

Acct ID: 520777 MTL: 071W010000300 Date: 1/14/25 Appr: MLH Prop Class: 551 RMV Prop Class: 501
 Situs: 4625 SADDLE BRED LN NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 48381 Year: 2025
503 932 3104 Kristi
 Last Date Appraised: 08/01/2018 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: RANCH CO LLC Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 13584
 RMV Land: 34120 RMV Imp: 21390 RMV Total: 55510 MAV: 10660 MSAV: 2924 SAV: 33391 **Input MLH 2/25/25**
 Comment: NEW MA Foundation only update inventory
Retag for '26 Sheep and goats

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs Chris 3/4/25
 No OSD data available.

Land

Site: 1 Code Area: 04500 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 25880 Exception: Y N
 Adjustment(s): WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2024
 24-25: Approved for farm use
 //2015-16 MAV REDUCTION FOR OSD; MARKET VALUE REMOVED FOR 14-15 BUT WAS NOT INCLUDED IN 14-15 GONE, REMOVED WITH GONE EXCEPTION, KD/42. //2014-15 CYCLE; DELETE ALL IMPROVEMENTS EXCEPT FB & 4320 SQFT GB WITH GONE EXCEPTION; DELETE OSD, REMOVE ECON|82 FROM LAND & CHANGE 4320' GB TO NO VALUE & KEEP FEEDER BARN AT NO VALUE PER #42/KD. //2014-15 CHANGE ECON ADJ TO 82% BASED ON CURRENT MARKET CONDITION, CHECK 1/1/15 FOR ANY CHANGES PER #42/KD. //2013-14 ADJUST LAND ECON TO 65% & CHECK 1/1/14 TO MONITOR MARKET VALUES #42/KD. //2012- 13 PER OFFICE POLICY REMOVE TOPO ADJ. UPDATED ECON ADJ TO 45% #42.

Site: 2 Code Area: 04500 Size: 0.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 370 Exception: Y N
 Adjustment(s): WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2024
 Pond

Site: 4 Code Area: 04500 Size: 19.27 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 7870 Exception: Y N
 Adjustment(s): WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2024

Improvements - Residence / Manufactured Structures
 No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 04500 Stat Class: 311 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 1240 % Complete: 100
 Desc: Feeder Barn (FB) Dimensions: 40x31 RMV: 2200
 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
Feeder Barn	4	Finished	1240	0	0	1982	1982	<u>Fair</u>	Y N

Accessories

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

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 5040 % Complete: 100
 Desc: General Purpose Building (GB) MB Dimensions: 140x36 RMV: 19190
 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
General Purpose Bldg	5	Finished	5040	0	0	1977	1977	FAIR	Y N

Accessories

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

341 MP 5 2023 16x20 AVE NEW

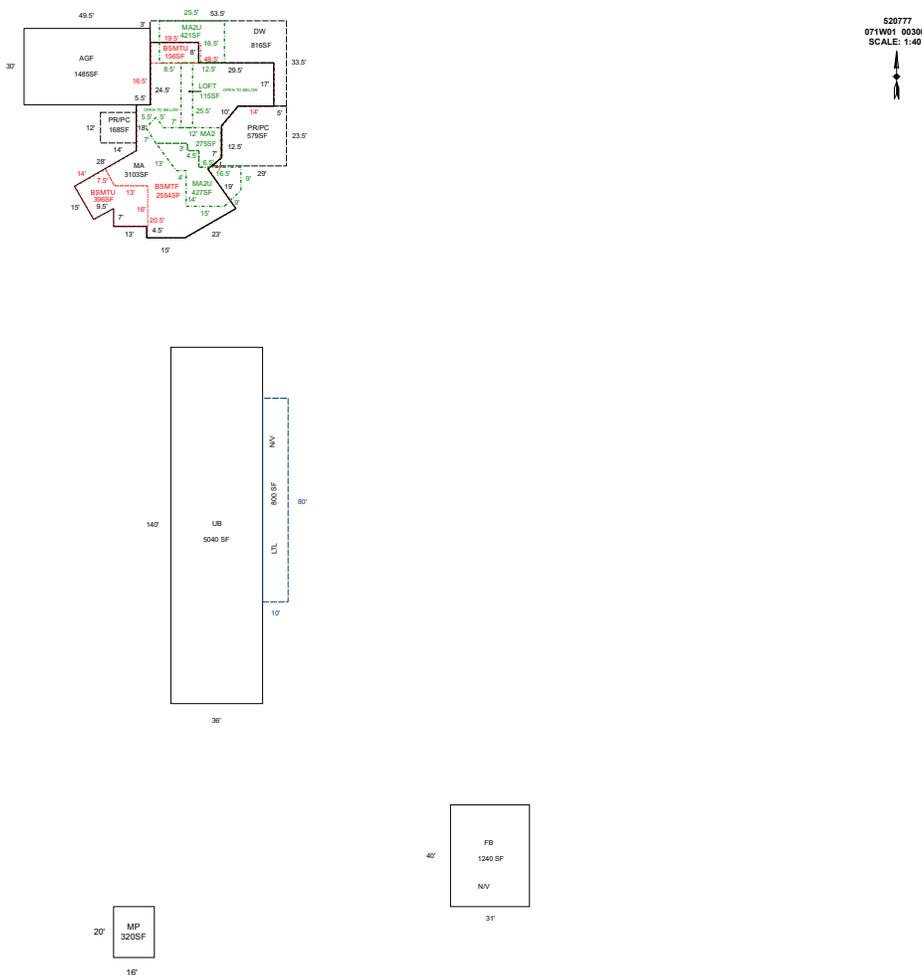


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520777 Parcel No.: 071W01 00300
 Property Address: 4625 SADDLE BRED LN NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

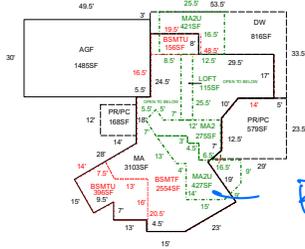
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	UB	1.0	5040.0	352.0	6600.0	DRAWN BY SRAGSDALE 2/26/14 UPDATED BY LK 8-16-18 UPDATED BY CLOBERG 11/14/24 24-005200 MA UPDATED BY CLOBERG 02/19/25			
	FB	1.0	1240.0	142.0					
	MP	1.0	320.0	72.0					
GBA2	MA2U	1.0	420.8	84.0	1237.5			COMMENT TABLE 2	
	LOFT	1.0	114.8	60.0					
	MA2	1.0	274.9	90.8					
	MA2U	1.0	427.1	107.0					
BSMTF	BSMTF	1.0	2554.3	261.2	2554.3			COMMENT TABLE 3	
BSMTU	BSMTU	1.0	396.2	94.2					
	BSMTU	1.0	156.0	55.0	552.2			6-19-14 42 CYCLE NV 8-1-18 90 CYCLE VER BY PICTO MLH 01/14/25	
GAR	AGF	1.0	1485.0	159.0	1485.0				
MA	MA	1.0	3103.1	298.5	3103.1				
P/P	LTL	1.0	800.0	180.0					
	PR/PC	1.0	168.0	52.0					
	DW	1.0	815.8	174.0					
	PR/PC	1.0	578.8	98.8	2362.6				
	Net LIVABLE	cnt	1	(rounded)	3,103	TAGS L2			
	Net BUILDING	cnt	7	(rounded)	7,837				

SKETCH/AREA TABLE ADDENDUM

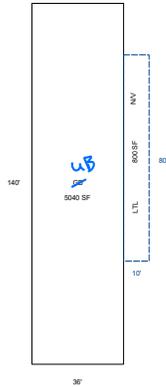
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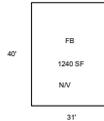
SKETCH



Foundation only



MP
16
20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	5040.0	352.0	
	FB	1.0	1240.0	142.0	6280.0
GBA2	MA2U	1.0	420.8	84.0	
	LOFT	1.0	114.8	60.0	
	MA2	1.0	274.9	90.8	
	MA2U	1.0	427.1	107.0	1237.5
BSMTF	BSMTF	1.0	2554.3	261.2	2554.3
BSMTU	BSMTU	1.0	396.2	94.2	
	BSMTU	1.0	156.0	55.0	552.2
	BSMTU	1.0	156.0	55.0	
GAR	AGF	1.0	1485.0	159.0	1485.0
MA	MA	1.0	3103.1	298.5	3103.1
P/P	LTL	1.0	800.0	180.0	
	PR/PC	1.0	168.0	52.0	
	DW	1.0	815.8	174.0	
	PR/PC	1.0	578.8	98.8	2362.6
	Net LIVABLE	cnt	1 (rounded)		3,103
	Net BUILDING	cnt	6 (rounded)		7,517

COMMENT TABLE 1

DRAWN BY SRAGSDALE 2/26/14
 UPDATED BY LK 8-16-18
 UPDATED BY CLOBERG 11/14/24 24-005200 MA

COMMENT TABLE 2

6-19-14 42 CYCLE NV
 8-1-18 90 CYCLE VER
 BY PICTO

COMMENT TABLE 3

9/14/25 MLH TABS L2

R20777 2014-06-19



R20777 2014-06-19



R20777 FB 40x31

2018 8 1



R20777 GB 140x36 north

2018. 8. 1

A photograph showing the interior of a wooden roof structure. The image features several horizontal wooden beams and vertical wooden planks. A thick, dark cable or pipe runs horizontally across the middle of the frame. The wood appears aged and somewhat weathered. In the bottom left and right corners, there are metal grates, possibly for ventilation or drainage. A yellow text overlay is positioned in the lower-middle part of the image, and a red date stamp is in the bottom right corner.

R20777 GB 140x36 roof

2018. 8. 1

R20777 GB 140x36 south



2018. 8. 1



R20777 GB 140x36 stalls

2018. 8. 1



R20777 GB 140x36 stalls

2018. 8. 1



R20777 GB 140x36 stalls

2018. 8. 1

R20777 GB 140x36 west

2018. 8. 1