

Summary

Lead Appr: **WWJ 12/8**

Clerk: \_\_\_\_\_

Lead Clerk: \_\_\_\_\_

Appr: \_\_\_\_\_

**MLH 4/6/26**

Print Date:

9/26/2025

Acct ID: 521700

MTL: 071W270000900

Date: **12/4/25**

Appr: **MLH**

Prop Class: 551

RMV Prop Class: 501

Situs: 13285 RICHES RD NE SILVERTON OR 97381

MaSaNh: 03 06 000

Unit: 57223

Year: **2025**

**2026**

Last Date Appraised: 05/21/2024

Appraiser: MATTHEW HAMILTON

Tag: **Y** N

Tag info: 2026 - Tags/Permit (TAGS/PERMIT)

Owner: KOWALSKI, LEO J **Leo 503910 7325**

Last Sales Date: 03/06/2023

Roll Type: R

Cycle: **Tag** Sales Verification Other: \_\_\_\_\_

Inspection level: 1 **2** 3 4 LCB TTO INSP

AV: 271019

RMV Land: 623000

RMV Imp: 294590

RMV Total: 917590

MAV: 186070

MSAV: 60489

SAV: 99242

Comment: 24-25: L3 5.21.24 MLH  
23-24 L4 06.20.23 MLH

**Add a Remodel @ 75% Retag for 27**

**Input MLH 12/5/25 Farm Vineyard, Seed**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

**COW 1/13/26**

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

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Farm Homesite Description: SIX HILL RMV: 8620 Exception: Y N  
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009  
 24-25: Land classes ok

Site: 3 Code Area: 04500 Size: 52.67 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 477840 Exception: Y N  
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1974 / 04200028

Site: 4 Code Area: 04500 Size: 6.14 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 52920 Exception: Y N  
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1974 / 04200028

Site: 5 Code Area: 04500 Size: 3.69 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 33480 Exception: Y N  
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1974 / 15-16: CYCLE WORK PER #94 NO CHG// 04200008 05-06: RECALC SETUP;#17

Site: 6 Code Area: 04500 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 140 Exception: Y N  
 Adjustment(s): FSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1974 / 04200028

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 141 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 3140 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 244800  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 24460 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1638	3	FB-3	1962	1962	ROOF, HVAC, KIT+, BATH - 3, FP - 1 <b>75%</b>	Y N <b>I/O</b>
First Floor	4	Finished	1502	0	0	1962	1962	<b>75%</b>	Y N <b>M/M</b>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1962	22470	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 768 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 32x24 RMV: 11040  
 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
General Purpose Bldg	6	Finished	768	0	0	1985	1997	AVG	Y N

**Accessories**

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

Bldg: 3 Code Area: 04500 Stat Class: 312 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 1600 % Complete: 100.00  
 Desc: Loft Barn (LB) Dimensions: 50x32 RMV: 10460  
 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	5	Finished	1600	0	0	1940	1940	FAIR	

**Accessories**

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

Bldg: 4 Code Area: 04500 Stat Class: 353 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 1152 % Complete: 100.00  
 Desc: Machine Shed (MS) Dimensions: 48x24 RMV: 10290  
 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	6	Finished	1152	0	0	1985	1997	FAIR	

**Accessories**

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

Bldg: 5 Code Area: 04500 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100.00  
 Desc: Accessory Improvements & Misc. Dimensions: 6x6 RMV: 0  
 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
Pump House	0	Finished	36	0	0	0	0		

**Accessories**

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

Bldg: 7 Code Area: 04500 Stat Class: 905 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 0 % Complete: 100.00  
 Desc: Rural Solar Panel/Array Dimensions: RMV: 18000  
 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
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No floor data available

**Accessories**

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

**Farm Notes**

2023FARM  
 24-25: Per CWO check 5/1/24 to verify farm use.  
 23-24: SA Survey submitted 7-31-23, stating 64 acres leased to Ioka Farms for grass seed, planting a vineyard in spring 2024. /AK  
 3/8/23: CWO spoke to new owner. Farm use ok. Grass seed for 2023 then converting 40 acres to grapes and 10-12 acres to filberts.  
 2024FARM  
 24-25 INSPECTED 5/21/24 BY MLH L3 FARM USE OK – ROW CROPS  
 2025FARM  
 12/17/24: Inspected by MLH L2 during tags, farm use ok - seed, vineyard



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%	80%	Heating Rough-In	2%		1%
		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%	95%	Electrical Fixtures	3%	80%	2%
2%		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 12-17 YR For 25-26 % COMP 65  
 APPR MLH Date 12-9 YR For 26-27 % COMP 75  
 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%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

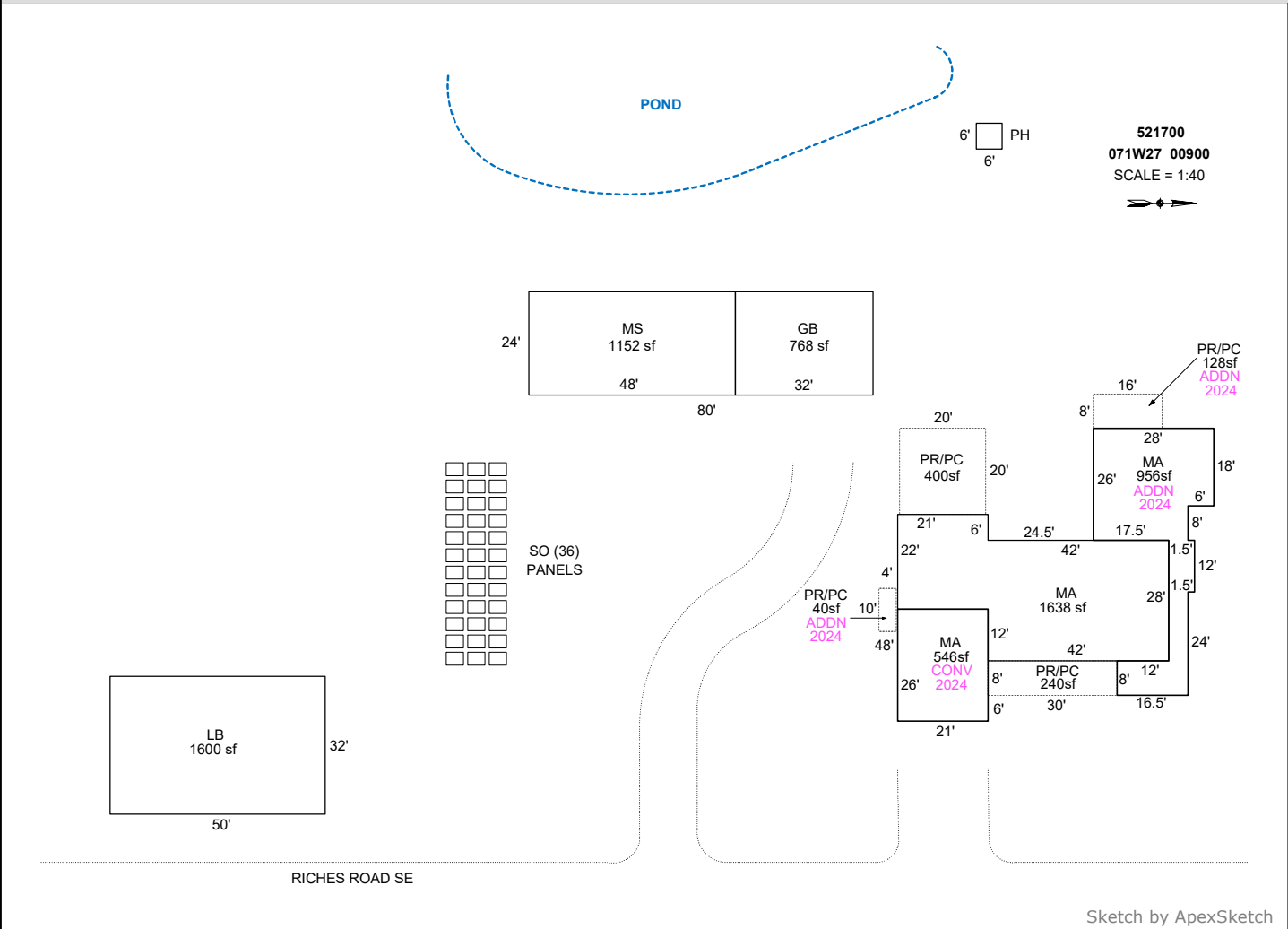
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 521700 Parcel No.: 071W27 00900  
 Property Address: 13285 RICHES RD NE  
 City: Salem 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	GB	1.0	768.0	112.0	3556.0
	LB	1.0	1600.0	164.0	
	MS	1.0	1152.0	144.0	
GLA1	PH	1.0	36.0	24.0	3140.0
	MA	1.0	1638.0	194.0	
	MA	1.0	956.0	207.0	
P/P	MA	1.0	546.0	94.0	808.0
	PR/PC	1.0	128.0	48.0	
	PR/PC	1.0	240.0	76.0	
	PR/PC	1.0	400.0	80.0	
	PR/PC	1.0	40.0	28.0	
	Net LIVABLE	cnt	3 (rounded)		3,140
	Net BUILDING	cnt	4 (rounded)		3,556

### COMMENT TABLE 1

DRAWN BY JRONDEMA 10/30/17  
 UPDATED BY JRONDEMA 2/7/18  
 UPDATED BY CJURAN 06/21/2023  
 UPDATED BY CJURAN 01/11/2024 23-007946 AD  
 UPDATED BY CJURAN 04/10/2024 23-007946 REV01  
 UPD BY WW 6.4.24  
 UPDATED BY CLOBERG 10/18/24 23-007946 REV 03

### COMMENT TABLE 2

2.5.18 SR #94 TAGS  
 MLH 06/20/2023  
 MLH 5.21.24

### COMMENT TABLE 3

SV L4

F/F L3

*MLH 12/4/25 Tags LZ*