

Summary

Lead Appr: MLH Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 3/13/26

Print Date: 9/26/2025

Acct ID: 538541 MTL: 071E09D000700 Date: 10/15/25 Appr: MLH Prop Class: 501 551 RMV Prop Class: 501  
Situs: 17484 POWERS CREEK LOOP NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 84428 Year: 2025

Last Date Appraised: 07/22/2019 Appraiser: MATTHEW HAMILTON Tag: Y Tag info: 10/16, 2/12  
Owner: SCOTT D JOHNSON & LINDA S EDELMAN FAM TR Last Sales Date: 04/26/2019 Roll Type: R

Cycle: 1 Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCP TO INSP AV: 585530  
RMV Land: 480610 RMV Imp: 600660 RMV Total: 1081270 MAV: 585530 MSAV: 0 SAV: 0

Comment:

NEW MA @ 65%

update inventory Retag for 27

Input MLH

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	50000	04480	0

2/12/26

Land

Roll correction done

CWO 3/6/26

Site: 1 Code Area: 04480 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 18080 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 99-2000; ADD GB5, CHANGE BASEMENT GARAGE TO FINISHED BASEMENT 05-06; RECALC SETUP; APPR 36, 05/21/04.

Site: 2 Code Area: 04480 Size: 22.81 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 412530 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 05-06; RECALC SETUP; APPR 36, 05/28/04. FOREST/PASTURE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04480 Stat Class: 143 Year Blt: 1974 Eff Year Blt: 1985 Sq.Ft: 2214 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 366960  
 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
First Floor	4	Finished	1494	3	FB-2	1974	1985	KIT-, FP- 1, ROOF, BATH - 2, HVAC+	Y N
Basement	4	Finished	720	1	FB-1/ HB-1	1974	1985	HVAC+, BTH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	246	2003	4871	1	Y N
PATIO	4	28	1994	131	1	Y N
PATIO	4	400	2016	2112	1	Y N
ROOF EXTENSION OR PATIO COVER	4	28	1994	690	1	Y N
ROOF EXTENSION OR PATIO COVER	4	1466	2003	38263	1	Y N

Bldg: 5 Code Area: 04480 Stat Class: 148 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1536 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 209710  
 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
Attic	4	Finished	1152	0	0	1994	1994		Y N
Garage Oversized Detached	4	Finished	1300	0	FB-1	1994	1994	HVAC, ROOF, BATH - 1	Y N
Lean-to Heavy Duty	4	Finished	384	0	0	2003	2003	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04480 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 168 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 660  
 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
Multi-Purpose Bldg	4	Finished	168	0	0	1970	1970		Y N

Accessories

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 04480 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 120 % Complete: 100.00

Desc: Multi Purpose Shed (MP)

Dimensions: 12x10

RMV: 510

% Complete: 100.00

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

*CONCLUSION  
EVIDON*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	120	0	0	1970	1970	Exception: Y N

*Delete*

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 04480 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1800 % Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 60x30

RMV: 18010

% Complete: 100.00

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
General Purpose Bldg	5	Finished	1800	0	0	1998	1998	FAIR <i>A/E</i> Exception: Y N

*2000*

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 04480 Stat Class: 355 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1080 % Complete: 100.00

Desc: Lean-to Heavy (LTH)

Dimensions: 60x18

RMV: 4810

% Complete: 100.00

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
Lean-to Heavy Duty	5	Finished	1080	0	0	2007	2007	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
25-003715	83740	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	443080	0	R	REPLACMENT 3BED/3BATH SFD

*355 LTH 8x18 2000 I/O*





ACCOUNT # \_\_\_\_\_ DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY + - FLOOR MA  
 AREA 1756 EFF AREA \_\_\_\_\_ BED 1  
 ROOF + HVAC +  
 BATH PKG: 1 BATH 1 BATH + 1 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2005 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 65 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS 4 F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

STAT \_\_\_\_\_ QLTY + - FLOOR MA2  
 AREA 493 EFF AREA \_\_\_\_\_ BED 2  
 ROOF + HVAC +  
 BATH PKG: 1 BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 65 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR AGF  
 AREA 681 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 65 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

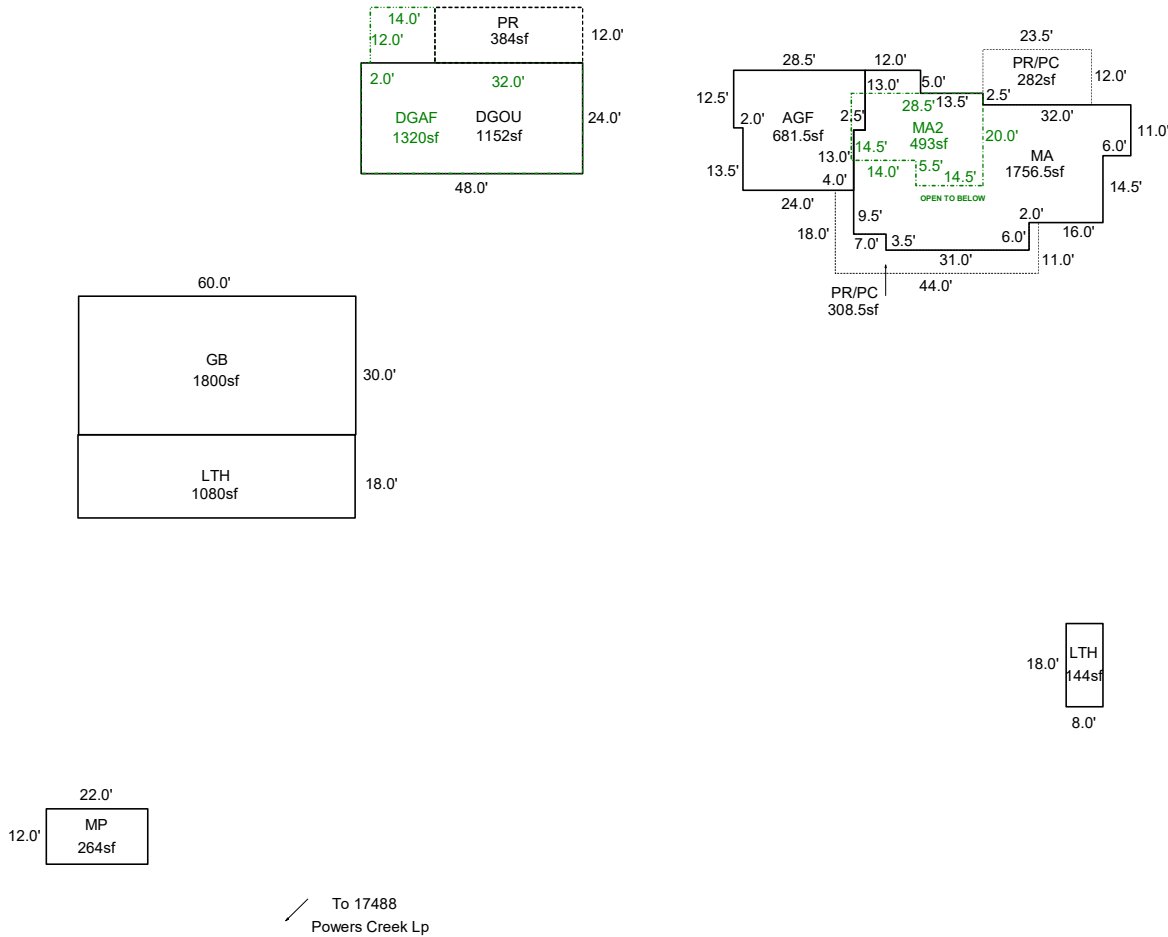
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 538541 Parcel No.: 071E 09D 00700  
 Property Address: 17484 Powers Creek Lp NE  
 City: Silverton County: State: OR ZipCode: 97381  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

538541  
071E 09D 00700



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1800.0	180.0	
	LTH	1.0	1080.0	156.0	2880.0
MA2	MA2	1.0	493.0	97.0	493.0
GAR	AGF	1.0	681.5	109.0	681.5
GARG	DGOU	1.0	1152.0	144.0	
	DGAF	1.0	1320.0	168.0	2472.0
LTH	LTH	1.0	144.0	52.0	144.0
MA	MA	1.0	1756.5	198.0	1756.5
MP	MP	1.0	264.0	68.0	264.0
P/P	PR/PC	1.0	282.0	71.0	
	PR/PC	1.0	308.5	136.0	590.5
PR	PR	1.0	384.0	88.0	384.0
	Net LIVABLE	cnt	4 (rounded)		2,846
	Net BUILDING	cnt	0 (rounded)		2,880

### COMMENT TABLE 1

Apex 10/06/2011 Jane  
 UPD BY PH 12.24.19  
 UPDATED BY CLOBERG 08/06/25 25-003715 MA  
 UPDATED BY CLOBERG 03/16/26  
 UPDATED BY CLOBERG 04/01/26

### COMMENT TABLE 2

MLH 10/15/25

### COMMENT TABLE 3

TAGS L2

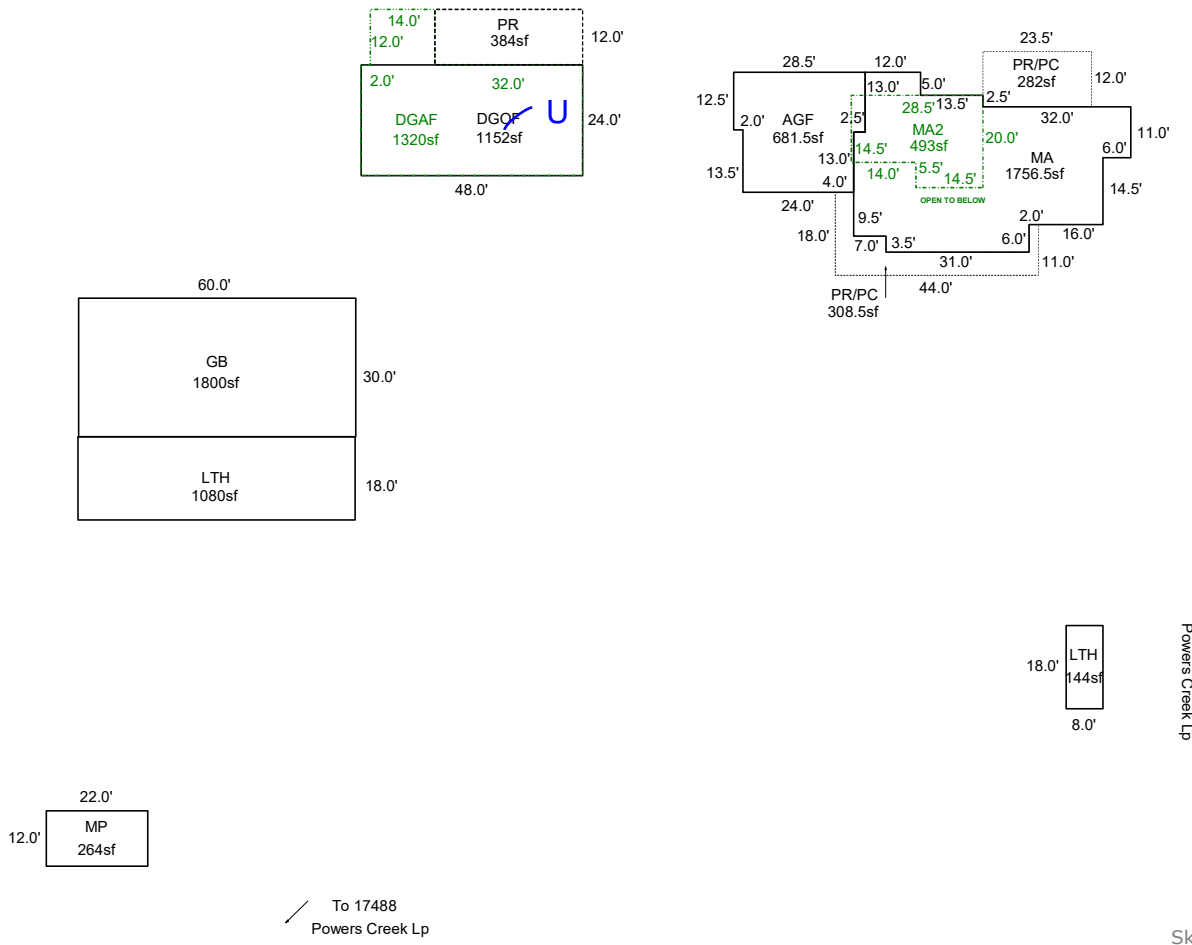
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Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1800.0	180.0	2880.0
	LTH	1.0	1080.0	156.0	
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GAR	AGF	1.0	681.5	109.0	681.5
GARG	DGOF	1.0	1152.0	144.0	2472.0
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LTH	LTH	1.0	144.0	52.0	144.0
MA	MA	1.0	1756.5	198.0	1756.5
MP	MP	1.0	264.0	68.0	264.0
P/P	PR/PC	1.0	282.0	71.0	590.5
	PR/PC	1.0	308.5	136.0	
PR	PR	1.0	384.0	88.0	384.0
Net LIVABLE		cnt	4 (rounded)		2,846
Net BUILDING		cnt	0 (rounded)		2,880

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MLH 10/15/25

### COMMENT TABLE 3

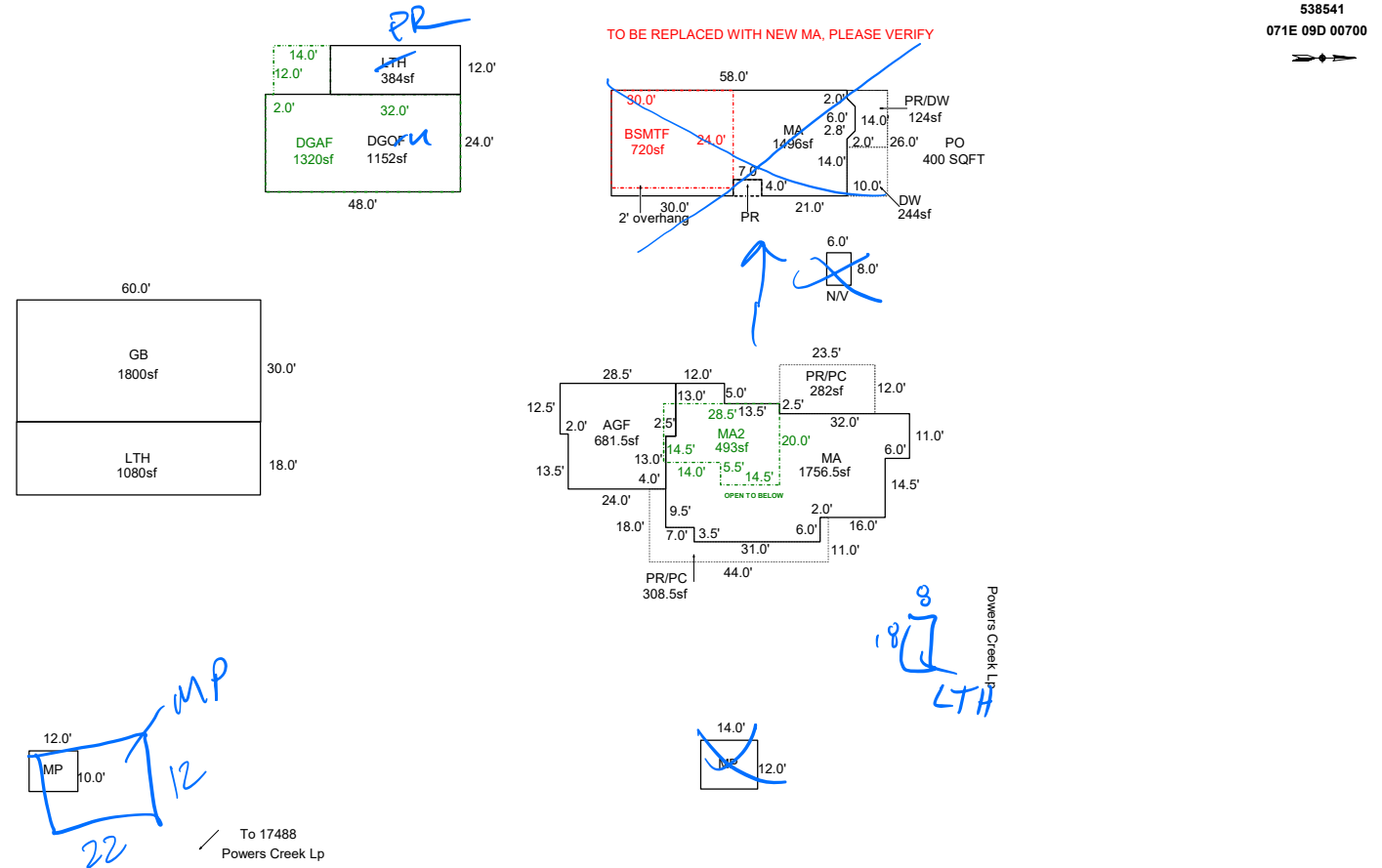
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## SKETCH



538541  
071E 09D 00700

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	N/V	1.0	48.0	28.0	
	LTH	1.0	384.0	88.0	
	GB	1.0	1800.0	180.0	
	LTH	1.0	1080.0	156.0	
	MP	1.0	120.0	44.0	
	MP	1.0	168.0	52.0	3600.0
GLA1	MA	1.0	1496.0	177.7	1496.0
	MA2	1.0	493.0	97.0	493.0
	BSMTF	1.0	720.0	108.0	720.0
	AGF	1.0	681.5	109.0	681.5
	DGOF	1.0	1152.0	144.0	
	DGAF	1.0	1320.0	168.0	2472.0
	MA	1.0	1756.5	198.0	1756.5
P/P	PR/PC	1.0	308.5	136.0	
	PR/PC	1.0	282.0	71.0	590.5
YI1	DW	1.0	244.0	73.7	
	1 addl items				
	Net LIVABLE	cnt	2 (rounded)		3,746
	Net BUILDING	cnt	6 (rounded)		3,600

### COMMENT TABLE 1

Apex 10/06/2011 Jane  
 UPD BY PH 12.24.19  
 UPDATED BY CLOBERG 08/06/25 25-003715 MA

### COMMENT TABLE 2

### COMMENT TABLE 3

w/15/25 MAH Tags L2

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% 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%		5%
4%	75%	Plumbing Rough-In	4%	50%	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%		Electrical Fixtures	3%	80%	2%
2%	95%	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 10/15/25 YR For 26-27 % COMP 65  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 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 \_\_\_\_\_