

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 3/5/26

Print Date: 12/26/2025

Acct ID: 563727 MTL: 071W01D004000 Date: 3/3/26 Appr: MLH Prop Class: 401 RMV Prop Class: 401  
Situs: 4072 HIDDEN LAKE DR NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 129537 Year: 2026

Last Date Appraised: 08/14/2012 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info:

Owner: MATVEEV, LEONID Last Sales Date: 09/19/2025 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 357790

RMV Land: 292940 RMV Imp: 416830 RMV Total: 709770 MAV: 357790 MSAV: 0 SAV: 0

Comment: MLS 832698

DOM 34

OSDs Sales Code 19

update Inventory

Input MLH

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <u>F</u>	55000	04500	0

3/3/26

Land

Site: 1 Code Area: 04500 Size: 1.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: RMV: 237940 Exception: Y N

Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL

Comments: 06-07: RECALC SETUP, APPR NO 19, 8/26/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 151 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 2020 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 416830

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
First Floor	5	Finished	2020	3	FB-2	2005	2005	KIT-, HVAC, FP - 1, ROOF, BATH - 2	Y N
Garage Attached	5	Finished	576	0	0	2005	2005	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	2005	33660	1	Y N

# SKETCH/AREA TABLE ADDENDUM

Parcel No 071W01D 04000

File No R63727

SUBJECT

Property Address 4072 HIDDEN LAKE DR NE

City SILVERTON

County Marion

State OR

Zip

Owner

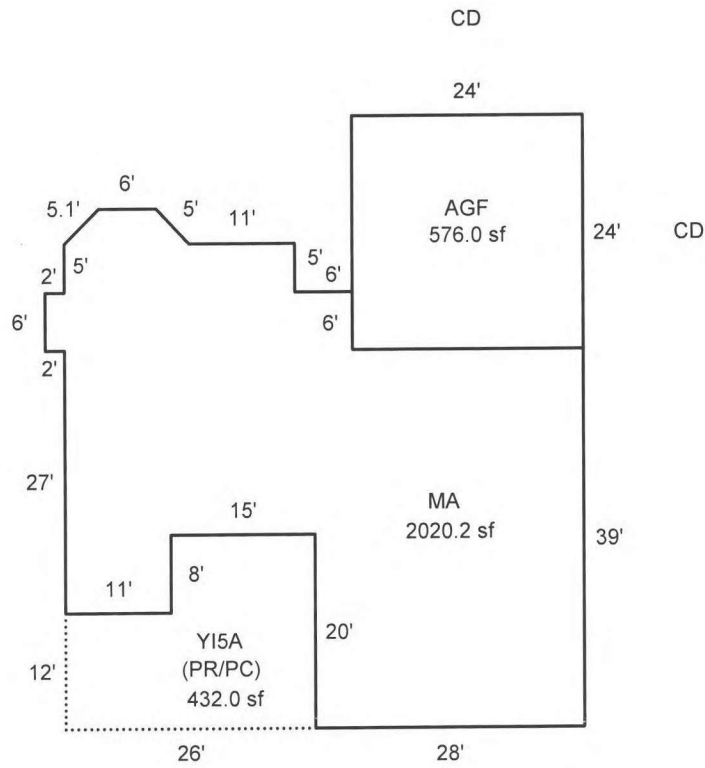
Client

Appraiser Name Mark Heath

Inspection Date 2012

IMPROVEMENTS SKETCH

R63727  
071W01D 04000



Scale: 1 = 20

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2020.2	231.0	2020.2
AGF	AGF	1.00	576.0	96.0	576.0
YI	YI5A	1.00	432.0	92.0	432.0

#### Comment Table 1

APEX by AC 10/12/12

#### Comment Table 2

3/3/20 MLH

#### Comment Table 3

SU L4

Net LIVABLE Area (rounded w/ factors) 2020