

Acct ID: 538018 MTL: 061E330000600 Date: 1/9/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451
 Situs: 5321 TIMBER TRAIL NE SILVERTON OR 97381 MaSaNh: 03 06 002 Unit: 41730 Year: 2024
 Last Date Appraised: 12/18/2023 Appraiser: MATTHEW HAMILTON Retag: Y (N) Tag info: 2025 - Tags/Permit (Completion)
 Owner: HINKLE, GWENDOLYN K Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB (TTC) INSP AV: 388098
 RMV Land: 411100 RMV Imp: 812420 RMV Total: 1223520 MAV: 341260 MSAV: 31828 SAV: 57744
 Comment: 24-25 L4 12/18/23 CLUKE
 23-24: L2 12.12.22 CL

*MA Addn @ 100% update inventory
 close Tag*

FARM LIVESTOCK

Input MLH 2/7/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Chris 2/24/25

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	04500	0

Land

Site: 1	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 40130	Exception: Y N		
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 08-09: APPROVED FOR FARMUSE, WAS NOT SPEC ASS'D FROM 94-5 THROUGH 07-08 WITH LIABILITY YEAR OF 1984// 06-07: RECALC SETUP;#10, 06-24-05						
Site: 3	Code Area: 04500	Size: 2.48 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BDS S	Value Source: Farm Use - EFU	Description: TWO BENCH DRY SOUTH SPECIAL	RMV: 109470	Exception: Y N		
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 1984 / 00400028//24-25 SOIL CORRECTIONS/UPDATES 08-09: APPROVED FOR FARMUSE, WAS NOT SPEC ASS'D FROM 94-5 THROUGH 07-08 WITH LIABILITY YEAR OF 1984// 06-07: RECALC SETUP;#10, 06-24-05						
Site: 4	Code Area: 04500	Size: 5.37 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS S	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH	RMV: 215500	Exception: Y N		
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 1984 / 24-25 SOIL CORRECTIONS/UPDATES 08-09: APPROVED FOR FARMUSE, WAS NOT SPEC ASS'D FROM 94-5 THROUGH 07-08 WITH LIABILITY YEAR OF 1984// 06-07: RECALC SETUP;#10, 06-24-05						
Site: 5	Code Area: 04500	Size: 0.83 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND	RMV: 1000	Exception: Y N		
Adjustment(s):	GSOIL, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 1984 / 00400028// POWERS CREEK 24-25 SOIL CORRECTIONS/UPDATES 08-09: APPROVED FOR FARMUSE, WAS NOT SPEC ASS'D FROM 94-5 THROUGH 07-08 WITH LIABILITY YEAR OF 1984// 06-07: RECALC SETUP;#10, 06-24-05						

Improvements - Residence / Manufactured Structures

Blended EYB 2007 M/M

Bldg: 1	Code Area: 04500	Stat Class: 141 +	Year Blt: 1976	Eff Year Blt: <u>2005</u>	Sq.Ft: 3987	% Complete: 100
Desc: One Story Only	Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 15010	Adjust: Adjust RMV: 0	Dimensions: RMV: 769030

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	3233	3	FB-3/ HB-1	1976	2005	BATH - 3, BTH - 1, HVAC, FP - 1, ROOF, KIT	Exception: Y N
First Floor	4 +	Finished	754 435	0	<u>1</u>	1976	2005	<u>1 Bath 100% M/M</u>	Exception: Y N
Garage Attached	4	Finished	702	0	0	1976	1976	ROOF	Exception: Y N
Garage Attached	4	Finished	<u>319</u> 1000	0	0	2014	2014	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	2005	33852	1	Exception: Y N

Bldg: 4	Code Area: 04500	Stat Class: 108	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0	Dimensions: RMV: 1680 <u>0 Conversion Error</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

DELETE

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
GARDEN GREENHOUSE	1	96	0	1374	1	

Bldg: 5 Code Area: 04500 Stat Class: 108 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 9490
 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
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No floor data available

Part of YI Move MAU

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	1	2700	2014	7776	1	

Improvements - Accessory Buildings

1999

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1989 Eff Year Blt: ~~1989~~ Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 6360
 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
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General Purpose Bldg	5	Finished	864	0	0	1989	1989	FAIR	Exception: Y N
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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: 341 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 4500
 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
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Multi-Purpose Bldg	5	Finished	192	0	0	2016	2016	FAIR	Exception: Y N
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N/C

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 351 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 21360
 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
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General Purpose Bldg	5	Finished	1152	0	0	2016	2016	FAIR <i>Ave</i>	Exception: Y N
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Accessories

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

354 LTL 2009 8x14 I/O

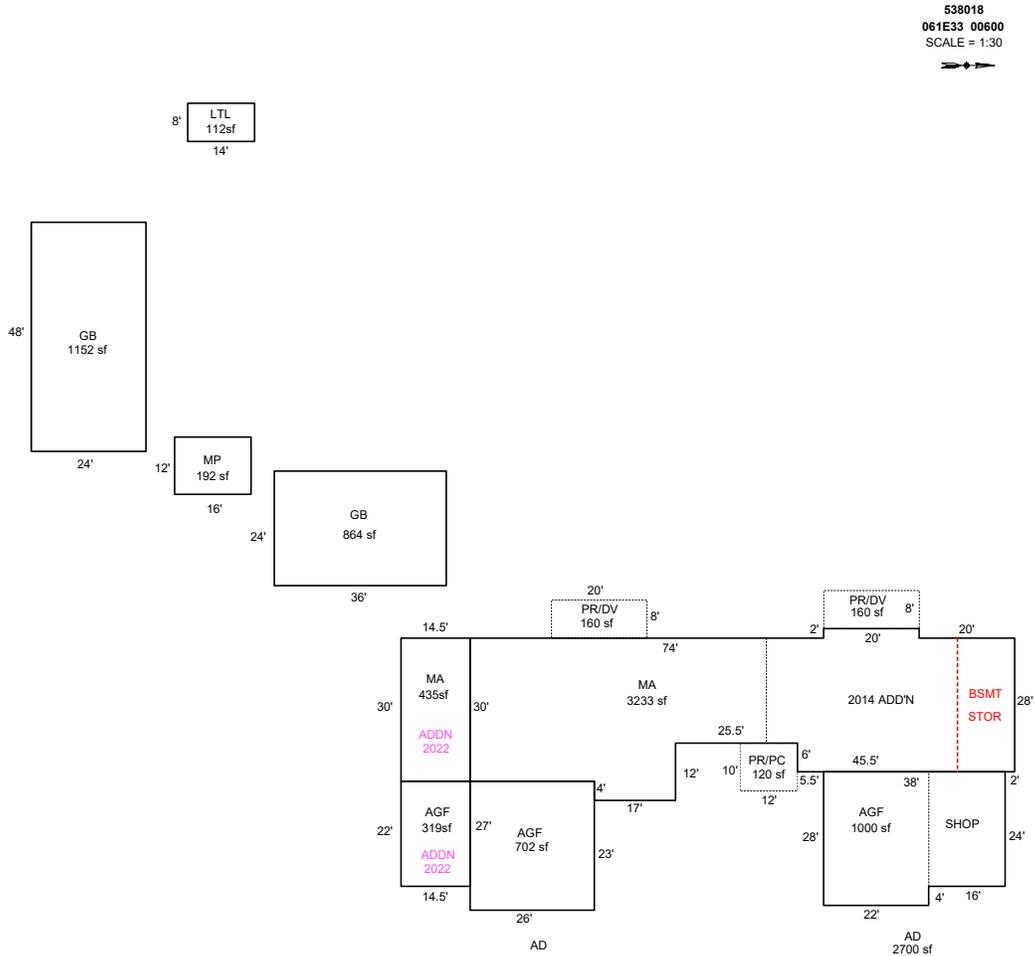


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538018 Parcel No.: 061E33 00600
 Property Address: 5321 TIMBER TRAIL NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

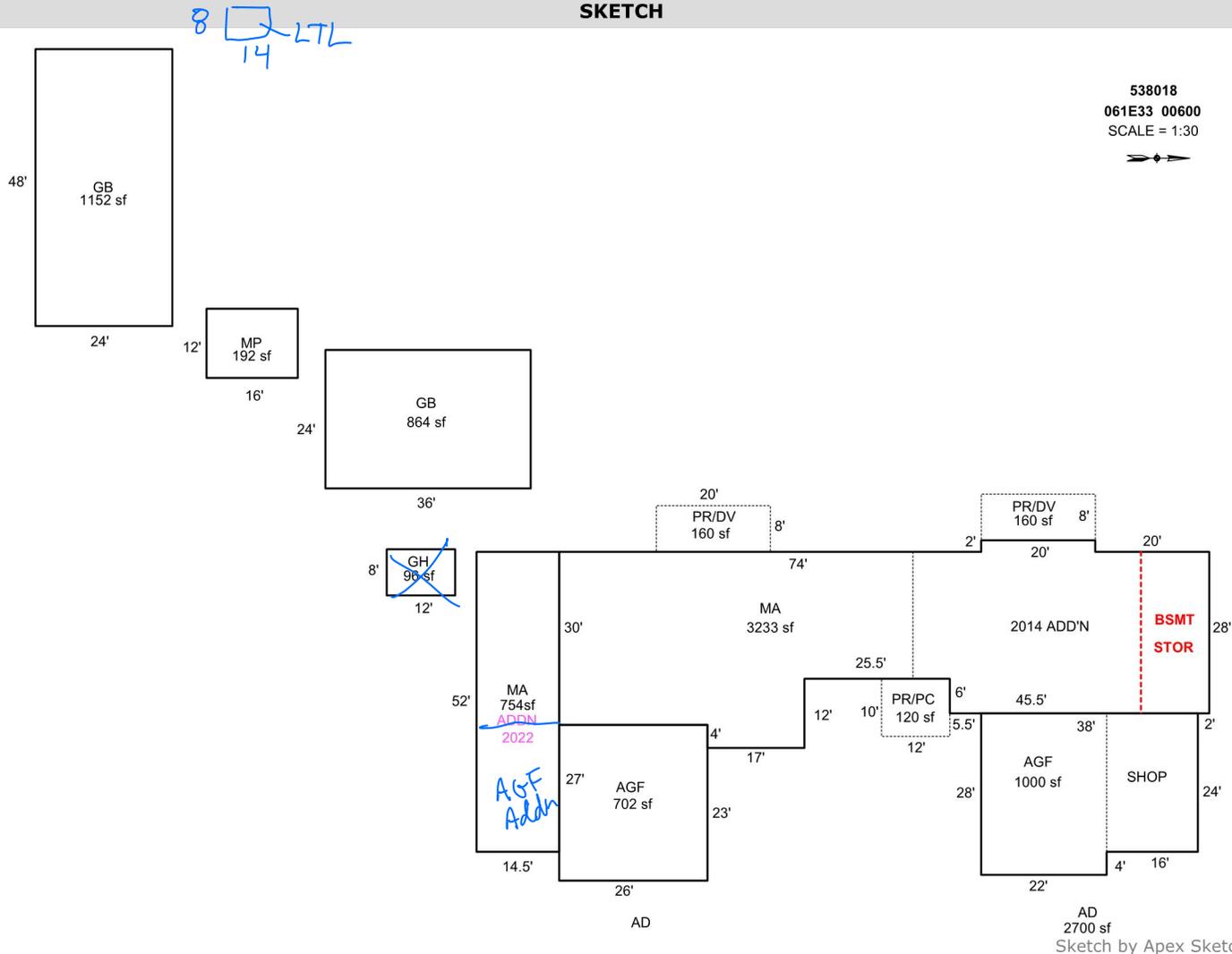
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	GB	1.0	864.0	120.0		DRAWN BY SRAGSDALE 6/13/14 UPDATED BY SRAGSDALE 2/9/15 Updated by CW 2/13/15 UPDATED BY JRONDEMA 11/22/16 UPDATED BY CJURAN 10/03/2022 555-22-006748 UPDATED BY CLOBERG 02/07/25			
	GB	1.0	1152.0	144.0					
	MP	1.0	192.0	56.0					
	LTL	1.0	112.0	44.0	2320.0				
GLA1	MA	1.0	3233.0	312.0	3233.0				
GAR	AGF	1.0	702.0	106.0					
	AGF	1.0	1000.0	132.0					
	AGF	1.0	319.0	73.0	2021.0				
MA P/P	MA	1.0	435.0	89.0	435.0				
	PR/DV	1.0	160.0	56.0				COMMENT TABLE 2	
	PR/DV	1.0	160.0	56.0		COMMENT TABLE 3			
	PR/PC	1.0	120.0	44.0	440.0	11/18/16 SR #94 TAGS VE MLH 01/09/25	TAGS L2		
	Net LIVABLE	cnt	1	(rounded)	3,668				
	Net BUILDING	cnt	4	(rounded)	2,320				

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538018 Parcel No.: 061E33 00600
 Property Address: 5321 TIMBER TRAIL NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



538018
 061E33 00600
 SCALE = 1:30



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	GB	1.0	1152.0	144.0	
	MP	1.0	192.0	56.0	2208.0
GLA1	MA	1.0	3233.0	312.0	
	MA	1.0	754.0	133.0	3987.0
GAR	AGF	1.0	702.0	106.0	
	AGF	1.0	1000.0	132.0	1702.0
OTH	GH	1.0	96.0	40.0	96.0
P/P	PR/DV	1.0	160.0	56.0	
	PR/DV	1.0	160.0	56.0	
	PR/PC	1.0	120.0	44.0	440.0
	Net LIVABLE	cnt	2 (rounded)		3,987
	Net BUILDING	cnt	3 (rounded)		2,208

COMMENT TABLE 1

DRAWN BY SRAGSDALE 6/13/14
 UPDATED BY SRAGSDALE 2/9/15
 Updated by CW 2/13/15
 UPDATED BY JRONDEMA 11/22/16
 UPDATED BY CJURAN 10/03/2022 555-22-006748

COMMENT TABLE 2

11/18/16 SR #94 TAGS VE

1/9/25 MLH

COMMENT TABLE 3

TAGS L2



R38018
MP 16X12

11/18/16



R38018
GB 48X24
N.SIDE

11/18/16









Acct ID: 538018 MTL: 061E330000600 Date: **8-28-23** Appr: **LUKE** Prop Class: 551 RMV Prop Class: 451
 Situs: 5321 TIMBER TRAIL NE SILVERTON OR 97381 **12-18-23** MaSaNh: 01 06 008 Unit: 41730 **INPUT 12-18-23 LUKE** Year: **2023**
 Last Date Appraised: 12/12/2022 Appraiser: CLINT LUKE **LU** Retag: **Y** N Tag info: 2024 - Tags/Permit (Completion) **24**
 Owner: HINKLE, GWENDOLYN K Roll Type: R
 Cycle **Tag** Sales Verification Other: Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 395030
 RMV Land: 440660 RMV Imp: 803510 RMV Total: 1244170 MAV: 302260 MSAV: 34400 SAV: 65278
 Comment: 23-24: L2 12.12.22 CL

ADDN 90% PER OWNER EMAIL ON 12-15-23

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	04500	0

1.0 Homesite 4BDSS
5.37 Farm 4BDSS
0.83 Water WST (Powers Creek)
2.48 Farm 2BDSS

Land Chris 1/25/24

Site: 1	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Homesite	Description: FOUR BENCH DRY	RMV: 39370	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 08-09: APPROVED FOR FARMUSE, WAS NOT SPEC ASS'D FROM 94-5 THROUGH 07-08 WITH LIABILITY YEAR OF 1984// 06-07: RECALC SETUP;#10, 06-24-05						
Site: 3	Code Area: 04500	Size: 3.70 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 160230	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 1984 / 00400028// 08-09: APPROVED FOR FARMUSE, WAS NOT SPEC ASS'D FROM 94-5 THROUGH 07-08 WITH LIABILITY YEAR OF 1984// 06-07: RECALC SETUP;#10, 06-24-05						
Site: 4	Code Area: 04500	Size: 4.08 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 196060	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 1984 / 08-09: APPROVED FOR FARMUSE, WAS NOT SPEC ASS'D FROM 94-5 THROUGH 07-08 WITH LIABILITY YEAR OF 1984// 06-07: RECALC SETUP;#10, 06-24-05						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04500	Stat Class: 141 +	Year Blt: 1976	Eff Year Blt: 2005	Sq.Ft: 3987	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 756910				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 58370	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4 +	Finished	3233	3	FB-3/ HB-1	1976	2005	FP, ROOF, HVAC, KIT+, BTH - 1, BATH - 3	Y N
First Floor	4 +	Finished	754	0	0	1976	2005	90% complete	<input checked="" type="checkbox"/> Y N
Garage Attached	4	Finished	702	0	0	1976	1976	ROOF	Y N
Garage Attached	4	Finished	1000	0	0	2014	2014	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS GOOD	4	1	2005	34776	1	Y N

Bldg: 4	Code Area: 04500	Stat Class: 108	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 1720				
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	Exception:
GARDEN GREENHOUSE	1	96	0	1374	1	Y N

Bldg: 5	Code Area: 04500	Stat Class: 108	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements	Dimensions:	RMV: 9720				
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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	2700	2014	7776	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04500	Stat Class: 351	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 864	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 36x24		RMV: 7020	
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
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General Purpose Bldg	5	Finished	864	0	0	1989	1989	Exception: Y N
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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: 341	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 16x12		RMV: 4780	
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
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Multi-Purpose Bldg	5	Finished	192	0	0	2016	2016	Exception: Y N
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Accessories

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

Bldg: 6	Code Area: 04500	Stat Class: 351	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 1152	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 48x24		RMV: 23360	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

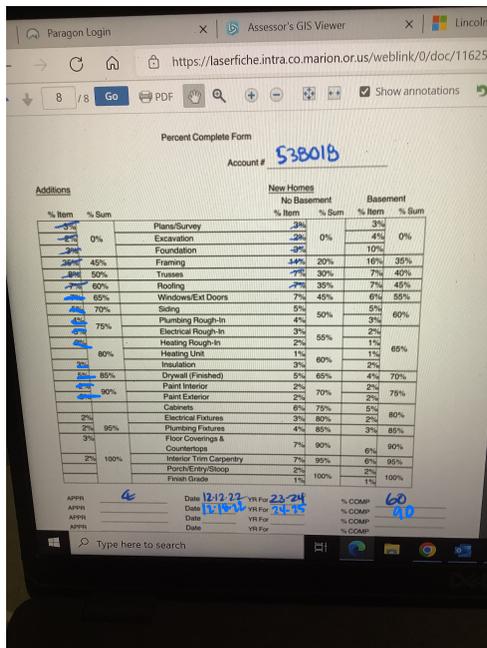
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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General Purpose Bldg	5	Finished	1152	0	0	2016	2016	Exception: Y N
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Accessories

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

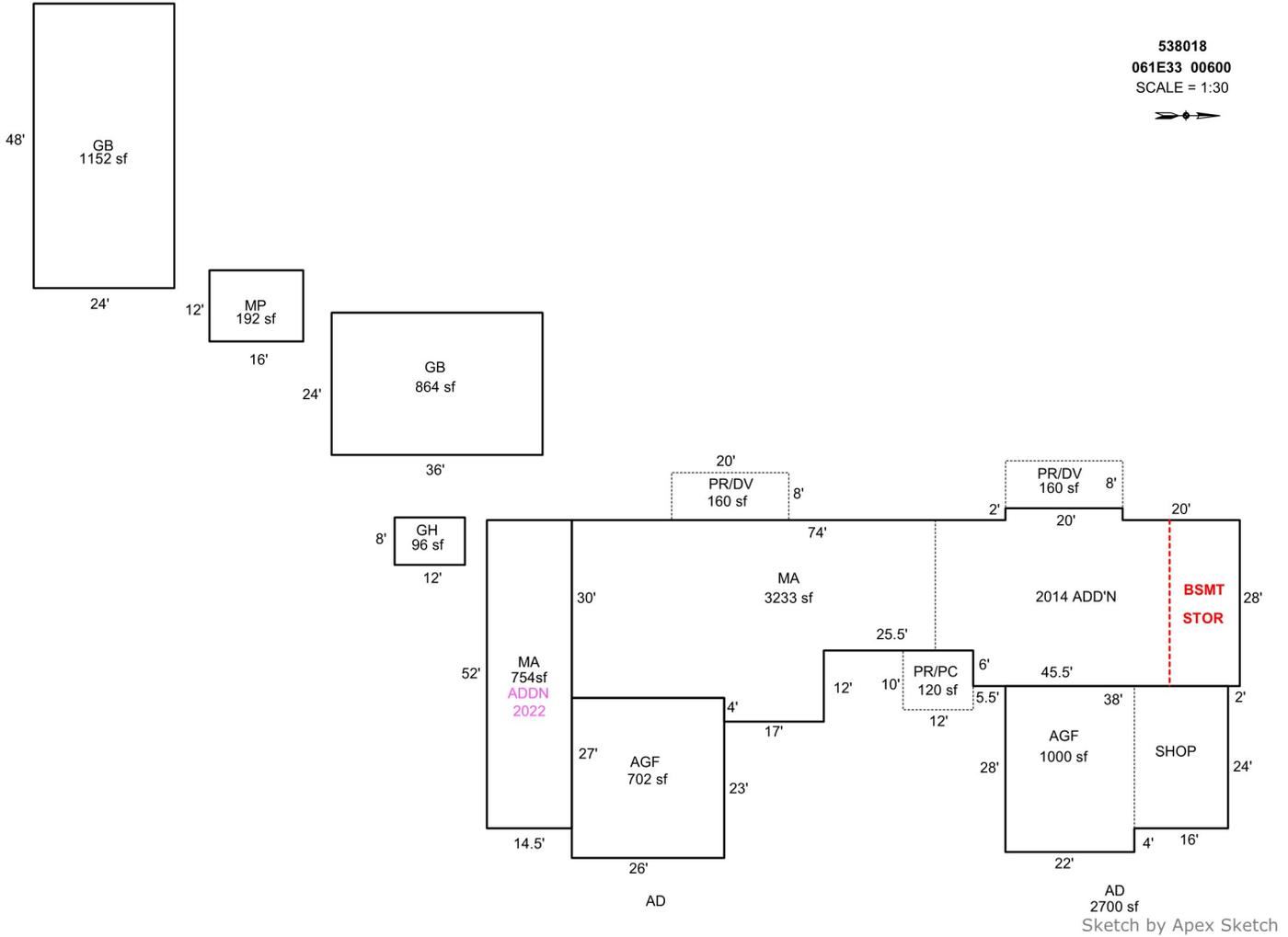


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 538018 Parcel No.: 061E33 00600
 Property Address: 5321 TIMBER TRAIL NE
 City: SILVERTON County: 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	864.0	120.0	
	GB	1.0	1152.0	144.0	
	MP	1.0	192.0	56.0	2208.0
GLA1	MA	1.0	3233.0	312.0	
	MA	1.0	754.0	133.0	3987.0
GAR	AGF	1.0	702.0	106.0	
	AGF	1.0	1000.0	132.0	1702.0
OTH	GH	1.0	96.0	40.0	96.0
P/P	PR/DV	1.0	160.0	56.0	
	PR/DV	1.0	160.0	56.0	
	PR/PC	1.0	120.0	44.0	440.0
	Net LIVABLE	cnt	2 (rounded)		3,987
	Net BUILDING	cnt	3 (rounded)		2,208

COMMENT TABLE 1

DRAWN BY SRAGSDALE 6/13/14
 UPDATED BY SRAGSDALE 2/9/15
 Updated by CW 2/13/15
 UPDATED BY JRONDEMA 11/22/16
 UPDATED BY CJURAN 10/03/2022 555-22-006748

COMMENT TABLE 2

11/18/16 SR #94 TAGS VE

COMMENT TABLE 3



8/28/23



8/28/23



8/28/23



8/28/23