

Summary

Lead Appr: WW 11/17 Clerk: Lead Clerk: Appr: MLH 3/27/26

Print Date:

9/29/2025

Acct ID: 538140 MTL: 061E350001800 Date: 10/2/25 Appr: MLH Prop Class: 641 RMV Prop Class: 501

Situs: 5952 PEAKS VIEW RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 74887 Year: 2025

2026

Last Date Appraised: 01/21/2025 Appraiser: MATTHEW HAMILTON Tag: Y (N) Tag info: 2026 - FARM/FOREST MAINTENANCE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)

Owner: LEAH KOCH DECLARATION OF TR Last Sales Date: 05/30/2025 Roll Type: R

Cycle: (Tag) Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 207616

RMV Land: 527940 RMV Imp: 371580 RMV Total: 899520 MAV: 140220 MSAV: 29856 SAV: 51578

Comment: 25-26: L4 1.21.25 MLH 24-25: L1 3.15.24 MLH Permit was for work already completed

MLS 825220  
DOM 115  
Sales Code 22

updated inventory

Input MLH 11/13/25

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

CWO 11/25/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	40000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 22250 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 24-25: Update land classes

08-09: CORRECTED PART TOTALS  
02-03; ADDED HOMESITE, CHANGED LAND SCHEDULE FROM 00HA TO 00G 06-07: RECALC SETUP;#36, 06-27-05

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BDSS Value Source: Forest Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 15620 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009 / 03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM.

Site: 4 Code Area: 04500 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 39040 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1978 / 4000028: 02-03; MOVED 2.50 ACRES FROM R38139 FOR minimal 5 acre for homesite on the fire district acct. /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 5 Code Area: 04500 Size: 26.32 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 411030 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1978 / 08-09: CORRECTED PART TOTALS/ 400008: 02-03; MOVED 2.50 ACRES TO R38140 - CHANGED LAND SCHEDULE FROM 00HA TO 00G /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED 06-07: RECALC SETUP;#36, 06-27-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 132 Year Blt: 2001 Eff Year Blt: 2015 Sq.Ft: 2566 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: RMV: 332160  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 37540 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	768	1	FB-2	2001	2015	FP - 2, HVAC, KIT-, BATH - 2, ROOF	Y N
First Floor	3	Finished	1017	0	0	2001	2015		Y N
Attic	3	Unfinished	308	3	0	2001	2015	HVAC	Y N
Attic	3	Finished	781	0	0	2001	2015		Y N

→ separate attic

±/0

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	2015	18490	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 48 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 8x6 RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

N/L

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	48	0	0	2003	2003		Exception: Y N

**Accessories**

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

Bldg: 3	Code Area: 04500	Stat Class: 312	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 1338	% Complete: 100.00
Desc: Loft Barn (LB)			Dimensions:		RMV: 34910	
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	
Loft Barn	4	Finished	1338	0	0	2016	2016	AVG	Exception: Y N

**Accessories**

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

Bldg: 4	Code Area: 04500	Stat Class: 354	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 629	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions:		RMV: 2140	
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	
Lean-to Light Duty	4	Finished	629	0	0	2016	2016		Exception: Y N

**Accessories**

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

Bldg: 5	Code Area: 04500	Stat Class: 357	Year Blt:	Eff Year Blt: 1998	Sq.Ft: 400	% Complete: 100.00
Desc: Frost Control			Dimensions: 20x20		RMV: 600	
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	
Frost Control	4	Finished	400	0	0	0	1998		Exception: Y N

**Accessories**

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

Bldg: 6	Code Area: 04500	Stat Class: 357	Year Blt:	Eff Year Blt: 1998	Sq.Ft: 960	% Complete: 100.00
Desc: Frost Control			Dimensions: 48x20		RMV: 1500	
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	
Frost Control	4	Finished	960	0	0	0	1998		Exception: Y N

**Accessories**

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

Bldg: 7	Code Area: 04500	Stat Class: 354	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 80	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions: 16x5		RMV: 270	
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	
Lean-to Light Duty	4	Finished	80	0	0	2016	2016		Exception: Y N

**Accessories**

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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-001746	83464	MARION COUNTY	NEW CONSTRUCTION	ADDITION	240553	0	R	2 STORY ADDITION, ADDING 1 BDRM & 1 BTHRM FOR A TOTAL OF 2BD/2BTH

## **Farm Notes**

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2024FARM

6-6-24: CWO insp L4, forest use ok

24-25: Per SA Survey of 2-29-24, owner states they have timber on 26 acres. They did selective logging on these acres in summer 2022 and fully replanted in winter 2023. They are under contract w/USDA - Forestry Division, to maintain proper reforestation standards. Owner has contact info for them if needed.

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2025FARM

25-26: SA Survey submitted 8-27-25, owner stated they are NOT growing a forest with the intent to harvest, and that they DO understand that not doing so will result in an Add Tax.... Also, forest check tag for 5-1-26 indicates we still need to verify replanting of 2.5 acres of trees that were harvested in 2022, but 2024FARM Acct Note seems to resolve that (?). Will need an inquiry letter & forestry flyers after CWO has a chance to review account and aerals.

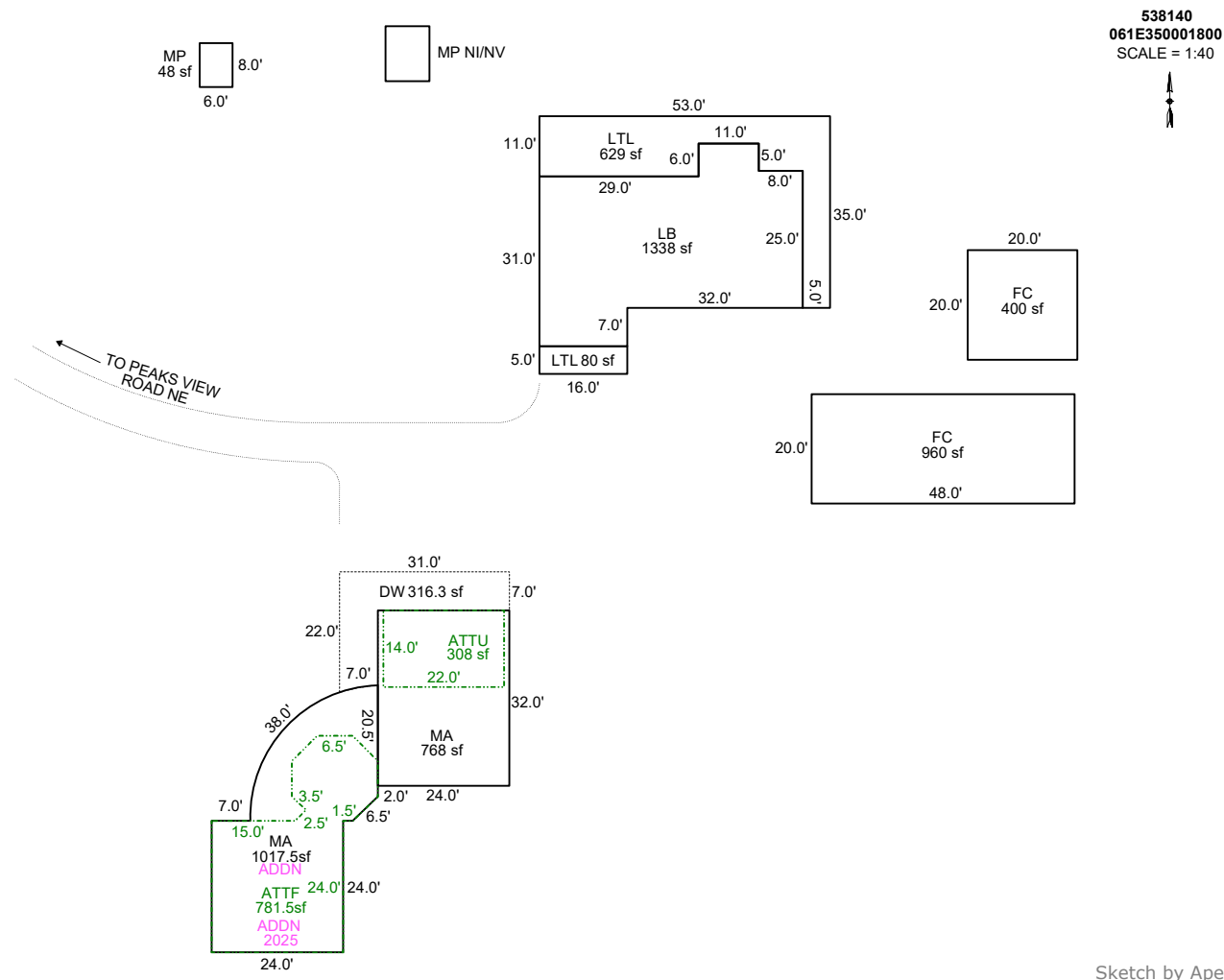
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# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 538140 Parcel No.: 061E35 01800  
 Property Address: 5952 PEAKS VIEW DRIVE NE  
 City: SCOTTS MILLS County: State: OR ZipCode: 97375  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC	1.0	960.0	136.0	
	FC	1.0	400.0	80.0	
	LB	1.0	1338.0	170.0	
	LTL	1.0	629.0	188.0	
	LTL	1.0	80.0	42.0	
GLA1	MP	1.0	48.0	28.0	3455.0
	MA	1.0	768.0	112.0	
GLA2	MA	1.0	1017.8	145.1	1785.8
	ATTF	1.0	781.8	134.2	
P/P	ATTU	1.0	308.0	72.0	1089.8
	DW	1.0	316.3	104.8	316.3
	Net LIVABLE	cnt	0 (rounded)		2,876
	Net BUILDING	cnt	0 (rounded)		3,455

### COMMENT TABLE 1

Apex by JA 10/08/09  
 UPDATED BY CJURAN 03/19/2024  
 UPDATED BY CLOBERG 07/07/25 25-001746 ADDN  
 UPDATED BY WWILLIAMS 11/17/25  
 UPDATED BY CLOBERG 04/01/26

### COMMENT TABLE 2

MLH 03/15/2024  
 MLH 10/02/25

### COMMENT TABLE 3

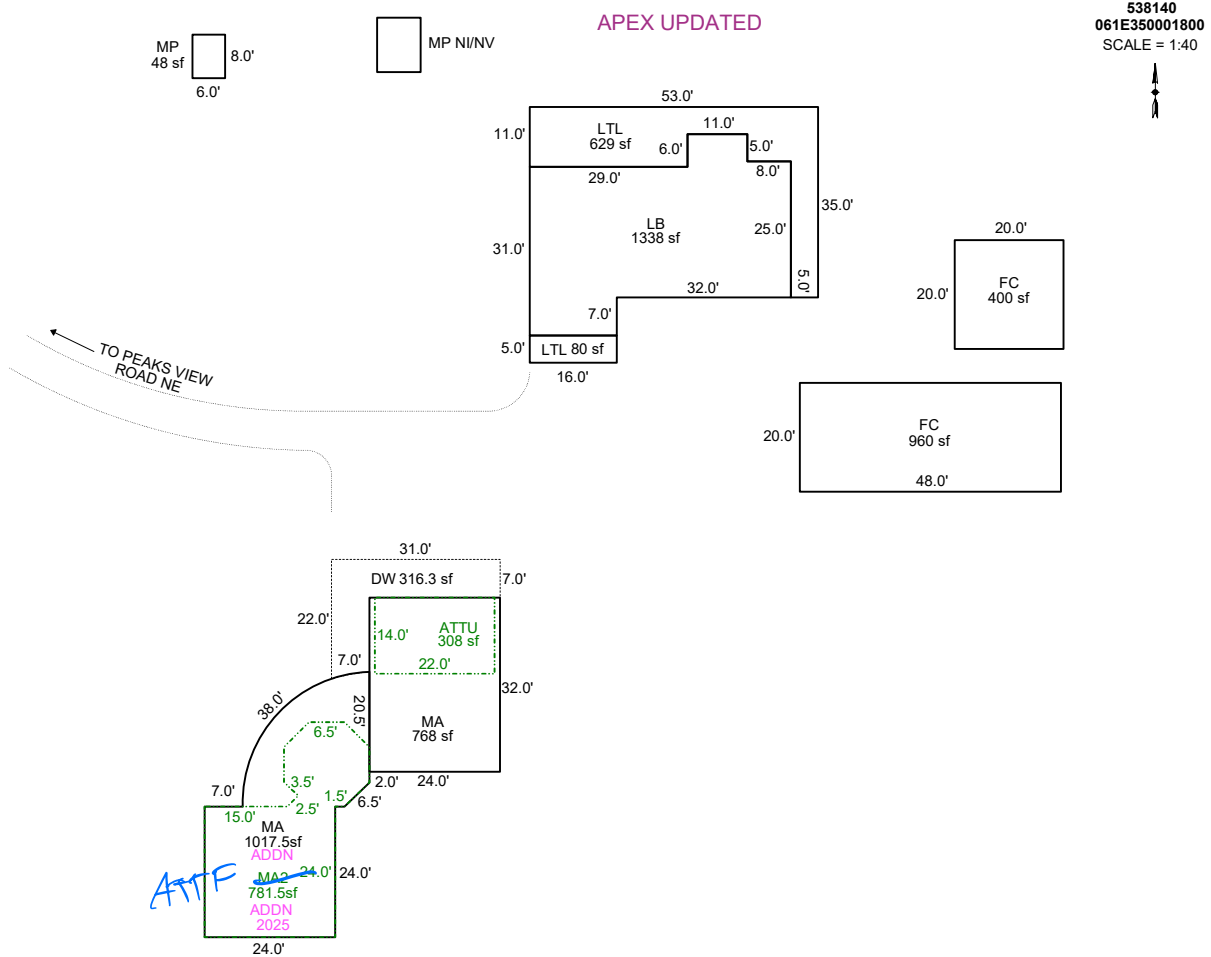
TAGS L1  
 TAGS/SV L4

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 538140 Parcel No.: 061E35 01800  
 Property Address: 5952 PEAKS VIEW DRIVE NE  
 City: SCOTTS MILLS County: State: OR ZipCode: 97375  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

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	LTL	1.0	80.0	42.0	
GLA1	MP	1.0	48.0	28.0	3455.0
	MA	1.0	768.0	112.0	
GLA2	MA	1.0	1017.8	145.1	1785.8
	MA2	1.0	781.8	134.2	
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	DW	1.0	316.3	104.8	316.3
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	Net BUILDING	cnt	6 (rounded)		3,455

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Apex by JA 10/08/09  
 UPDATED BY CJURAN 03/19/2024  
 UPDATED BY CLOBERG 07/07/25 25-001746 ADDN

### COMMENT TABLE 2

MLH 03/15/2024  
*10/2/25 MLH*

### COMMENT TABLE 3

TAGS L1  
*TAGS LY*