

Acct ID: 521362 MTL: 071W02D001000 Date: 9/2/25 Appr: MLH Prop Class: 581 RMV Prop Class: 581 501
 Situs: 4189 VICTOR POINT RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 30236 Year: 2025

Last Date Appraised: 08/13/2020 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: SCHREINER, JOHN ALAN & Roll Type: R

Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 454681

RMV Land: 527760 RMV Imp: 625510 RMV Total: 1153270 MAV: 417210 MSAV: 37471 SAV: 66987

Comment: Tag for NEW LTH's after 1/1

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

update Inventory Needs Land updates

Input MLH 9/2/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Homesite Description: RMV: 12330 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 21-22: PER #94 REMOVE VIEW & TREED ADJ / 06-07: RECALC SETUP;#T41 08-17-05 06-07: RECALC SETUP;#T41 8-18-05

Site: 3 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 13560 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 00400028//2012-13: SOIL CLASS STUDY BY #39- MOVE 9.59 ACRES FROM R21361(FP) TO R21362(FD)// 06-07: MOVE 13 ACRES FROM 2HILL TO 4HILL //07-08: ROLL OVER 12 ACRES FROM 2HILL TO FOREST LAND

Site: 4 Code Area: 04500 Size: 16.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 198430 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 00400028

Site: 5 Code Area: 04500 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 6170 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 19-20: ROLLED 0.50 ACRES DFL TO FARM USE

Site: 6 Code Area: 04500 Size: 9.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6B Value Source: Farm Use - EFU Description: SIX BENCH RMV: 105440 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 400008//2012-13: SOIL CLASS STUDY BY #39- MOVE 9.59 ACRES FROM R21361(FP) TO R21362(FD)// 06-07: RECALC SETUP;#T41 08-17-05 //06-07: PER #31, CHG 8BENCH TO 6BENCH

Site: 7 Code Area: 04500 Size: 11.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLIC Value Source: Designated Forest Land Description: DFL Class C harvested RMV: 141830 Exception: Y N
 Adjustment(s): GSOIL, FSOIL 1/2 acre of trees Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 06-07: MOVE 13 ACRES FROM 2HILL TO 4HILL //07-08: ROLL OVER 12 ACRES FROM 2HILL TO FOREST LAND roll to farm

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 143 Year Blt: 1974 Eff Year Blt: 1978 Sq.Ft: 3266 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 390910
 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	4	Finished	1652	2	FB-2	1974	1978	KIT+, ROOF, BATH - 2, FP - 1, HVAC	Y N
Basement	4	Finished	1614	1	FB-1	1974	1978	HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	384	1978	961	1	Y N
CONCRETE DRIVEWAY	4	496	1978	1241	1	Y N
PATIO	4	760	1978	3219	1	Y N
ROOF EXTENSION OR PATIO COVER	4	204	1978	4555	1	Y N

Change to JT 4A

Bldg: 9	Code Area: 04500	Stat Class: 108	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 0	% Complete: 100		
Desc: Residential Other Improvements			Dimensions:		RMV: 1630			
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
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
CONCRETE DRIVEWAY	1	512	2020	1631	1	Exception: Y N		

Improvements - Accessory Buildings

Bldg: 2	Code Area: 04500	Stat Class: 351	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 1296	% Complete: 100			
Desc: General Purpose Building (GB)			Dimensions: 36x36		RMV: 14530				
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	
General Purpose Bldg	5	Finished	1296	0	0	2000	2000	FAIR	Exception: Y N

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

Bldg: 3	Code Area: 04500	Stat Class: 353	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 4560	% Complete: 100			
Desc: Machine Shed (MS)			Dimensions: 40x84		RMV: 44560				
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	
Machine Shed	6	Finished	3360	0	0	2001	2001	AVG	Exception: Y N
Unfinished Office	6	Finished	1200	0	0	2001	2001		Exception: Y N

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

Bldg: 4	Code Area: 04500	Stat Class: 353	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 330	% Complete: 100			
Desc: Machine Shed (MS)			Dimensions: 22x15		RMV: 2230				
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	
Machine Shed	4	Finished	330	0	0	2000	2000	FAIR	Exception: Y N

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

Bldg: 5	Code Area: 04500	Stat Class: 301	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 0	% Complete: 100			
Desc: Accessory Improvements & Misc.			Dimensions:		RMV: 2000				
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	
Building Structure	0	Finished	0	0	0	2004	2004		Exception: Y N

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

Bldg: 6	Code Area: 04500	Stat Class: 354	Year Blt: 1996	Eff Year Blt: 1996	Sq.Ft: 120	% Complete: 100			
Desc: Lean-to Light (LTL)			Dimensions: 10x12		RMV: 210				
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	
Lean-to Light Duty	4	Finished	120	0	0	1996	1996		Exception: Y N

Accessories						
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Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 7 Code Area: 04500 Stat Class: 354 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 384 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 48x8 RMV: 310
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/L

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	384	0	0	1978	1978	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 04500 Stat Class: 317 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 1728 % Complete: 100
 Desc: Hobby Stables (HS) Dimensions: 48x36 RMV: 164430
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

F/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Hobby Stable	6	Finished	1728	0	FB-1/ HB-1	2020	2020	FAIR, BTH - 1 Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

PATIO	6		2016			2020		10201	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6		2880			2020		82680	1	Exception: Y N

Break out
change to LTL

Bldg: 10 Code Area: 04500 Stat Class: 322 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 0 % Complete: 100
 Desc: Silos (BS) (SI) Dimensions: RMV: 4280
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/L

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Bunker Silo	5	Finished	192	0	0	2020	2020	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

CONCRETE DRIVEWAY	4		336			2020		1700	1	Exception: Y N
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1999

Bldg: 11 Code Area: 04500 Stat Class: 354 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 10x12 RMV: 210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

F/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	120	0	0	1996	1996	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 12 Code Area: 04500 Stat Class: 354 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 10x12 RMV: 210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

F/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	120	0	0	1996	1996	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

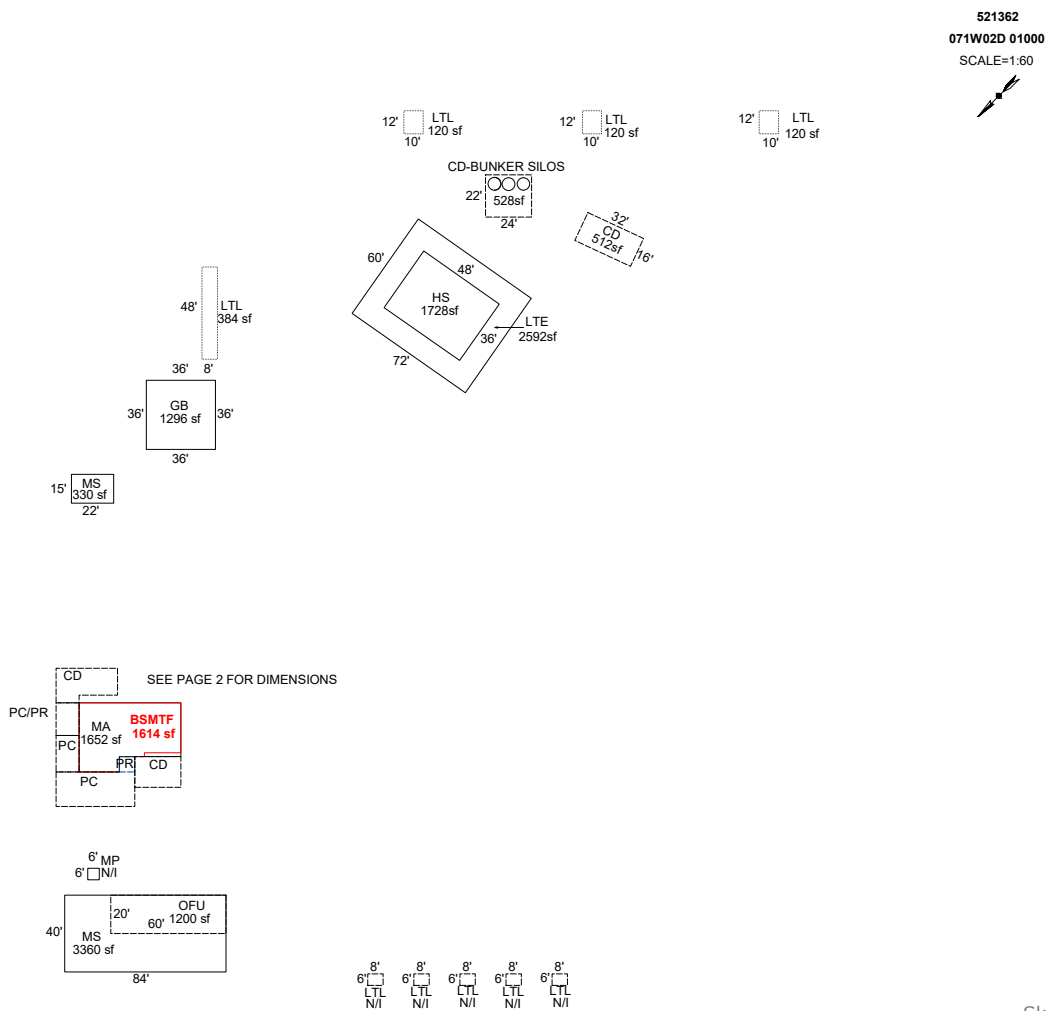
905 SO \$12,000 Exempt 24 @ \$500

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521362 Parcel No.: 071W02D 01000
 Property Address: 4189 VICTOR POINT RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	LTE	1.0	2592.0	264.0		APEX BY CE 10/29/08 Update to add 3 LTL's 3/7/13 Jane UPDATED BY JRONDEMA 4/25/18 UPDATED BY CJURAN UPDATED BY CLOBERG 10/21/25					
	HS	1.0	1728.0	168.0							
	GB	1.0	1296.0	144.0							
	MS	1.0	3360.0	248.0							
	MS	1.0	330.0	74.0							
	LTL	1.0	384.0	112.0							
	LTL	1.0	120.0	44.0							
	LTL	1.0	120.0	44.0							
	LTL	1.0	120.0	44.0	10050.0						
GLA0	BSMTF	1.0	1614.0	178.0	1614.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">COMMENT TABLE 2</th> <th style="text-align: left;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;"> 4.17.18 SR #94 FARMCHK, #94 SR 08/13/2020 MLH 09/02/25 </td> <td style="width: 50%;"> TAGS L2 CLEAN UP L4 </td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	4.17.18 SR #94 FARMCHK, #94 SR 08/13/2020 MLH 09/02/25	TAGS L2 CLEAN UP L4
COMMENT TABLE 2	COMMENT TABLE 3										
4.17.18 SR #94 FARMCHK, #94 SR 08/13/2020 MLH 09/02/25	TAGS L2 CLEAN UP L4										
GLA1	MA	1.0	1652.0	178.0	1652.0						
P/P	CD	1.0	384.0	80.0							
	CD	1.0	496.0	100.0							
	PC	1.0	802.0	134.0							
	CD-BUNKER SILO	1.0	528.0	92.0							
	PC/PR	1.0	204.0	58.0							
	3 addl items										
	Net LIVABLE	cnt		0 (rounded)		3,266					
Net BUILDING	cnt		9 (rounded)		10,050						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

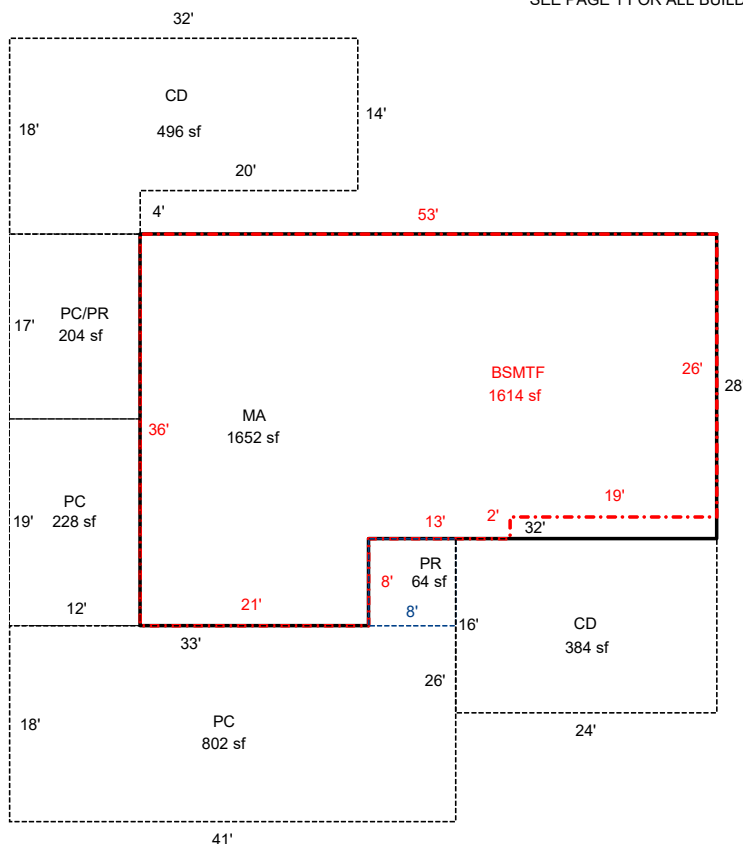
File No.: 521362 Parcel No.: 071W02D 01000
 Property Address: 4189 VICTOR POINT RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

521362
071W02D 01000
SCALE=1:20



SEE PAGE 1 FOR ALL BUILDINGS



Sketch by ApexSketch

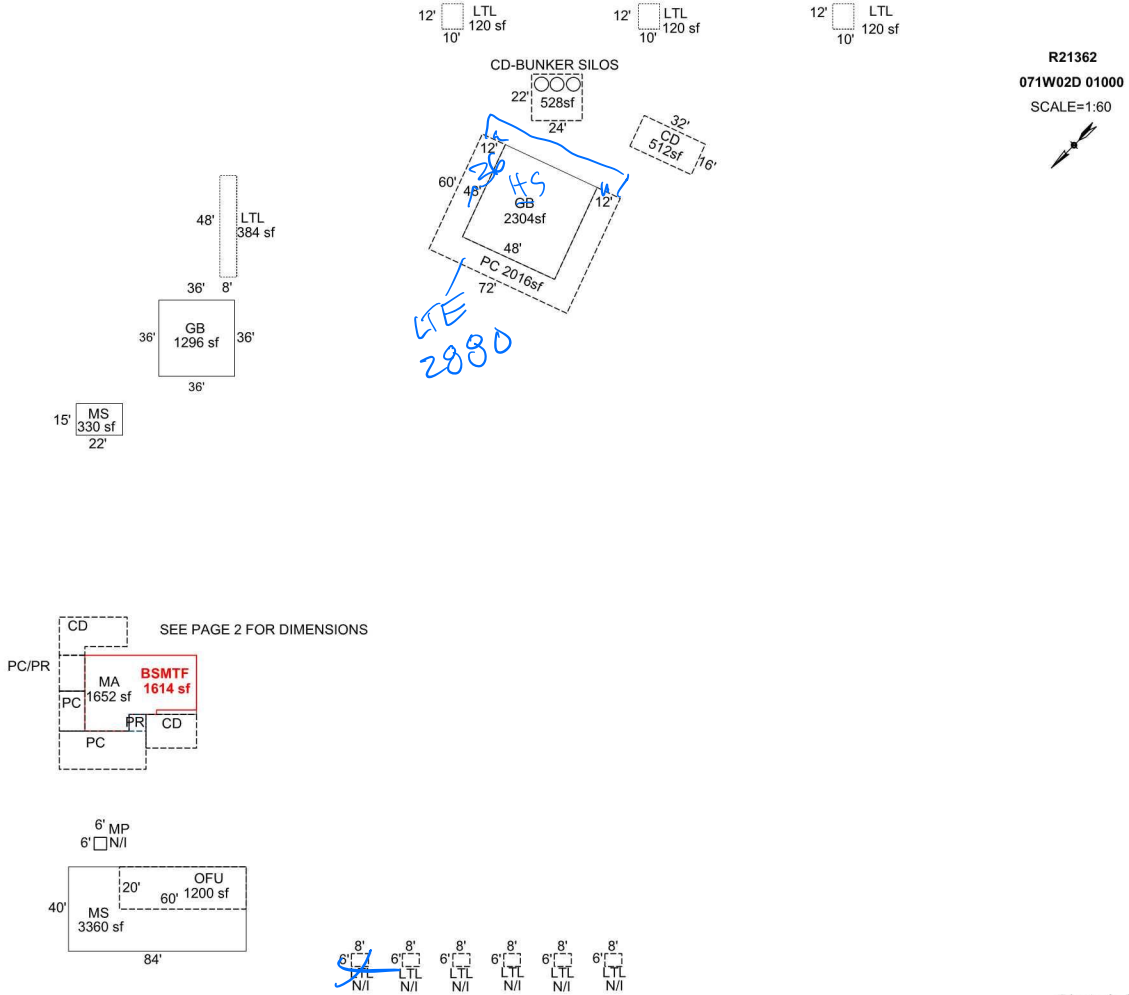
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA0	BSMTF	1.0	1614.0	178.0	1614.0	APEX BY CE 10/29/08 Update to add 3 LTL's 3/7/13 Jane UPDATED BY JRONDEMA 4/25/18 UPDATED BY CJURAN UPDATED BY CLOBERG 10/21/25	
GLA1	MA	1.0	1652.0	178.0	1652.0		
P/P	PC	1.0	228.0	62.0			
	PC/PR	1.0	204.0	58.0			
	CD	1.0	496.0	100.0			
	PC	1.0	802.0	134.0			
	PR	1.0	64.0	32.0			
	CD	1.0	384.0	80.0	2178.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						4.17.18 SR #94 FARMCHK, #94 SR 08/13/2020 MLH 09/02/25	TAGS L2 CLEAN UP L4
Net LIVABLE		cnt	0	(rounded)	3,266		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 071W02D 01000 Parcel No.: R21362
 Property Address: 4189 VICTOR POINT RD 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	2304.0	192.0	
	GB	1.0	1296.0	144.0	
	MS	1.0	3360.0	248.0	
	MS	1.0	330.0	74.0	
	LTL	1.0	120.0	44.0	
	LTL	1.0	384.0	112.0	
	LTL	1.0	120.0	44.0	8034.0
GLA0	BSMTF	1.0	1614.0	178.0	1614.0
GLA1	MA	1.0	1652.0	178.0	1652.0
P/P	CD-BUNKER SILO	1.0	528.0	92.0	
	CD	1.0	384.0	80.0	
	PC	1.0	802.0	134.0	
	CD	1.0	512.0	96.0	
	CD	1.0	496.0	100.0	
	PC/PR	1.0	204.0	58.0	
	3 addl items				
	Net LIVABLE	cnt	1	(rounded)	3,266
	Net BUILDING	cnt	8	(rounded)	8,034

COMMENT TABLE 1

APEX BY CE 10/29/08
 Update to add 3 LTL's 3/7/13 Jane
 UPDATED BY JRONDEMA 4/25/18
 UPDATED BY CJURAN

COMMENT TABLE 2

4.17.18 SR #94 FARMCHK,
 #94 SR 08/13/2020

9/2/25 mch

COMMENT TABLE 3

TAGS L2

Clean up L4