

Summary Lead Appr: WWT WW 2/10 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 9/26/2025

Acct ID: 512487 MTL: 043W24A001000 Date: 11-4-25 Appr: WWT Prop Class: 551 RMV Prop Class: 451  
Situs: 3217 HORSESHOE LAKE RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 148371 Year: 2025

Last Date Appraised: 01/24/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)  
Owner: PETER J & WENDY L BRENTANO LT Last Sales Date: Roll Type: R  
Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 518961  
RMV Land: 200200 RMV Imp: 1029980 RMV Total: 1230180 MAV: 503430 MSAV: 15531 SAV: 45924  
Comment: 24-25: L2 1.24.24 JJS  
LEVEL 4 C19 05.15.20 NM35//

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	45570	0

Land

Site: 2 Code Area: 45570 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 96200 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2009 / 4500160

Site: 3 Code Area: 45570 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 48100 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 110

Site: 4 Code Area: 45570 Size: 2.25 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 5900 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 45570 Stat Class: 138 Year Blt: 1925 Eff Year Blt: 1925 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 21330  
 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
Garage Detached	3	Unfinished	400	0	0	1925	1925	ROOF	Y N

Accessories

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

Bldg: 3 Code Area: 45570 Stat Class: 152 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3970 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: RMV: 1008650  
 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	5	Finished	3247	3	FB-3	2023	2023	HVAC, ROOF, KIT, BATH - 3, FP - 1, BATH+	Y N
Attic	5	Finished	723	1	0	2023	2023	HVAC	Y N
Garage Attached	5	Finished	1752	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	5	0	2023	44600	1

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-001146	83649	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	AGEX 50 X 76 EQUIPMENT STORAGE AND WORKSHOP, NO PLG

Farm Notes

DG gone

Create unit

ON 5/24/26  
25-001146  
AGEX 50X76

gone

ON 512486

6/3/24: CWO rec'd email from Pete. They have cattle and goats - farm use ok.

24-25: CWO inspected L4 on 4-5-24, unable to determine farm use. Sending inquiry letter 5-30-24.

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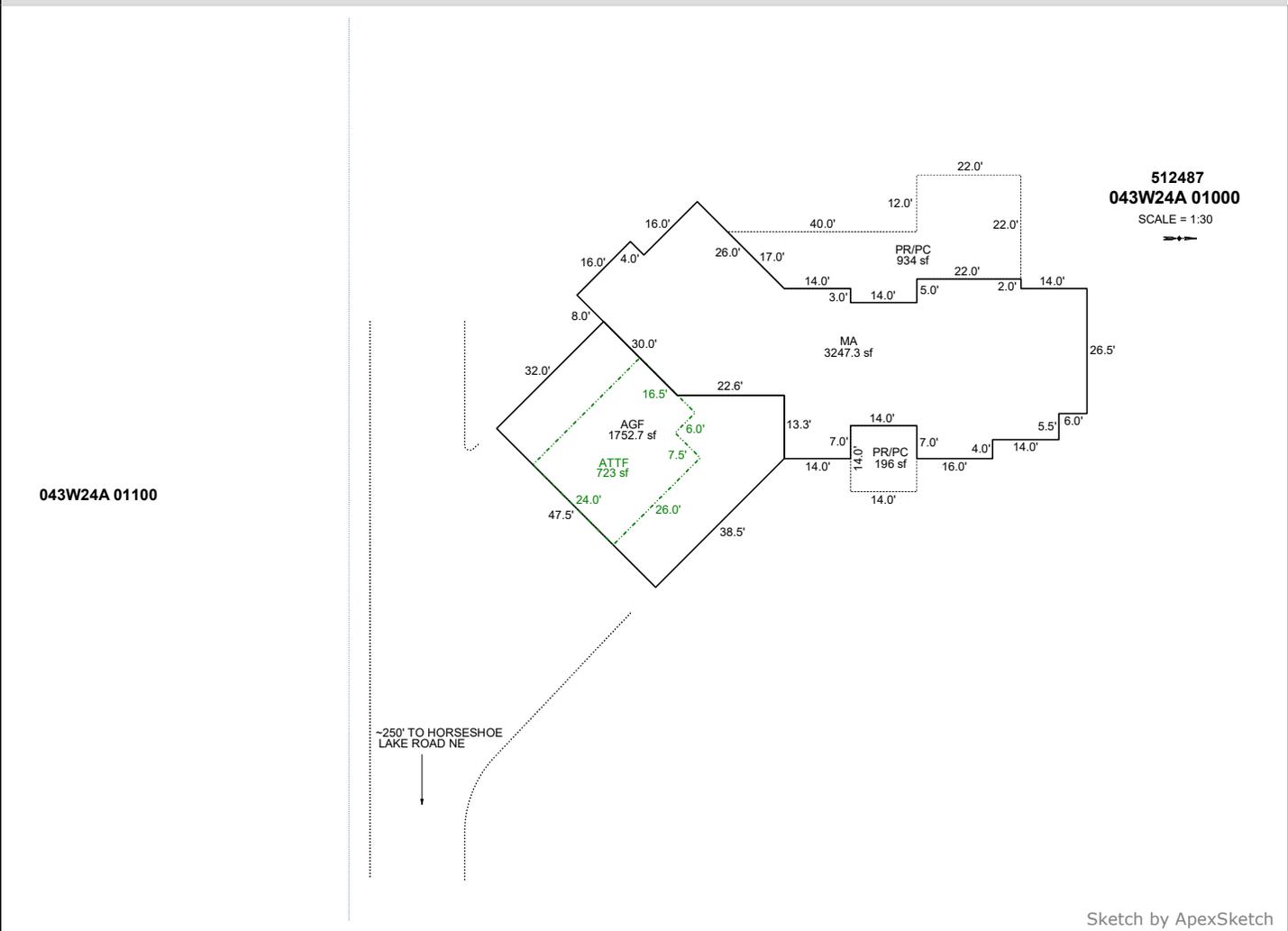


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 512487 Parcel No.: 043W24A 01000  
 Property Address: 3217 HORSESHOE LAKE ROAD NE  
 City: SILVERTON County: State: OR ZipCode: 97137  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3247.3	316.0	3247.3
GLA2	ATTF	1.0	723.0	112.0	723.0
GAR	AGF	1.0	1752.7	176.0	1752.7
P/P	PR/PC	1.0	196.0	56.0	
	PR/PC	1.0	934.0	171.0	1130.0

### COMMENT TABLE 1

Apex by RW 04/24/08  
 UPDATED BY CJURAN 08/07/2023 555-23-003427  
 UPDATED BY WWILLIAMS 2/10/26

### COMMENT TABLE 2

11/4/825 WW

### COMMENT TABLE 3

TAGS L2

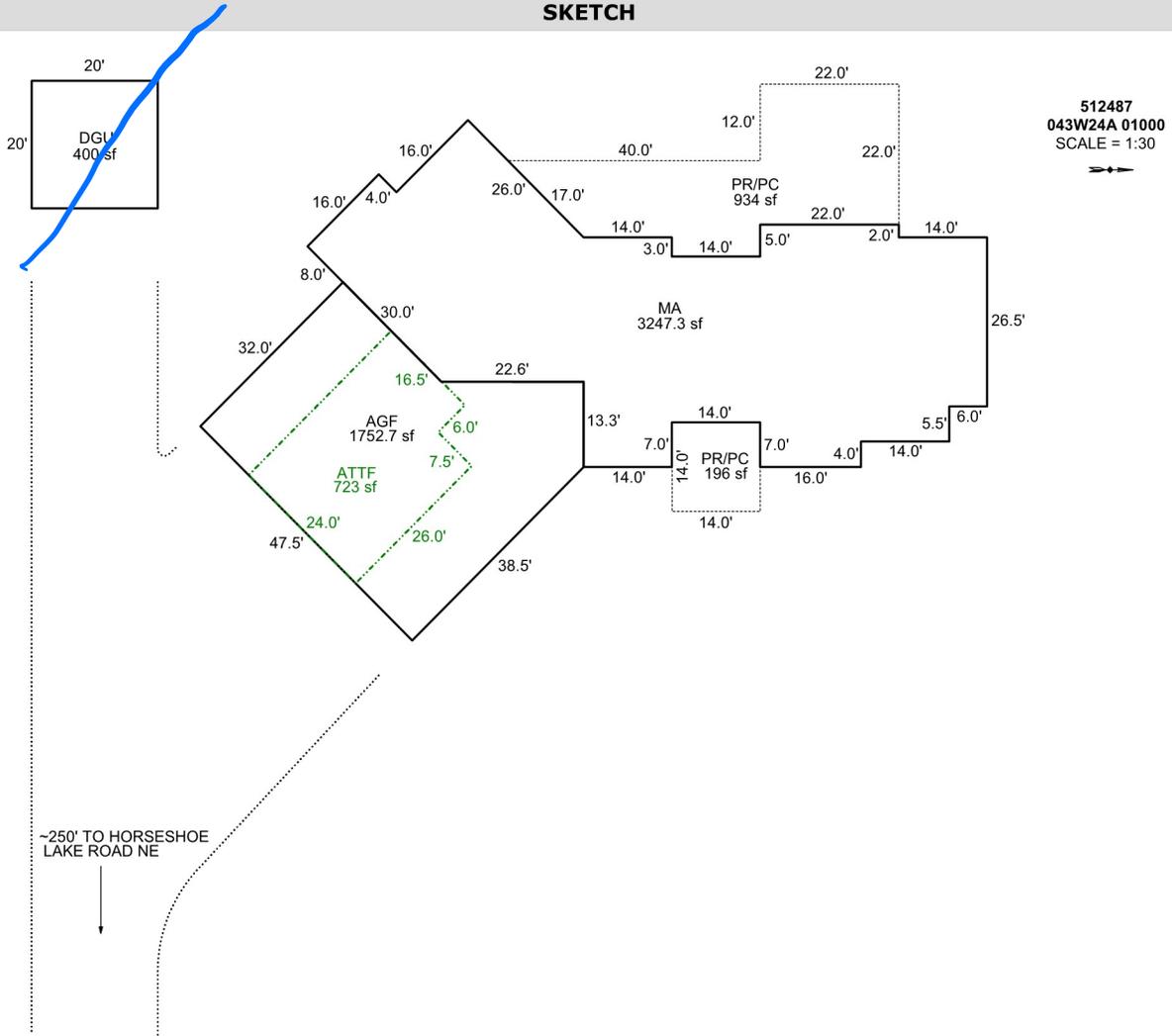
Net LIVABLE cnt 0 (rounded) 3,970  
 Net BUILDING cnt 1 (rounded) 1,753

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GAR	AGF	1.0	1752.7	176.0	
	DGU	1.0	400.0	80.0	2152.7
P/P	PR/PC	1.0	196.0	56.0	
	PR/PC	1.0	934.0	171.0	1130.0

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### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2      (rounded)                      3,970