

Summary

Lead Appr: ww 11/25

Clerk: _____

Lead Clerk: _____

Appr: MLH 1/2/26

Print Date:

9/26/2025

Acct ID: 357645

MTL: 071W01D000303

Date: 11/21/25

Appr: MLH

Prop Class: 401

RMV Prop Class: 401

Situs: 4160 JACKSON LN NE SILVERTON OR 97381

MaSaNh: 03 06 000

Unit: 77188

Year: 2025

2026

Last Date Appraised: 01/14/2025

Appraiser: MATTHEW HAMILTON

Tag: Y N

Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: ANDRUS, CHRIS D

Last Sales Date: 05/02/2019

Roll Type: R

Cycle Tag Sales Verification Value 509 430 4546 Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 485860

RMV Land: 362180

RMV Imp: 677540

RMV Total: 1039720

MAV: 485860

MSAV: 0

SAV: 0

Comment: 25-26: L2 1.14.25 MLH
22-23: CL L2 09/15/21
LEVEL2 03.11.21 CL10

NEW HC @ 100% close Tag

Input MLH 11/24/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	04500	0

Land

Site: 1 Code Area: 04500 Size: 5.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 322180 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 142 + Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 2982 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 616390
 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	Exception
First Floor	4 +	Finished	2002	2	FB-2/ HB-1	2020	2020	BTH - 1, HVAC+, ROOF, KIT-, BATH - 2	Y N
Second Floor	4 +	Finished	980	3	FB-1	2020	2020	HVAC+, BATH - 1	Y N
Basement	4 +	Unfinished	694	0	0	2020	2020		Y N

N/C

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2020	31458	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 160 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x16 RMV: 3480
 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	Exception
Multi-Purpose Bldg	4	Finished	160	0	0	2020	2020	FAIR	Y N

N/C

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 2400 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 60x40 RMV: 54620
 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	Exception
General Purpose Bldg	5	Finished	2400	0	0	2021	2021	AVG	Y N

N/C

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	480	2021	2482	0	Y N

Bldg: 4 Code Area: 04500 Stat Class: 355 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 480 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 40x12 RMV: 3050
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

N/C

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	480	0	0	2021	2021	Exception: Y N

Accessories

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

321 AC 5 26 x 30 2025 Good NEW

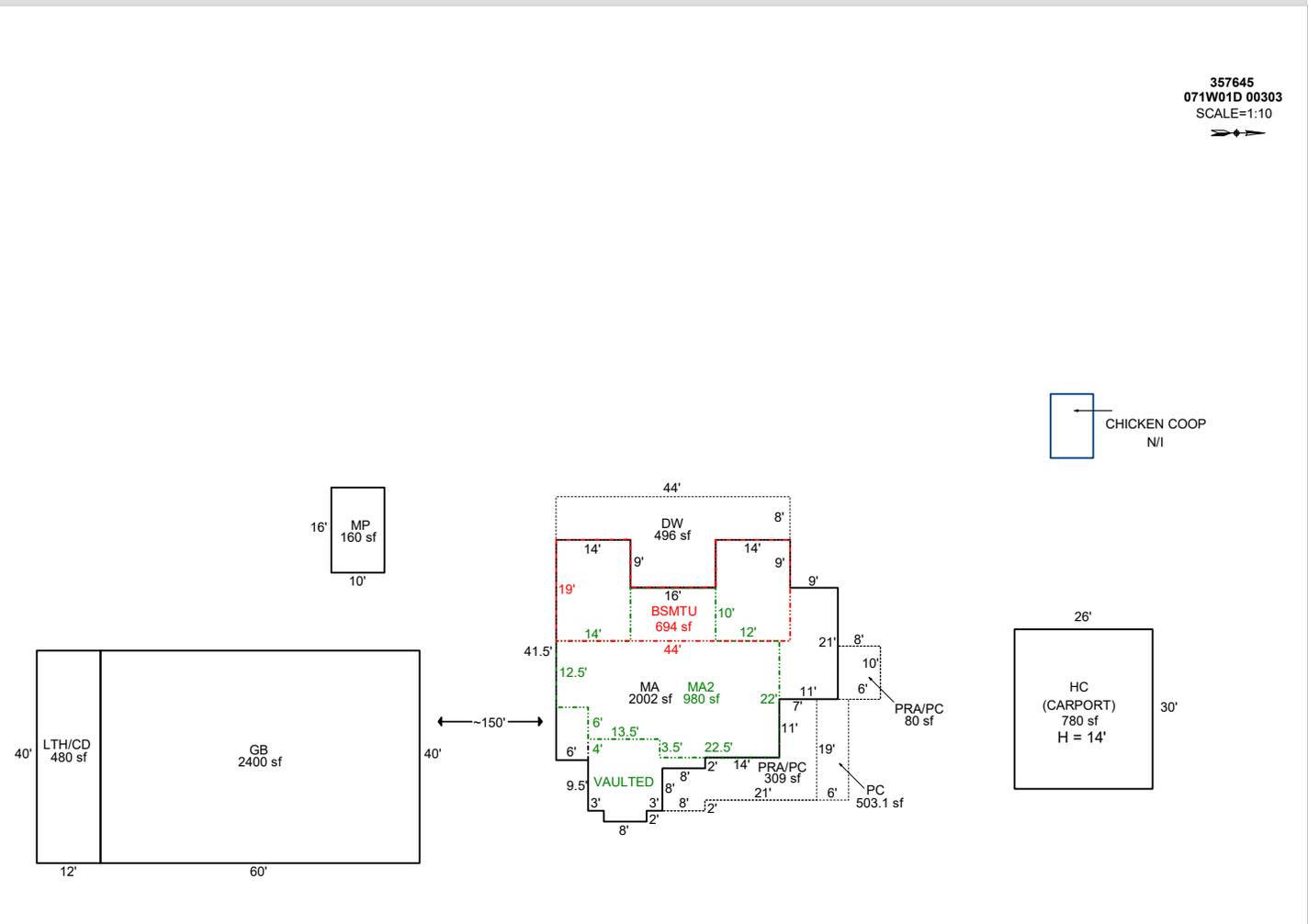


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 357645 Parcel No.: 071W01D 00303
 Property Address: 4160 JACKSON LN 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	2400.0	200.0	3820.0
	LTH/CD	1.0	480.0	104.0	
	MP	1.0	160.0	52.0	
	HC	1.0	780.0	112.0	
GLA1	MA	1.0	2002.0	230.0	2002.0
GLA2	MA2	1.0	979.8	148.0	979.8
BSMT	BSMTU	1.0	694.3	143.9	694.3
P/P	DW	1.0	496.0	122.0	1388.1
	PRA/PC	1.0	80.0	36.0	
	PRA/PC	1.0	309.0	100.0	
	PC	1.0	503.1	144.0	
	Net LIVABLE	cnt	0	(rounded)	2,982
	Net BUILDING	cnt	0	(rounded)	3,820

COMMENT TABLE 1

SKETCHED BY PHU 12.17.20: 555-20-003136
 UPDATED BY CJURAN 12/29/2020 555-20-006874
 UPDATED BY CJURAN 03/31/2022
 UPDATED BY CLOBERG 12/02/24 24-006882 HC
 UPDATED BY CLOBERG 01/22/25
 UPDATED BY CLOBERG 01/13/25

COMMENT TABLE 2

#10 CL 09/15/2021
 MLH 01/14/25
 MLH 11/21/25

COMMENT TABLE 3

TAGS L2
 TAGS L2
 TAGS L1

SKETCH/AREA TABLE ADDENDUM

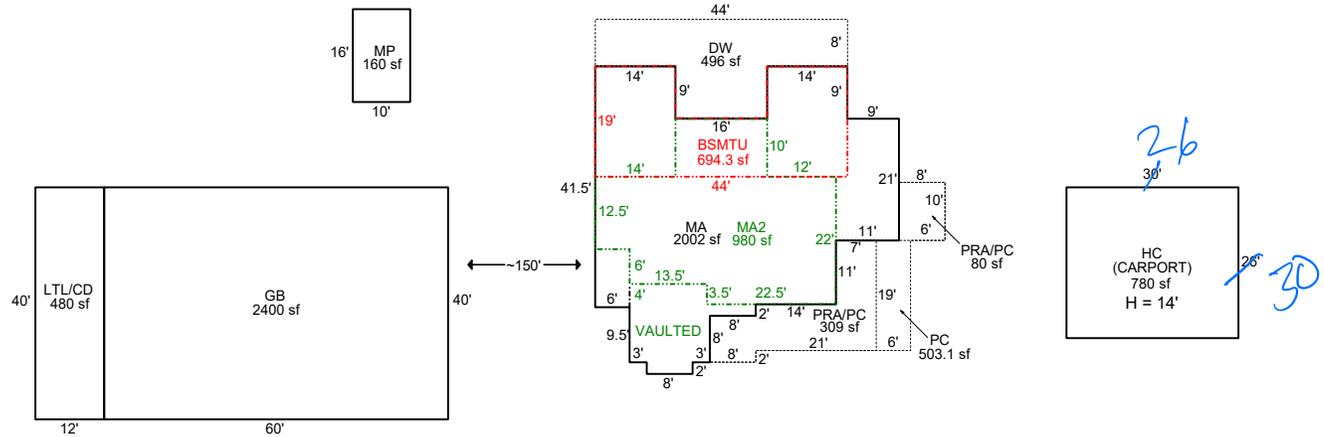
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SKETCH

357645
 071W01D 00303
 SCALE=1:10

chicken
loop
WI



Sketch by ApexSketch

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 MAH 11/21/25

COMMENT TABLE 3

TAGS L2
 TAGS L1