 0    | 0     | 1989   | 1983       | FAIR      | Exception: Y N |

**Accessories**

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

Bldg: 6 Code Area: 04500 Stat Class: 321 Year Blt: 2005 Eff Year Blt: 1983 Sq.Ft: 868 % Complete: 100.00  
 Desc: Hay Cover (HC) Dimensions: 62x14 RMV: 1370  
 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 |                |
|-----------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Hay Cover | 4     | Finished      | 868        | 0    | 0     | 2005   | 1983       | FAIR      | Exception: Y N |

**Accessories**

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

Bldg: 7 Code Area: 04500 Stat Class: 357 Year Blt: Eff Year Blt: 1983 Sq.Ft: 1120 % Complete: 100.00  
 Desc: Frost Control Dimensions: RMV: 700  
 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 |                |
|---------------|----------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Frost Control | <i>4</i> | Finished      | 1120       | 0    | 0     | 0      | 1983       |           | Exception: Y N |

*5*

**Accessories**

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

*VI 2F 1990 I/O*



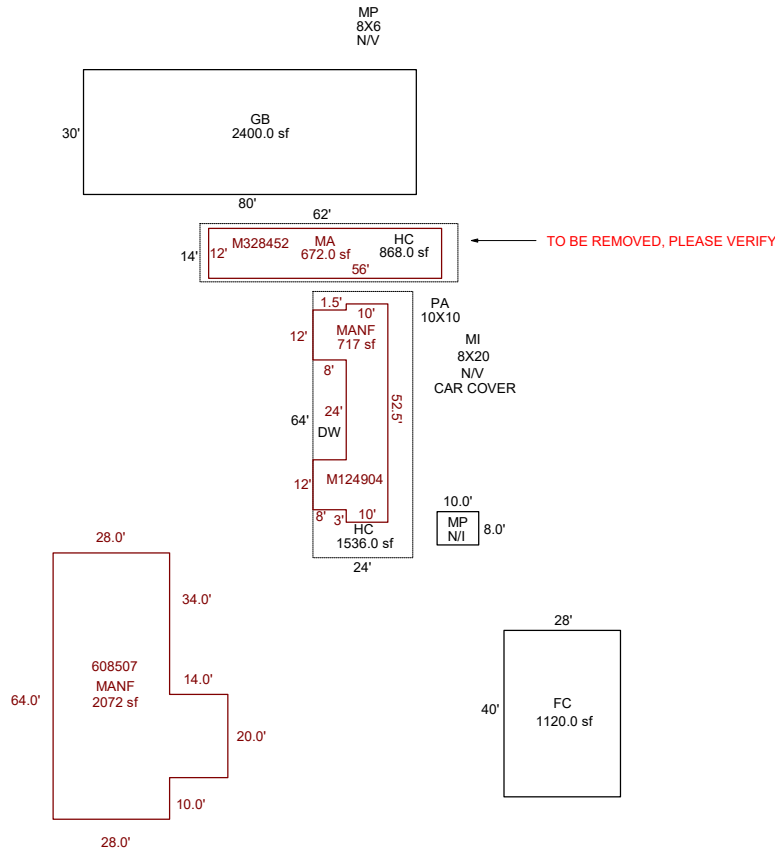
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 521343 Parcel No.: 071W11A 00800  
 Property Address: 3871 VICTOR POINT RD NE  
 City: Salem County: Marion State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

521343  
071W11A 00800  
SCALE = 1:40



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size    | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | GB           | 1.0    | 2400.0      | 220.0     |            |
|      | FC           | 1.0    | 1120.0      | 136.0     |            |
|      | MP           | 1.0    | 80.0        | 36.0      | 3600.0     |
| GLA  | MANF         | 1.0    | 717.0       | 157.0     | 717.0      |
| GLA1 | MA           | 1.0    | 672.0       | 136.0     | 672.0      |
| MANF | MANF         | 1.0    | 2072.0      | 212.0     | 2072.0     |
| P/P  | HC           | 1.0    | 1536.0      | 176.0     |            |
|      | HC           | 1.0    | 868.0       | 152.0     | 2404.0     |
|      | Net LIVABLE  | cnt    | 2 (rounded) |           | 3,461      |
|      | Net BUILDING | cnt    | 3 (rounded) |           | 3,600      |

### COMMENT TABLE 1

DRAWN BY SRAGSDALE 9/30/13  
 UPDATED BY CJURAN 01/31/2024  
 UPDATED BY CLOBERG 10/09/24 23-007517 MANF  
 UPDATED BY CLOBERG 12/16/24

### COMMENT TABLE 2

MLH 01/29/2024  
 MLH 12/04/24

12/16/25 MLH

### COMMENT TABLE 3

TAGS L4  
 TAGS L1

Tags L3