

Summary

Lead Appr: MLH Clerk: _____ Lead Clerk: _____ Appr: MLH 3/5/26 Print Date: 9/26/2025

Acct ID: 358086 MTL: 071W01D000306 Date: 11/21/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401
Situs: 4585 LOBO LN NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 77209 Year: 2025

Last Date Appraised: 10/15/2024 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2025 - NEW CONSTRUCTION (Completion)

Owner: REIDLINGER, RYAN Last Sales Date: 05/02/2022 Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 336930

RMV Land: 373650 RMV Imp: 378210 RMV Total: 751860 MAV: 258510 MSAV: 0 SAV: 0

Comment: 25-26: L2 10.15.24 MLH
24-25: L1 11.8.23 MLH
23-24 L2 1/4/23 MLH

*NEW MA @ 45%
Retag for '27*

*hope to be dried in
by end of year per owner*

Input MLH 2/25/26

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTN	OSD - NO LANDSCAPE	35000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.77 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 88540 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Site: 2 Code Area: 04500 Size: 5.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 250110 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 04500 Stat Class: 141 - Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1328 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 328690
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 78420 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 -	Finished	1328	1	FB-2	2023	2023	ROOF, BATH - 2, HVAC, KIT	Y N
Garage Attached	4 -	Finished	848	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2023	19260	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 04500 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2232 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x62 RMV: 49520
 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	2232	0	0	2022	2022	AVG	Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-005088	83737	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	570733	0	R	REPLACEMENT 3BD/3BA SFD W/ OFFICE TO REPL 1 BDRM SFD



Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%	60%	2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%	100%	1%

APPR MLH Date 11/21/25 YR For 26-27 % COMP 45
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	
Floor - Concrete/Wood	30%	40%
Walls - Framing	10%	
Walls - Covering/Siding	15%	65%
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 143 QLTY + - FLOOR MA
 AREA 1974 EFF AREA _____ BED 1
 ROOF + HVAC +
 BATH PKG: 2 BATH 2 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

STAT _____ QLTY + - FLOOR BSMTF
 AREA 1240 EFF AREA _____ BED 2
 ROOF + HVAC +
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

STAT _____ QLTY + - FLOOR AGF
 AREA 322 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
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 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

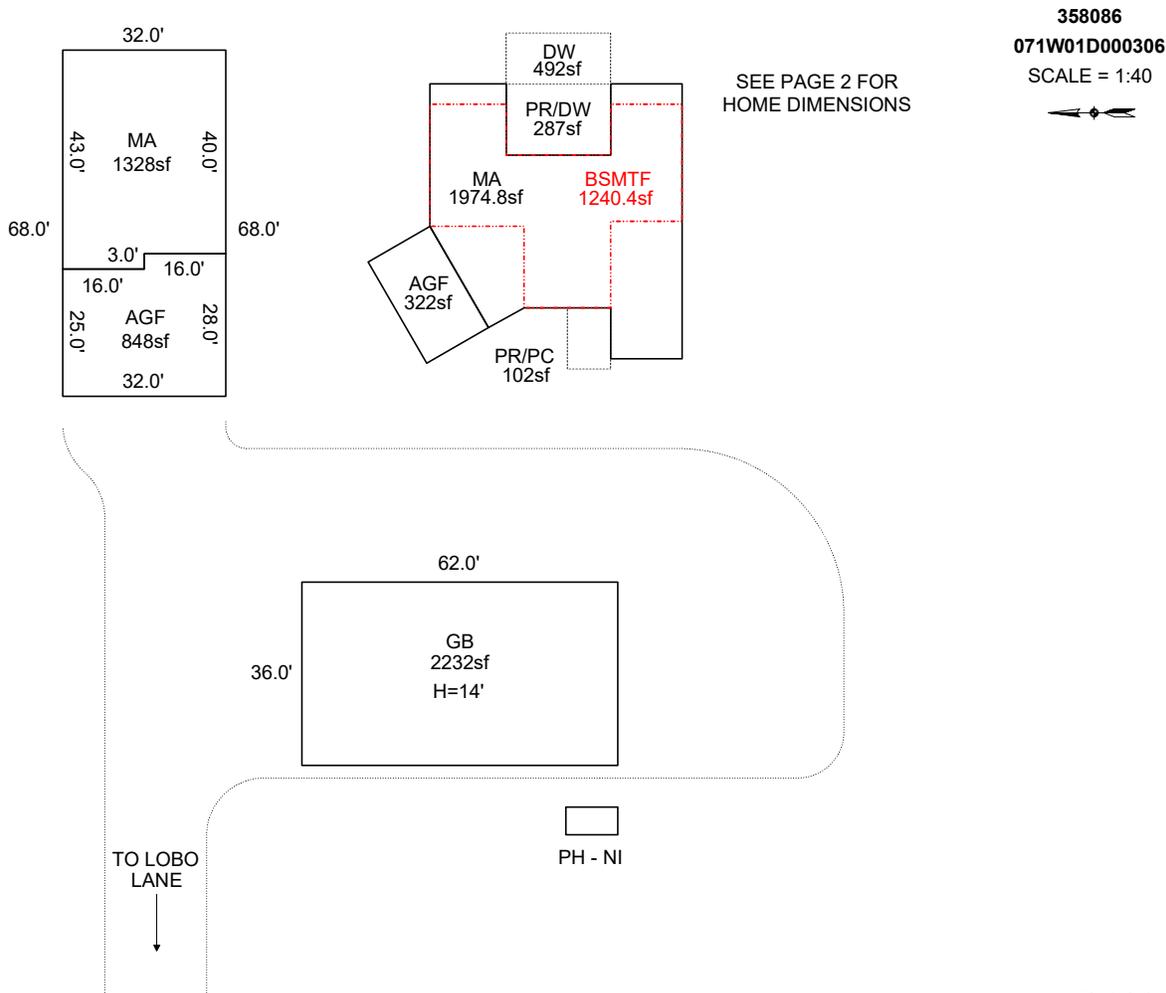
TYPE _____
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 BATH _____
 YR BLT _____
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 358086 Parcel No.: 071W01D000306
 Property Address: 4585 LOBO LANE NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



TO LOBO LANE
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PH - NI

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2232.0	196.0	
	MA	1.0	1974.8	231.5	4206.8
GLA1	MA	1.0	1328.0	150.0	1328.0
BSMT	BSMTF	1.0	1240.4	199.0	1240.4
GAR	AGF	1.0	848.0	120.0	
	AGF	1.0	322.0	74.0	1170.0
P/P	PR/DW	1.0	287.0	69.0	
	DW	1.0	492.0	89.0	
	PR/PC	1.0	102.0	41.0	881.0
	Net LIVABLE	cnt	1 (rounded)		1,328
	Net BUILDING	cnt	2 (rounded)		4,207

COMMENT TABLE 1

APEX BY CJURAN 09/28/2022 555-22-006403
 UPDATED BY CJURAN 02/28/2023
 UPDATED BY CJURAN 07/17/2023 555-23-004238
 UPDATED BY CJURAN 02/08/2024
 UPDATED BY CLOBERG 09/15/25 25-005088 MA
 UPDATED BY CLOBERG 02/25/26

COMMENT TABLE 2

MLH 01/04/2023
 MLH 12/14/2023
 MLH 11/21/25

COMMENT TABLE 3

TAGS L2
 TAGS L1
 TAGS L2

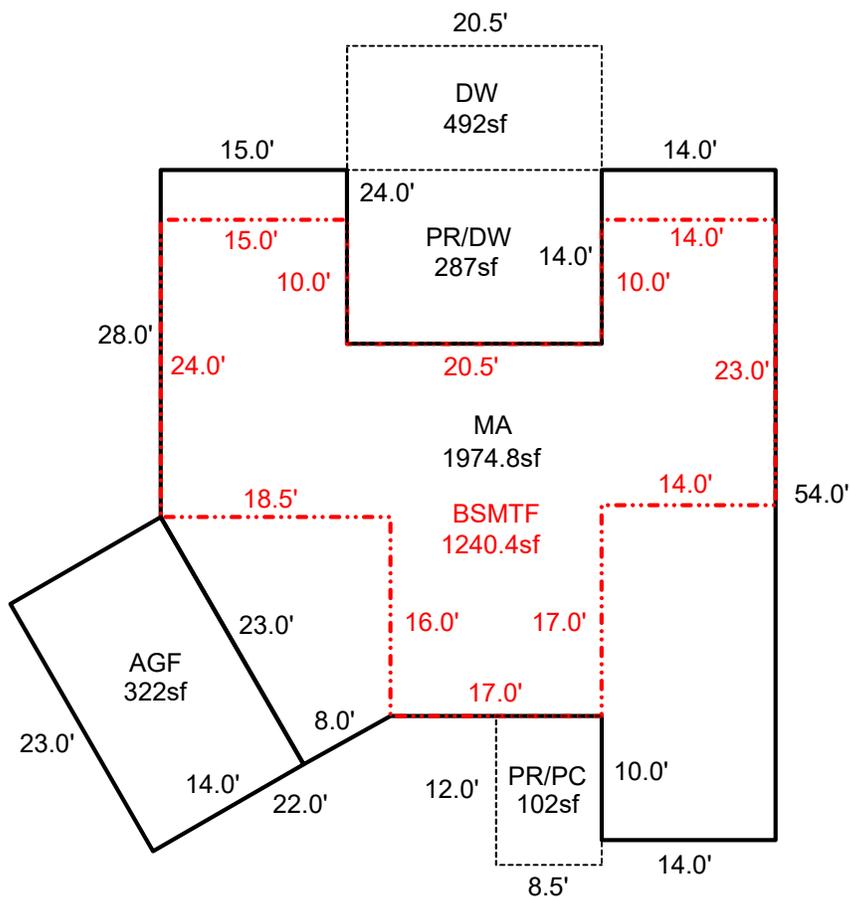
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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

358086
071W01D000306
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MA	1.0	1974.8	231.5	1974.8	APEX BY CJURAN 09/28/2022 555-22-006403	
BSMT	BSMTF	1.0	1240.4	199.0	1240.4	UPDATED BY CJURAN 02/28/2023	
GAR	AGF	1.0	322.0	74.0	322.0	UPDATED BY CJURAN 07/17/2023 555-23-004238	
P/P	DW	1.0	492.0	89.0		UPDATED BY CJURAN 02/08/2024	
	PR/DW	1.0	287.0	69.0		UPDATED BY CLOBERG 09/15/25 25-005088 MA	
	PR/PC	1.0	102.0	41.0	881.0	UPDATED BY CLOBERG 02/25/26	
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 01/04/2023	TAGS L2
						MLH 12/14/2023	TAGS L1
						MLH 11/21/25	TAGS L2
Net BUILDING		cnt	1 (rounded)		1,975		

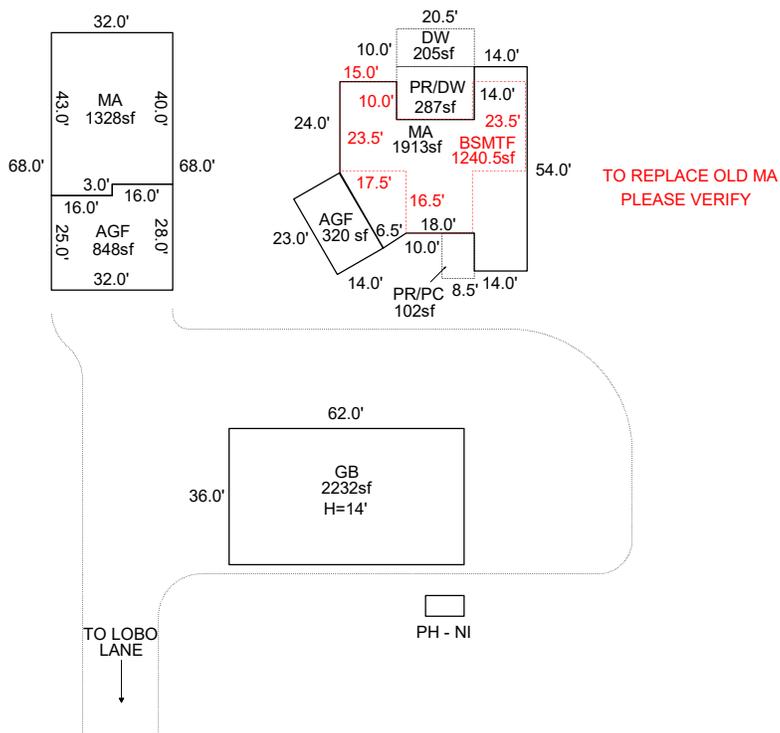
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SKETCH

358086
071W01D000306
SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	2232.0	196.0	2232.0	APEX BY CJURAN 09/28/2022 555-22-006403 UPDATED BY CJURAN 02/28/2023 UPDATED BY CJURAN 07/17/2023 555-23-004238 UPDATED BY CJURAN 02/08/2024 UPDATED BY CLOBERG 09/15/25 25-005088 MA UPDATED BY CLOBERG 02/23/26	
GLA1	MA	1.0	1328.0	150.0	1328.0		
BSMTF	BSMTF	1.0	1240.3	198.0	1240.3		
GAR	AGF	1.0	848.0	120.0	848.0		
	AGF	1.0	320.2	74.0	1168.2		
MA	MA	1.0	1913.1	223.6	1913.1		
P/P	PR/PC	1.0	102.0	41.0	102.0		
	PR/DW	1.0	287.0	69.0	287.0		
	DW	1.0	205.0	61.0	594.0		
	Net LIVABLE	cnt	3 (rounded)		4,409		
	Net BUILDING	cnt	0 (rounded)		2,232		

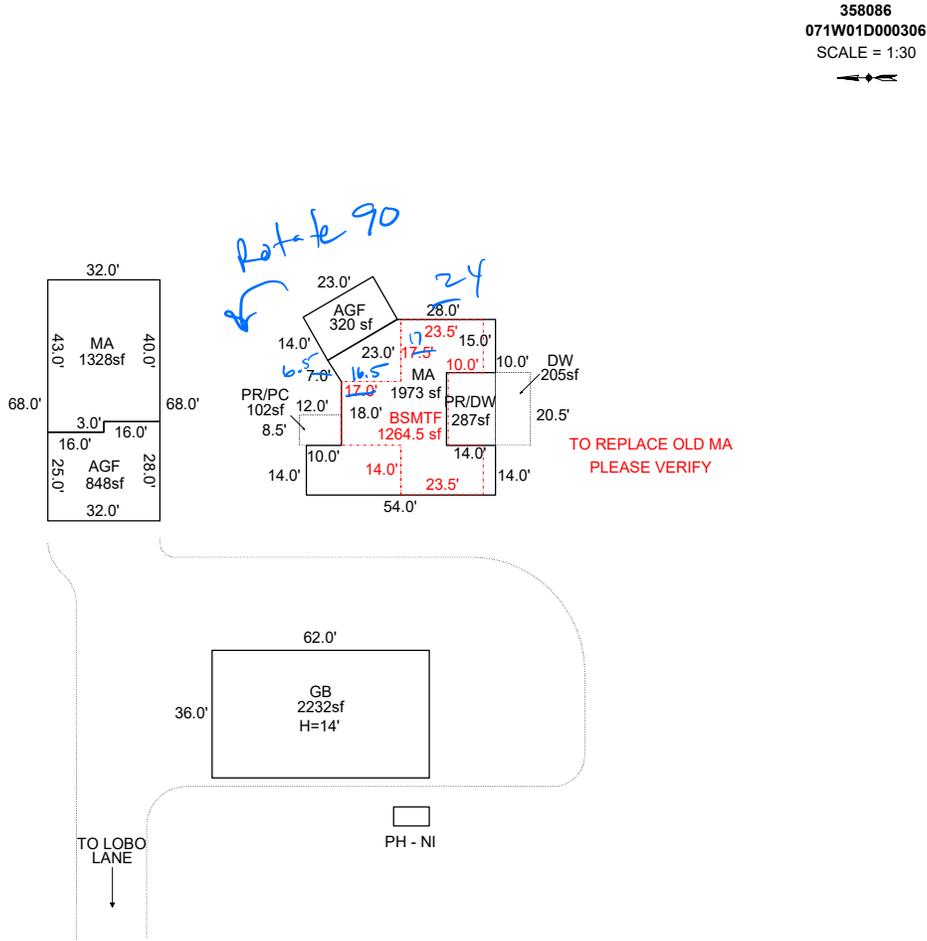
COMMENT TABLE 2	COMMENT TABLE 3
MLH 01/04/2023 MLH 12/14/2023 MLH 11/21/25	TAGS L2 TAGS L1 TAGS L2

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AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2232.0	196.0	2232.0
GLA1	MA	1.0	1328.0	150.0	1328.0
BSMTF	BSMTF	1.0	1264.3	200.0	1264.3
GAR	AGF	1.0	848.0	120.0	
	AGF	1.0	320.2	74.0	1168.2
MA	MA	1.0	1973.1	231.6	1973.1
P/P	PR/PC	1.0	102.0	41.0	
	PR/DW	1.0	287.0	69.0	
	DW	1.0	205.0	61.0	594.0
	Net LIVABLE	cnt	1 (rounded)		3,301
	Net BUILDING	cnt	1 (rounded)		2,232

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