

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 7/28/25

Print Date: 9/24/2024

Acct ID: 606399 MTL: 071E050000900 Date: 7/9/25 Appr: MLH Prop Class: 551 RMV Prop Class: 451

Situs: 4455 NOBLE CREST LN NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 147227 Year: 2024 2025

Last Date Appraised: 12/01/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (L2: ON-SITE REVIEW EXTERIOR)

Owner: ZENUHIN, SAM Roll Type: R

Cycle Tag Sales Verification Other: FARM Inspection level: 1 2 3 4 LCB TTO INSP AV: 444347

RMV Land: 331780 RMV Imp: 840110 RMV Total: 1171890 MAV: 0 MSAV: 35887 SAV: 69101

Comment: 24-25 L4 12/1/23 CLUKE
24-25 L2 9/21/23 CLUKE
23-24 3/28/23 L4 CLUKE

Farm OK, Row crops

Update Inventory

Notations

Input MLH 7/24/25

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - <u>NO LANDSCAPE</u>	30000	04500	0

AVE

Land

Site: 1	Code Area: 04500	Size: 0.31 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY			RMV: 21250	Exception: Y N
Adjustment(s):	GSOIL, FSOIL		Fire Patrol:		Description:	
Comments:	Liability year - 1974					
	24-25: Break out SA homesite for new res					
	08-09: EIGHT BENCH PROJ - CHG FROM EIGHT BENCH TO SIX BENCH// 400008 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 144.0 TTL ACRES 06-07: RECALC SETUP #10 6/8/05 +06-07: RECALC SETUP #10 6/8/05					

Site: 2	Code Area: 04500	Size: 0.93 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 57950	Exception: Y N
Adjustment(s):	GSOIL, FSOIL		Fire Patrol:		Description:	
Comments:	Liability year - 1974					
	08-09: EIGHT BENCH PROJ - CHG FROM EIGHT BENCH TO SIX BENCH// 400008 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 144.0 TTL ACRES 06-07: RECALC SETUP #10 6/8/05 +06-07: RECALC SETUP #10 6/8/05					

Site: 3	Code Area: 04500	Size: 2.76 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - EFU	Description: SIX HILL			RMV: 163380	Exception: Y N
Adjustment(s):	GSOIL, FSOIL		Fire Patrol:		Description:	
Comments:	Liability year - 1974					
	08-09: EIGHT BENCH PROJ - CHG FROM EIGHT BENCH TO SIX BENCH// 400008 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 144.0 TTL ACRES 06-07: RECALC SETUP #10 6/8/05 +06-07: RECALC SETUP #10 6/8/05					

Site: 4	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Homesite	Description: SIX HILL			RMV: 59200	Exception: Y N
Adjustment(s):	GSOIL, FSOIL		Fire Patrol:		Description:	
Comments:	Liability year - 2024					
	24-25: Create SA homesite for new res					
	08-09: EIGHT BENCH PROJ - CHG FROM EIGHT BENCH TO SIX BENCH// 400008 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 144.0 TTL ACRES 06-07: RECALC SETUP #10 6/8/05 +06-07: RECALC SETUP #10 6/8/05					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04500	Stat Class: 152	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3063	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 751300
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 365280	Adjust:	Adjust RMV: 0	

Floors

NC

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5	Finished	2572	3	FB-2/ HB-1	2023	2023	HVAC, KIT, ROOF, BATH - 2, BTH - 1	Exception: Y N
Attic	5	Finished	491	0	FB-1	2023	2023	HVAC, BATH - 1	Exception: Y N
Garage Attached	5	Finished	747	0	0	2023	2023	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	5	0	2023	37800	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04500	Stat Class: 351	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3312	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 72x46	RMV: 88810
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 43180	Adjust:	Adjust RMV: 0	NC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	6	Finished	3312	0	FB-1	2023	2023	BATH - 1, AVG	Exception: Y N

Accessories

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

355 LTH 10x72 2023 NEW

341 MP 5 10x16 2024 Fair NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606399

Parcel No.: 071E050000900

Property Address: 4455 NOBLE CREST LANE NE

City: SILVERTON

County: MARION

State: OR

ZipCode:

Owner:

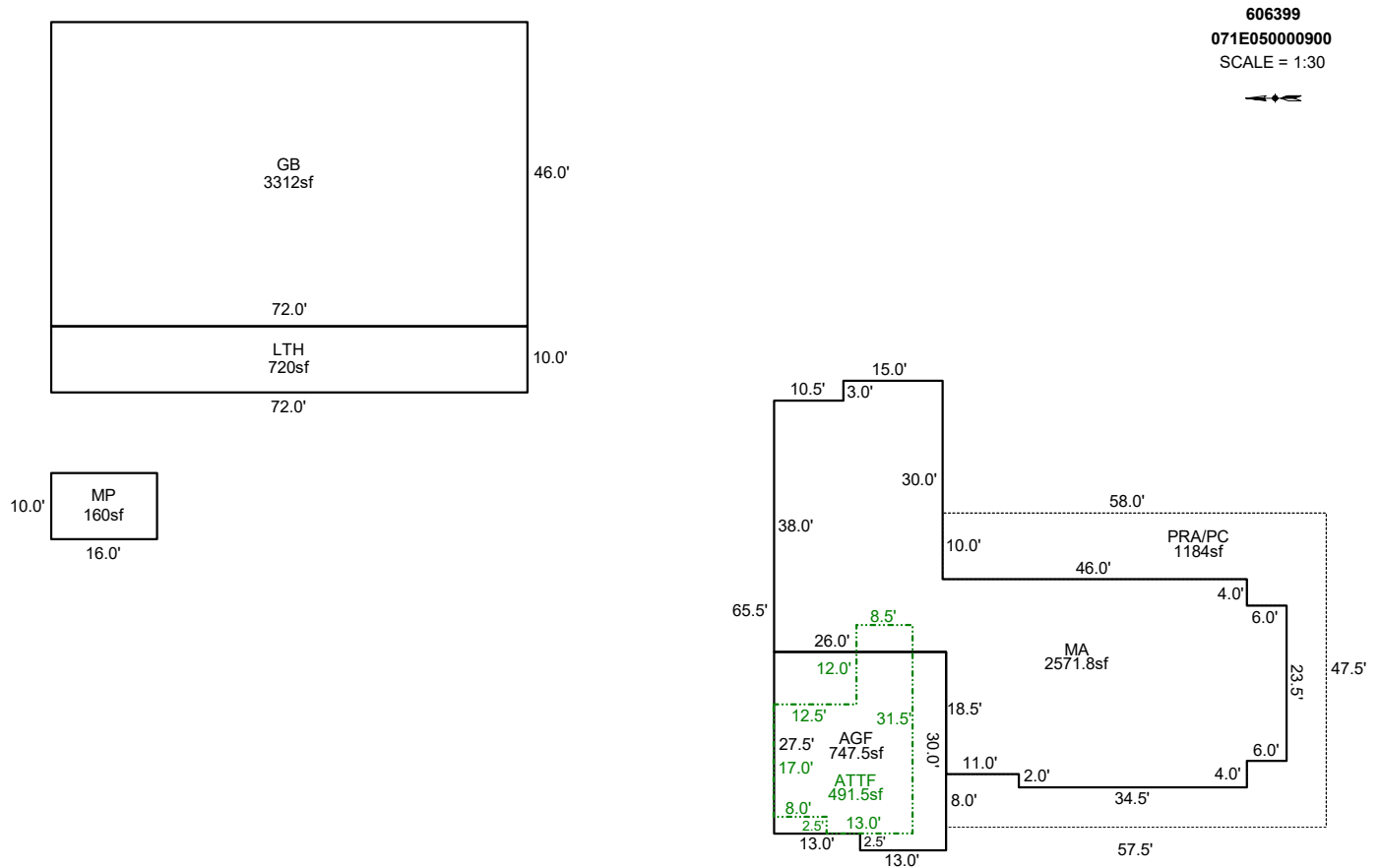
Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE :

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	720.0	164.0	
	GB	1.0	3312.0	236.0	
	MP	1.0	160.0	52.0	4192.0
GLA1	MA	1.0	2571.8	278.0	2571.8
GLA2	ATTF	1.0	491.5	105.0	491.5
GAR	AGF	1.0	747.5	112.0	747.5
P/P	PRA/PC	1.0	1184.0	318.0	1184.0

APEX BY CJURAN 12/13/2022 555-22-009796
UPDATED BY CLOBERG 09/19/25

COMMENT TABLE 2

CL 09/21/2023 & 12/1/2023
MLH 07/09/25

COMMENT TABLE 3

TAGS L2
FARM L3

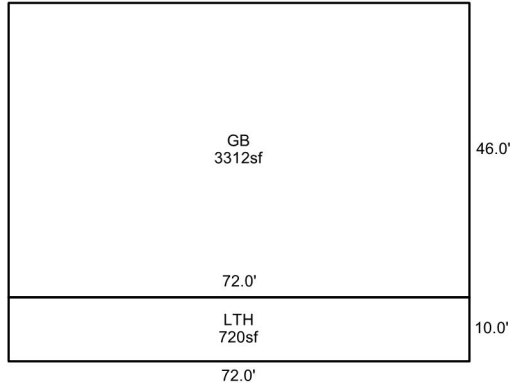
Net LIVABLE	cnt	0	(rounded)	3,063
Net BUILDING	cnt	3	(rounded)	4,192

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 606399 Parcel No.: 071E050000900
 Property Address: 4455 NOBLE CREST LANE NE
 City: SILVERTON County: MARION State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

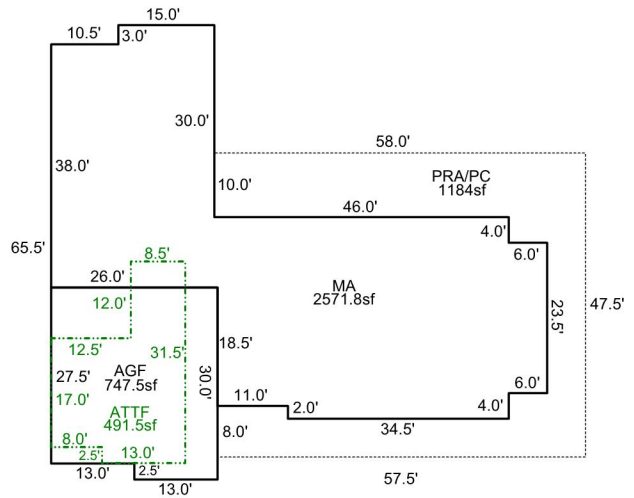
SKETCH



606399
071E050000900
SCALE = 1:30



1D MP
16



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	720.0	164.0	
	GB	1.0	3312.0	236.0	4032.0
GLA1	MA	1.0	2571.8	278.0	2571.8
GLA2	ATTFF	1.0	491.5	105.0	491.5
GAR	AGF	1.0	747.5	112.0	747.5
P/P	PRA/PC	1.0	1184.0	318.0	1184.0

COMMENT TABLE 1

APEX BY CJURAN 12/13/2022 555-22-009796

COMMENT TABLE 2

CL 09/21/2023 & 12/1/202

MLH 7/9/25

COMMENT TABLE 3

TAGS L2

FARM L3

Net LIVABLE cnt 2 (rounded) 3,063
 Net BUILDING cnt 2 (rounded) 4,032