

Summary Lead Appr: ^{WW} 2.27.25 Clerk: Lead Clerk: Appr: MLH 3/7/25 Print Date:

9/24/2024

Acct ID: 520760 MTL: 071W010000400 Date: 1/14/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451

Situs: 4565 SADDLE BRED LN NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 48381 Year: 2024
2025

Last Date Appraised: 04/09/2024 Appraiser: MATTHEW HAMILTON Retag: Y Tag info: 2025 - Tags/Permit (Outbuilding)

Owner: RANCH CO LLC Roll Type: R

Cycle Sales Verification Other: Inspection level: 1 2 3 LCB TTO INSP AV: 61093

RMV Land: 9020 RMV Imp: 117200 RMV Total: 126220 MAV: 0 MSAV: 4113 SAV: 4257

Comment: 24-25: L1 4.9.24 MLH
23-24: L3 12.16.22 AG
05-06: CORRECTION TO TSG BASED ON REGGIS ZONE PROJECT

Notations Chris 3/4/25 NC Input MLH 2/25/26

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	UTSA	SA UTILITIES	8500	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 520 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: Description:
 Comments: Liability year - 2024
 24-25: Approved for farm use OSD FOR DGO
 23-24: No Change, AG
 //2018-19 CYCLE; NO CHANGE, 90.
 //2014-15 CYCLE NO CHANGES PER #42

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 138 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 117200
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 56980 Adjust: Adjust RMV: 0 NC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Garage Oversized Detached	3	Finished	1579	0	0	2023	2023	ROOF, HVAC+, FP - 1	

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520760 Parcel No.: 071W010000400
 Property Address: 4565 SADDLE VRED LN NE
 City: SILVERTON County: State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

520760
071W010000400



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA	GB	1.0	1580.3	178.0	1580.3
	Net BUILDING	cnt	1 (rounded)		1,580

COMMENT TABLE 1

DRAWN BY CEHLIN 2/24/23

COMMENT TABLE 2

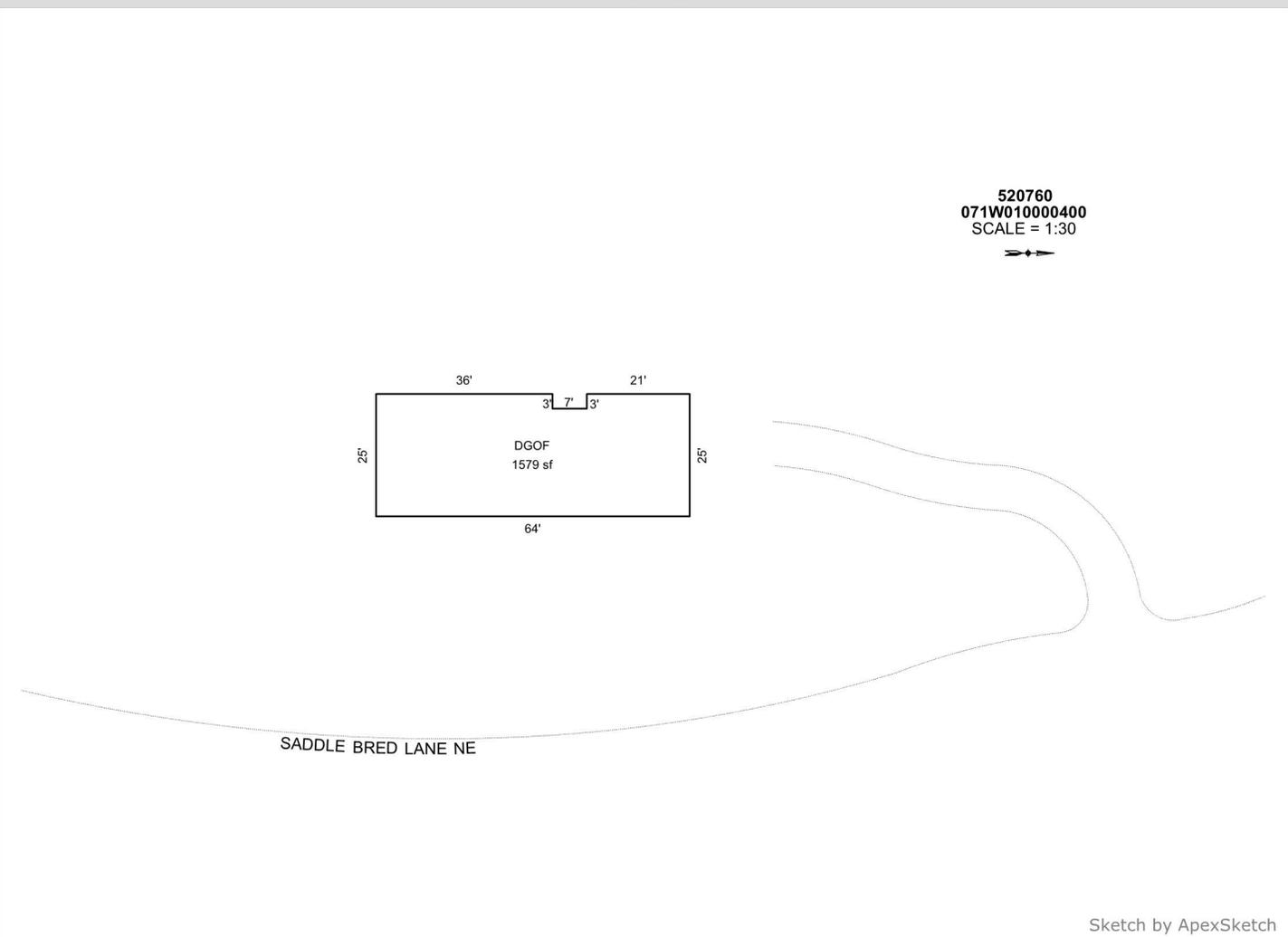
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520760	Parcel No.: 071W010000400		
Property Address: 4565 SADDLE BRED LN NE			
City: SILVERTON	County:	State: OR	ZipCode:
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY CEHLIN 2/24/23 UPDATED BY CJURAN 03/05/2024 UPDATED BY WWILLIAMS 4/9/24	
GAR	DGOF	1.0	1579.0	184.0	1579.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 4.9.24	TAGS L1

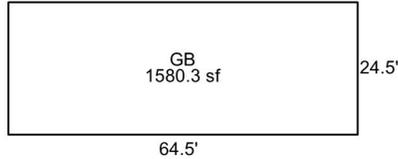
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520760 Parcel No.: 071W010000400
 Property Address: 4565 SADDLE BRED LN NE
 City: SILVERTON County: State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

520760
071W010000400
SCALE = 1:30



SADDLE BRED LANE NE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA	GB	1.0	1580.3	178.0	1580.3
	Net BUILDING	cnt	1 (rounded)		1,580

COMMENT TABLE 1

DRAWN BY CEHLIN 2/24/23
 UPDATED BY CJURAN 03/05/2024

COMMENT TABLE 2

COMMENT TABLE 3



Tag 23/24 #24 L3 12/16/22

✓Retag 1-1-24

MARION COUNTY ASSESSOR 2023 REAL PROPERTY LAND SUMMARY REPORT

LAK

12/8/2022 3:01:38 PM

25x60 Shop

ACCOUNT # 520760

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
04500	Residential	001	UT-5		Acres	1.00	<input checked="" type="checkbox"/>	Tabled	100	160,950
<small>//2018-19 CYCLE; NO CHANGE, 90. //2014-15 CYCLE NO CHANGES PER #42 //2010-11: APPRAISER REVIEW 2009-10 T09-182 REDUCED BASED ON ADDING AN ECONOMIC ADJUSTMENT OF 30.25% AND TOPOP.URB ADJUSTMENT; LOWERED LAND VALUE AND AV. //2006-07: RECALC SETUP; APPR 42, 05/31/05. //2002-03 RGIS #2002-0074 SEG CREATED R330152 TL 401 FROM R20760 TL 400; ALL IMPROVEMENTS & SITUS MOVED FROM R20760 TO R330152.</small>										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
			POOR TOPOGRAPHY, URBAN RECALC		-53,650

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
04500	0	1.00	520760	0	1.00	520760	0	1.00
	0	1.00		0	1.00		0	1.00

locked gate, could not see anything on aerials, no inspection reports yet status of permit on county website is still "issued." Retag 1-1-24

No



MARION County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

NOT OFFICIAL VALUES

December 8, 2022 3:01:50 pm

Account # 520760
Map # 071W010000400
Code - Tax # 04500-520760

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr PP 2001-097
 Block - Lot - 1

Mailing Name RANCH CO LLC

Deed Reference # 2022-2171 (SOURCE ID: 45770368)

Agent

Sales Date/Price 12-22-2021 / \$420,000.00

In Care Of

Appraiser ALICIA GECK

Mailing Address PO BOX 1391
 SILVERTON, OR 97381

Prop Class 100 **MA** **SA** **NH** **Unit**
RMV Class 100 03 03 000 54662-1

Situs Address(s)		Situs City
ID#	4565 SADDLE BRED LN NE	SILVERTON
ID#	4333 IKE MOONEY RD NE	SILVERTON

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
04500	Land	160,950	92,420	92,420	Land	0
	Impr.	0	0	0	Impr.	0
Code Area Total		160,950	92,420	92,420		0
Grand Total		160,950	92,420	92,420		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV	
						TD%	LS	Size	Land Class	
04500	1	<input checked="" type="checkbox"/>		UT-5	Residential	100	A	1.00		160,950
Grand Total								1.00		160,950

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total								0		0

Comments: 05-06: CORRECTION TO TSG BASED ON REGGIS ZONE PROJECT

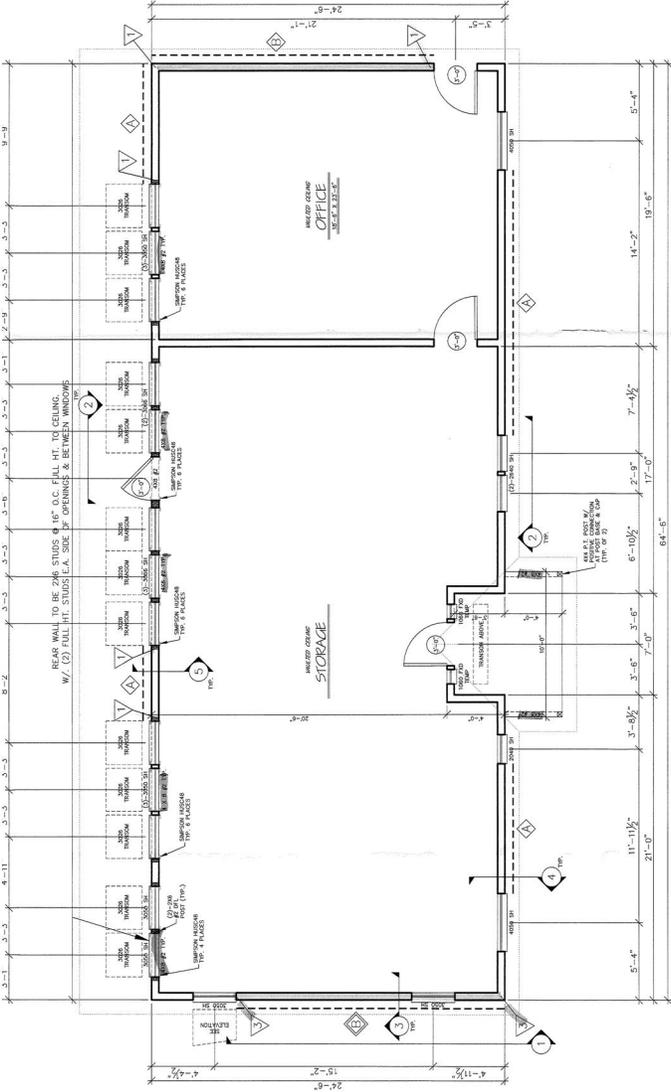
locked gate



4565 SADDLERED LANE
SILVERTON, OREGON

CONTRACTOR: WALTER DEVELOPMENT LLC
(503) 932-3104

DATE: 07-13-22
SCALE: 1/8" = 1'-0"
DRAWN: BRAD DEBE
JOB:
SHEET: 2
OF: 3 SHEETS



MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

NOTE:
- TYP. FRAMING TO BE DF-L #2 U.O.N.
- TYP. HDR. TO BE 4X8 DF-L #2 U.O.N.
- TYP. WALL/TRUSS CONNECTION TO BE SIMPSON HT CLIP U.O.N.

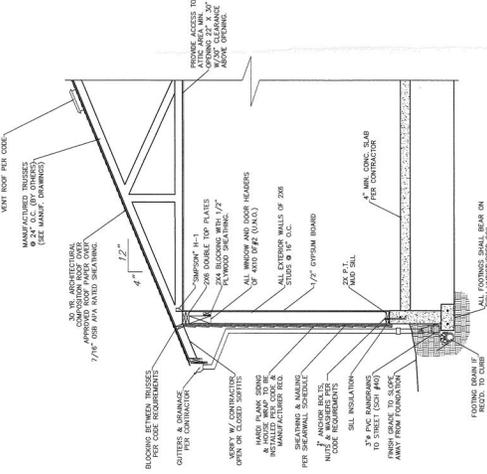
--- SHEARWALL
--- SHEATH ENTIRE WALL ABOVE & BELOW SCHEDULE PER SHEARWALL SCHEDULE
--- SHEARWALL IDENTIFICATION
--- HOLDDOWN IDENTIFICATION

MAIN FLOOR 1555 SQ. FT.

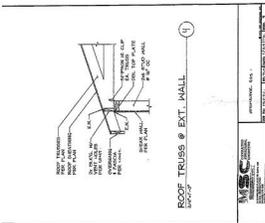
NOTICE
ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE COMPLIED WITH AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

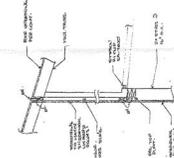
ALL CONNECTIONS & FASTENERS TO BE PER CODE REQUIREMENTS



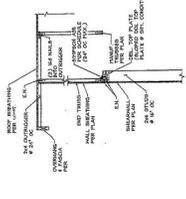
TYPICAL WALL SECTION SCALE: NTS.



ROOF TRUSSES @ EXT. WALL



TYPICAL DBL. TOP PLATE SPLICE



TYP. END TRUSS

MSC Engineers, Inc. 22842 Date: 02/22/22
Project: 046 Redwood Ln Residence Designer: BD

Shearwall Construction Schedule Summary

Wall Type	Start/Finish	Length	Area	Volume	Notes
A. 12\"/>					

Notes:
1. All work shall conform to the applicable building code.
2. All materials shall be of the highest quality and shall be approved by the local building department.
3. All work shall be done in accordance with the approved plans and specifications.
4. All work shall be done in accordance with the approved plans and specifications.
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6. All work shall be done in accordance with the approved plans and specifications.
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