

Acct ID: 538303 MTL: 071E040001000 Date: **10/2/25** Appr: **MLH** Prop Class: 551 RMV Prop Class: **551**  
 Situs: 4194 DAVIS CREEK RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 65776 Year: **2025**

Last Date Appraised: 08/30/2016 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: \_\_\_\_\_  
 Owner: CEREMUGA, JOSEPH JOHN III Last Sales Date: 05/02/2025 Roll Type: R

Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 23947  
 RMV Land: 452630 RMV Imp: 7760 RMV Total: 460390 MAV: 9390 MSAV: 16187 SAV: 29100

Comment: **MLS 821895 DOM 217** **NEW MS update inventory**

**Notations** **Sales code 15 group sale w/ 538304 input MLH 12/1/25**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**Land CWO 12/5/25 Updated land classes, check for survey**

Site: 1 Code Area: 04480 Size: 10.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 160790 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1981 / 2012-13: CHG OF SOIL CLASS BY #39 BASED ON LATEST AERIAL PHOTOS 00-01: UPDATED MARKET VALUE, 400088 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 18.0 TTL ACRES 06-07: RECALC SETUP #10 6/8/05

Site: 2 Code Area: 04480 Size: 18.15 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 291840 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1981 / 21-22: PER #103 CHG LAND TYPE WOODLOT-M TO WOODLOT / 2012-13: CHG OF SOIL CLASS BY #39 BASED ON LATEST AERIAL PHOTOS 00-01: UPDATED MARKET VALUE, 400008 06-07: RECALC SETUP #10 6/8/05

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 04480 Stat Class: 351 Year Blt: 1989 Eff Year Blt: **2000** Sq.Ft: 1440 % Complete: 100.00  
 Desc: **General Purpose Building (GB)** Dimensions: 60x24 RMV: 5440  
 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
General Purpose Bldg	4	Finished	1440	0	0	1989	1989	<b>Fair</b>

**Accessories**

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

Bldg: 2 Code Area: 04480 Stat Class: 355 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1200 % Complete: 100.00  
 Desc: **Lean-to Heavy (LTH)** Dimensions: 60x20 RMV: 2140  
 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 Heavy Duty	4	Finished	1200	0	0	1985	1985	<b>FAIR</b>

**Accessories**

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

Bldg: 3 Code Area: 04480 Stat Class: 354 Year Blt: 1982 Eff Year Blt: **2000** Sq.Ft: 224 % Complete: 100.00  
 Desc: **Lean-to Light (LTL)** Dimensions: 16x14 RMV: 180  
 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
Lean-to Light Duty	4	Finished	224	0	0	1982	1982	Exception: Y N

**Accessories**

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

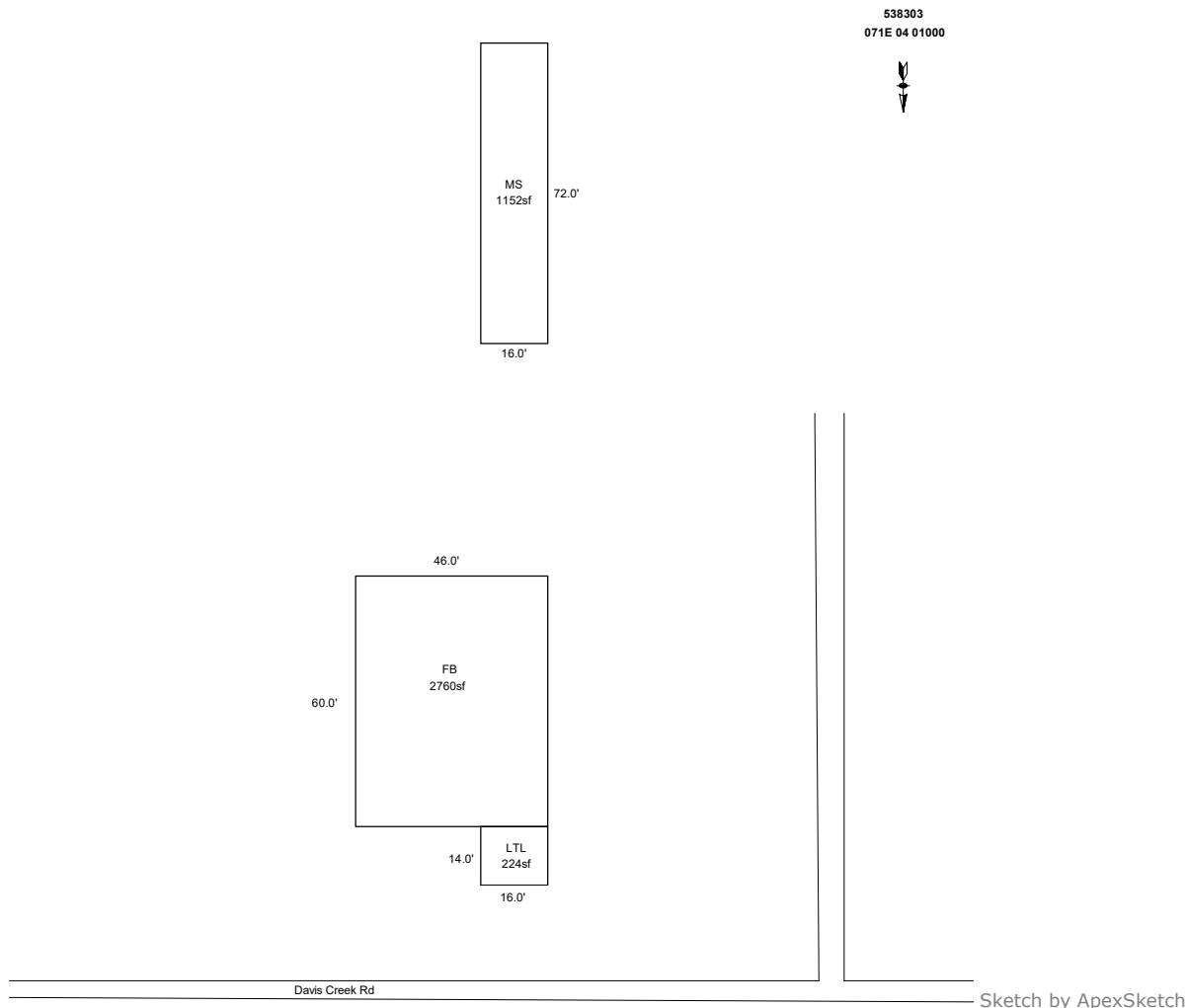
**353 MS 5 72x16 2021 Fair NEW**

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 538303 Parcel No.: 071E04 01000  
 Property Address: 4194 Davis Creek 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	FB	1.0	2760.0	212.0	
	LTL	1.0	224.0	60.0	2984.0
MS	MS	1.0	1152.0	176.0	1152.0
Net LIVABLE		cnt	1 (rounded)		1,152
Net BUILDING		cnt	0 (rounded)		2,984

### COMMENT TABLE 1

Apex 10/18/2012 Jane  
 UPDATED BY CLOBERG 01/13/26

### COMMENT TABLE 2

MLH 10/02/25

### COMMENT TABLE 3

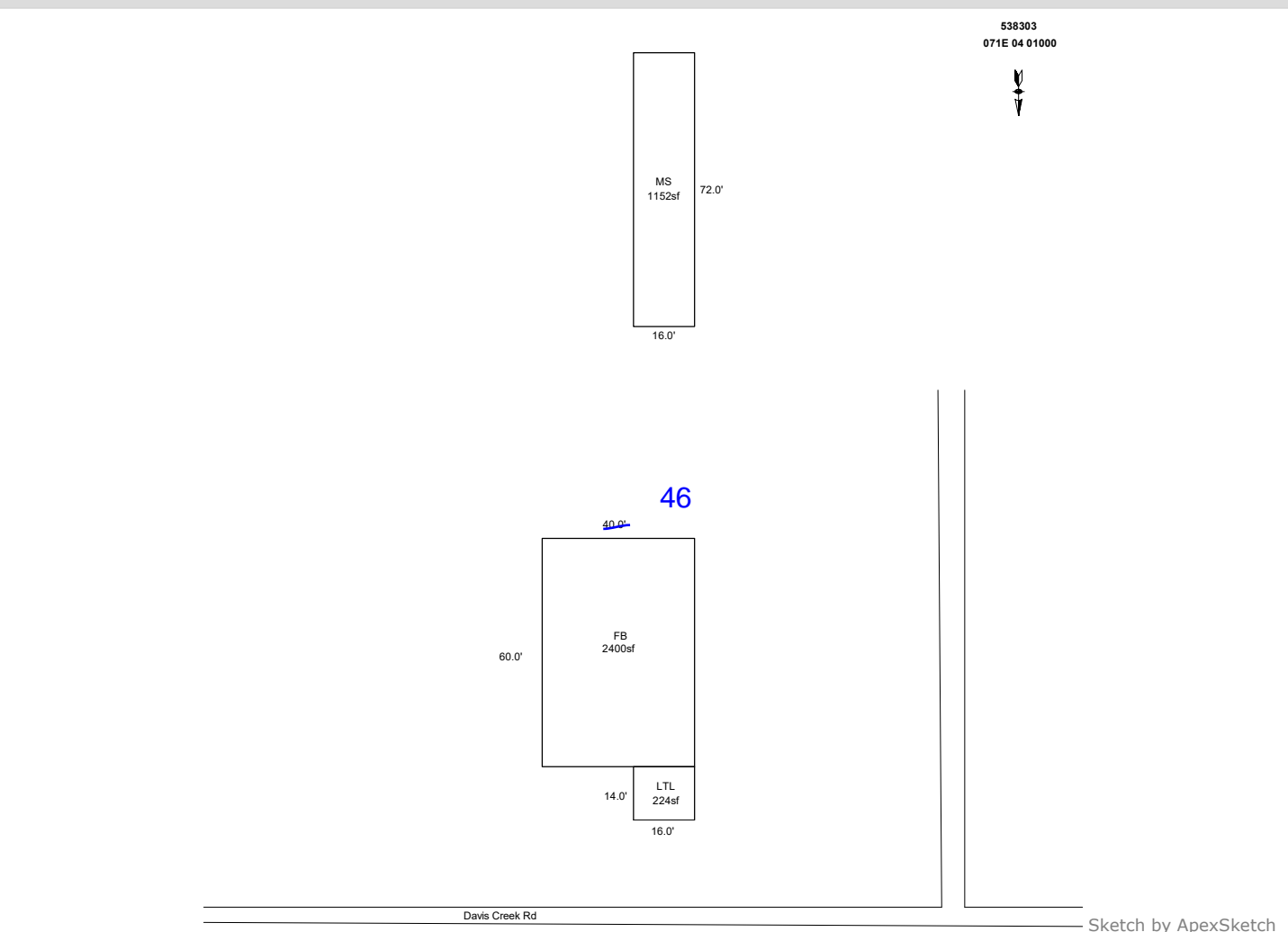
SV L4

# SKETCH/AREA TABLE ADDENDUM

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File No.: 538303 Parcel No.: 071E04 01000  
 Property Address: 4194 Davis Creek Rd NE  
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## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FB	1.0	2400.0	200.0	
	LTL	1.0	224.0	60.0	2624.0
MS	MS	1.0	1152.0	176.0	1152.0
	Net LIVABLE	cnt	1 (rounded)		1,152
	Net BUILDING	cnt	0 (rounded)		2,624

### COMMENT TABLE 1

Apex 10/18/2012 Jane  
 UPDATED BY CLOBERG 01/13/26

### COMMENT TABLE 2

MLH 10/02/25

### COMMENT TABLE 3

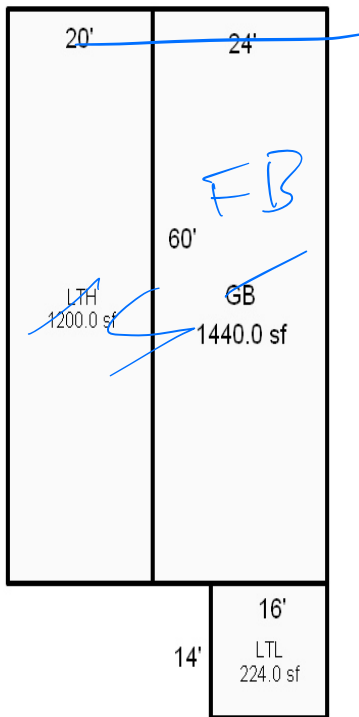
SV L4

72 MB

16 R38303  
071E 04 01000



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MUH 10/2/25 SU 44

Davis Creek Rd