

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 8/29/25

Print Date: 4/16/2025

Acct ID: 521396 MTL: 071W120001500 Date: 8/28/25 Appr: MLH Prop Class: 661 RMV Prop Class: 401 451  
Situs: 3660 VICTOR POINT RD NE SILVERTON OR 97381 8/28/25 MaSaNh: 03 06 000 Unit: 32908 Year: 2025

Last Date Appraised: 08/13/2013 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: ZENUHIN, MICHAEL & ZENUHIN, ANASTACIA Roll Type: R

Cycle Tag Sales Verification Other: Clean Up Inspection level: 1 2 3 4 LCB TTO INSP AV: 531699

RMV Land: 140360 RMV Imp: 682790 RMV Total: 823150 MAV: 516830 MSAV: 14869 SAV: 20977

Comment:

*update Inventory Tag for New outbuilding*

Notations

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND

OSDs

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

Land

Site: 1 Code Area: 04500 Size: 4.67 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: STFC Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 74420 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 1996, STF - 2014 / 14-15: ROLLING OVER TO STF / 00-01;4200028; UPDATE MARKET VALUE / 02-03: DISQ FARM USE /02-03: OWNER PROVIDED PROOF OF INCOME, REINSTATED FARM DEFERRAL - OWNER WILL BE ROLLING INTO FOREST DEFERRAL FOR 2003 /03-04: ROLL-OVER INTO FOREST LAND 06-07: RECALC SETUP;#36 08-11-05 06-07: RECALC SETUP;#36 08-11-05

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Forest Homesite Description: RMV: 15940 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: Liability year - 2014, STF - 2014

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 142 Year Blt: 1984 Eff Year Blt: 1990 Sq.Ft: 2636 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 406350  
 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	Exception
First Floor	4	Finished	1734	0	FB-1	1984	1990	BATH - 1, KIT-, ROOF, HVAC+, FP - 1	Y N
Second Floor	4	Finished	902	3	FB-1	1984	1990	BATH - 1, HVAC+	Y N
Garage Attached	4	Finished	528	0	0	1984	1984	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1990	35524	1	Y N

Bldg: 6 Code Area: 04500 Stat Class: 148 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 3360 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 216510  
 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	Exception
Garage Oversized Detached	4	Unfinished	3200	0	0	2008	2008	ROOF <b>1BATH HVAC</b>	Y N
Lean-to Excellent	4	Finished	1760	0	0	2009	2009	ROOF	Y N
Finished Office	4	Finished	1600	0	FB-1	2009	2009	BATH - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1760	2009	5320	1	Y N

Bldg: 8 Code Area: 04500 Stat Class: 148 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 32180  
 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	Exception
Carpport Detached	4	Unfinished	576	0	0	2012	2012	ROOF <i>SF</i>	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 04500	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 96	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x8		RMV: 0	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>n/c</i>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	96	0	0	0	0	Exception: 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: 351	Year Blt: 1994	Eff Year Blt: <i>1999</i>	Sq.Ft: 2000	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions:		RMV: 16680	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	2000	0	0	1994	1994	<i>FAIR</i> Exception: Y N

**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: 354	Year Blt: 1994	Eff Year Blt: <i>1999</i>	Sq.Ft: 200	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 20x10		RMV: 320	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	200	0	0	1994	1994	Exception: Y N

**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: 341	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 408	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 24x17		RMV: 9390	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>n/c</i>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	6	Finished	408	0	0	2005	2005	FAIR Exception: Y N

**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: 354	Year Blt: 1996	Eff Year Blt: <i>1999</i>	Sq.Ft: 200	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 20x10		RMV: 360	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	200	0	0	1996	1996	Exception: Y N

**Accessories**

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

Bldg: 9	Code Area: 04500	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions:		RMV: 1000	
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
Building Structure	0	Finished	0	0	0	0	0	Exception: Y N

*Gate part of YI move MAJ*

**Accessories**

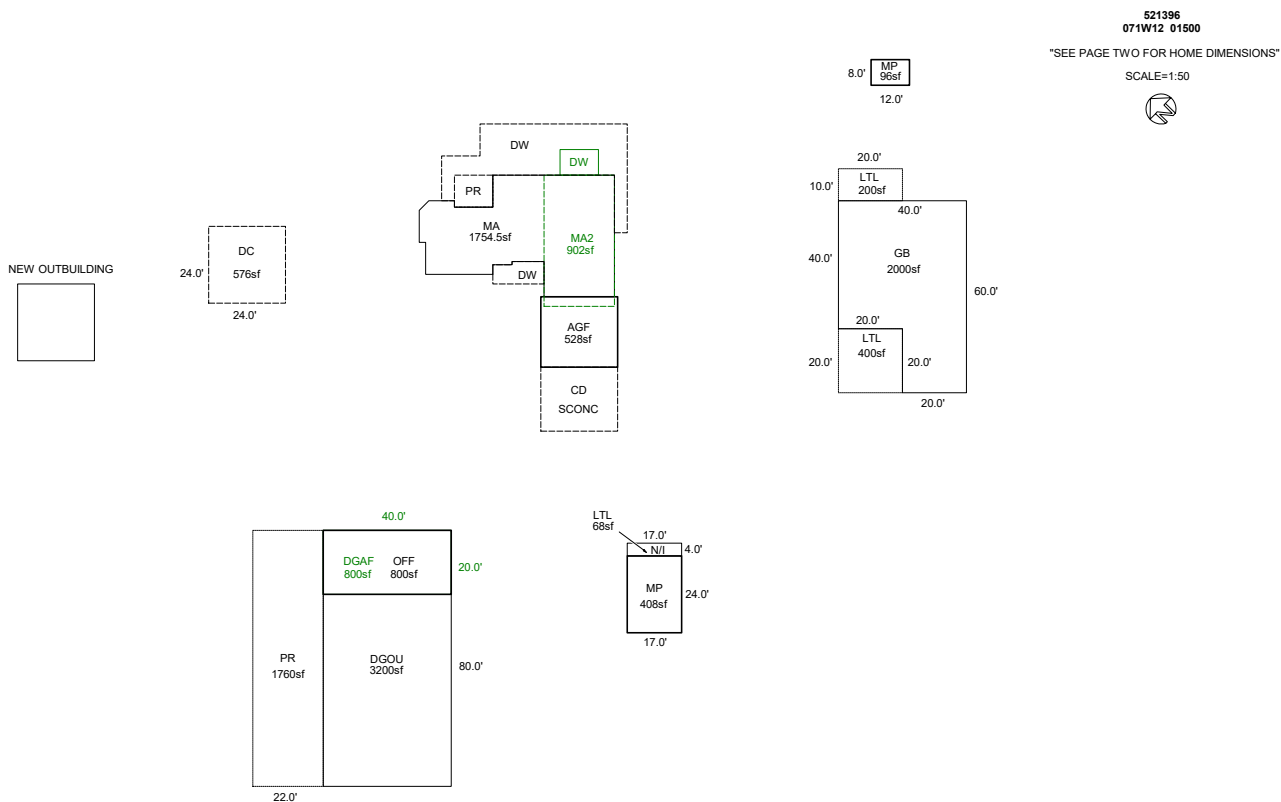
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 521396 Parcel No.: 071W12W 01500  
 Property Address: 3660 VICTOR POINT RD NE  
 City: SILVERTON County: 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	408.0	82.0		APEXED BY NRC 11/20/2009 Chg by CE 11/23/09 UPDATED BY SRAGSDALE 9/23/13 UPDATED BY CLOBERG 10/13/25	
	GB	1.0	2000.0	200.0			
	DGAF	1.0	800.0	120.0			
	LTL	1.0	68.0	42.0			
	MP	1.0	96.0	40.0	3372.0		
GBA2	OFF	1.0	800.0	120.0	800.0		
GLA1	MA	1.0	1754.5	208.2	1754.5		
GLA2	MA2	1.0	902.0	126.0	902.0		
AC	DC	1.0	576.0	96.0	576.0		
DG	DGOU	1.0	3200.0	240.0	3200.0		
GAR	AGF	1.0	528.0	92.0	528.0		
P/P	CD	1.0	480.0	88.0		<b>COMMENT TABLE 2</b> Add OFF 8/12/13 #31, CYCLE, NV MLH 08/28/25	
	PR	1.0	120.0	44.0			
	LTL	1.0	400.0	80.0		<b>COMMENT TABLE 3</b> CLEAN UP L4	
	DW	1.0	1032.0	204.0			
	PR	1.0	1760.0	204.0			
	3 addl items						
	Net LIVABLE	cnt	0	(rounded)	2,657		
	Net BUILDING	cnt	6	(rounded)	4,172		

# SKETCH/AREA TABLE ADDENDUM

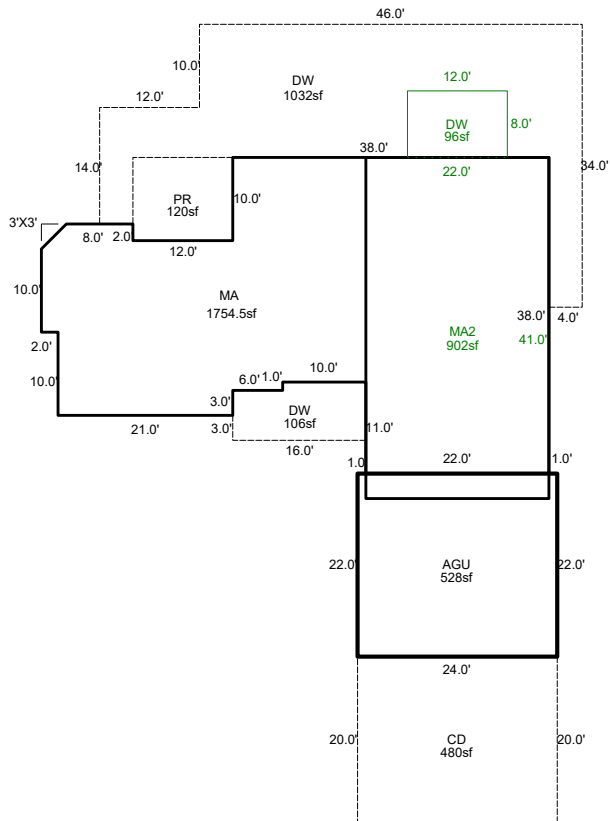
## SUBJECT INFO

File No.: 521396 Parcel No.: 071W12W 01500  
 Property Address: 3660 VICTOR POINT RD NE  
 City: SILVERTON County: State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**521396**  
**071W12 01500**

"SEE PAGE TWO FOR HOME DIMENSIONS"  
SCALE=1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1754.5	208.2	1754.5
GLA2	MA2	1.0	902.0	126.0	902.0
GAR	AGU	1.0	528.0	92.0	528.0
P/P	DW	1.0	96.0	40.0	
	DW	1.0	1032.0	204.0	
	PR	1.0	120.0	44.0	
	DW	1.0	106.0	46.0	
	CD	1.0	480.0	88.0	1834.0
	Net LIVABLE	cnt	0 (rounded)		2,657

### COMMENT TABLE 1

APEXED BY NRC 11/20/2009  
 Chg by CE 11/23/09  
 UPDATED BY SRAGSDALE 9/23/13  
 UPDATED BY CLOBERG 10/13/25

### COMMENT TABLE 2

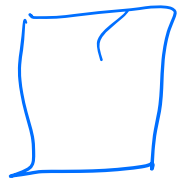
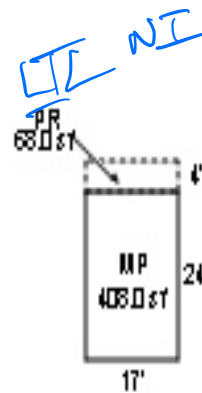
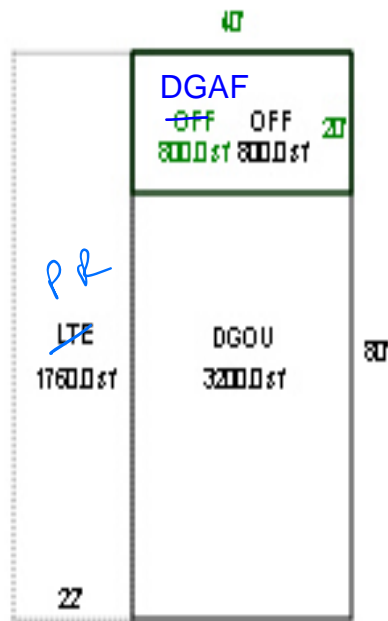
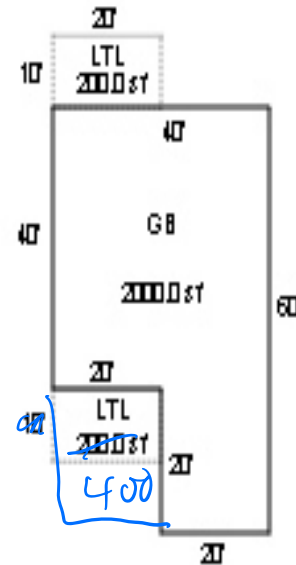
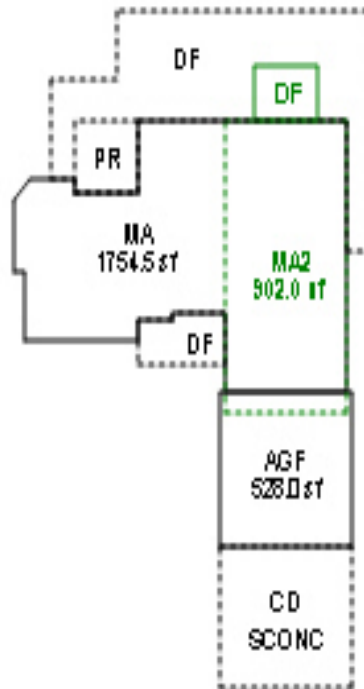
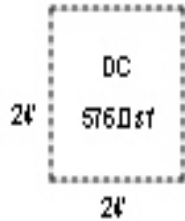
Add OFF  
 8/12/13 #31, CYCLE, NV  
 MLH 08/28/25

### COMMENT TABLE 3

CLEAN UP L4

071W12 01500  
 R21396  
 \*SEE PAGE TWO FOR HOME DIMENSIONS\*  
 SCALE=1/8"

*NEW outbuilding*

*8/28/25 MLH cleanup  
 L4*