



810 IKE MOONEY

SILVERTON, OR

PROPERTY SYNOPSIS

LOCATION

Located in the Charming Town of Silverton, OR

SIZE

Lot Size is .17 Acres

FEATURES

2,618 Square Feet, Two Story Home, 4 Bedrooms, 2.5 Bathrooms, Walk In Pantry, Laundry/Mud Room with Sink, Walk In Primary Closet, Soaking Tub, Double Sinks in Primary, Vaulted Ceilings in Primary, Step In Showers, Gas Fireplace, Stainless Steel Kitchen Appliances, Kitchen Island with Seating, Central Vac, Covered Back Patio, Wired for Hot Tub Covered Porch, Oversized Garage, RV Parking/Pad, Fully Fenced Yard, Underground Sprinklers in Front and Back

REMARKS

Welcome to this stunning four-bedroom, two-bathroom modern farm home. Located in quaint Silverton, this home's interior features a spacious pantry, large laundry/mudroom, relaxing soaking tub, gas fireplace, central vac, and extra entertaining space. The yard is fully fenced with a dog run and kennel, and the landscape is fully equipped with underground sprinklers. Enjoy a cozy covered patio that connects to the living and dining area. The home has an attached 2-car tandem garage and RV pad.

The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.



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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **359159**
 Tax Lot: **071W01BD09500**
 Owner: Johnston, Ryan Michael
 CoOwner: Johnston, Emili
 Site: 810 Ike Mooney Rd
 Silverton OR 97381
 Mail: 810 Ike Mooney Rd
 Silverton OR 97381
 Zoning: R-1 - Single Family Residential
 Std Land Use: RSFR - Single Family Residence
 Legal:
 Twn/Rng/Sec: T:07S R:01W S:01 Q:NW QQ:SE

ASSESSMENT & TAX INFORMATION

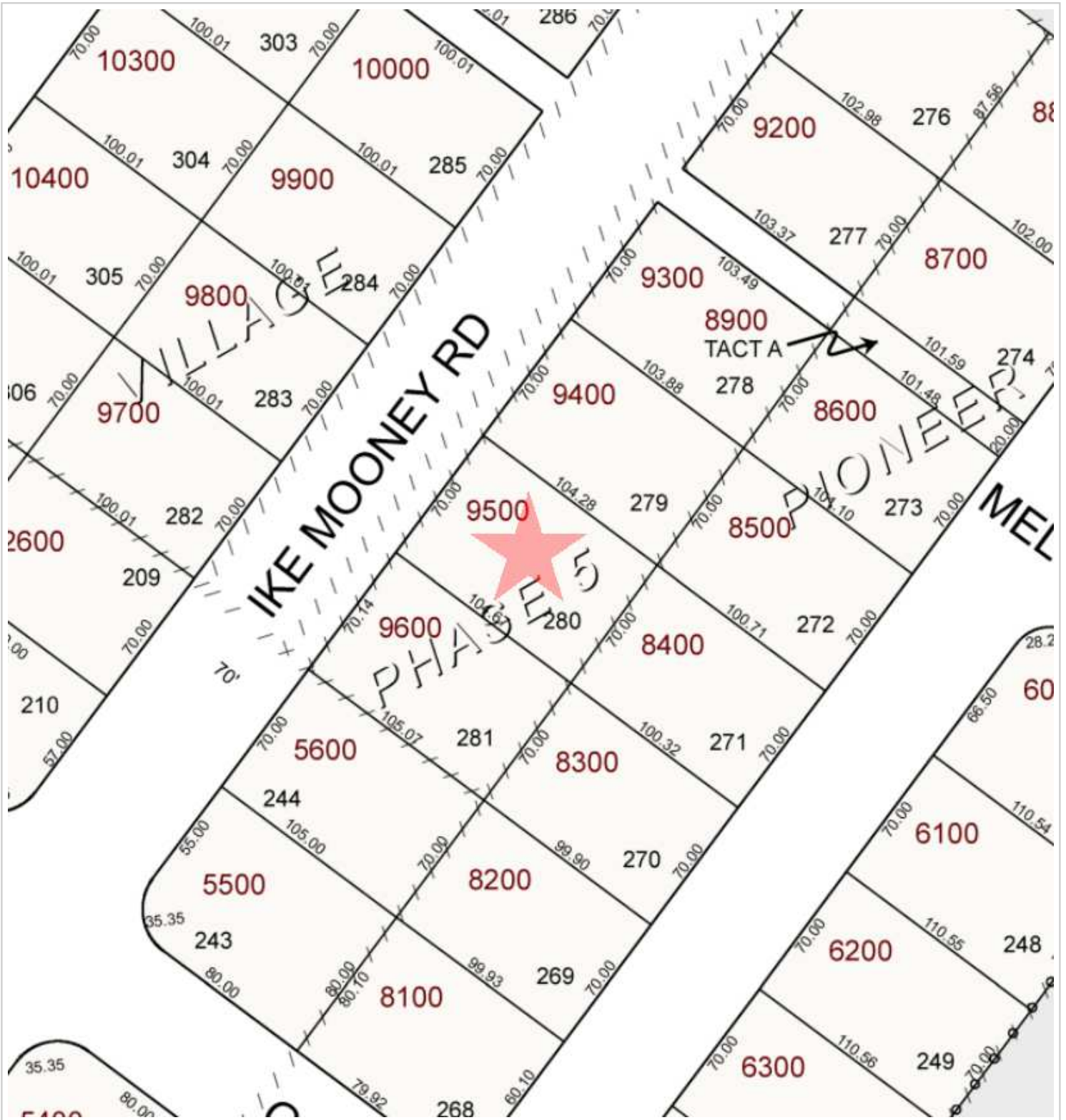
Market Total: **\$649,640.00**
 Market Land: **\$147,000.00**
 Market Impr: **\$502,640.00**
 Assessment Year: **2022**
 Assessed Total: **\$331,710.00**
 Exemption:
 Taxes: **\$5,546.02**
 Levy Code: 04020
 Levy Rate: 16.7195

PROPERTY CHARACTERISTICS

Year Built: 2021
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt: 2,578 SqFt
 Floor 1 SqFt: 2,578 SqFt
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 0.17 Acres (7,313 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot: 280
 Block:
 Plat/Subdiv: Pioneer Village Ph 05
 School Dist: 4J - Silver Falls
 Census: 3021 - 010501
 Recreation:

SALE & LOAN INFORMATION

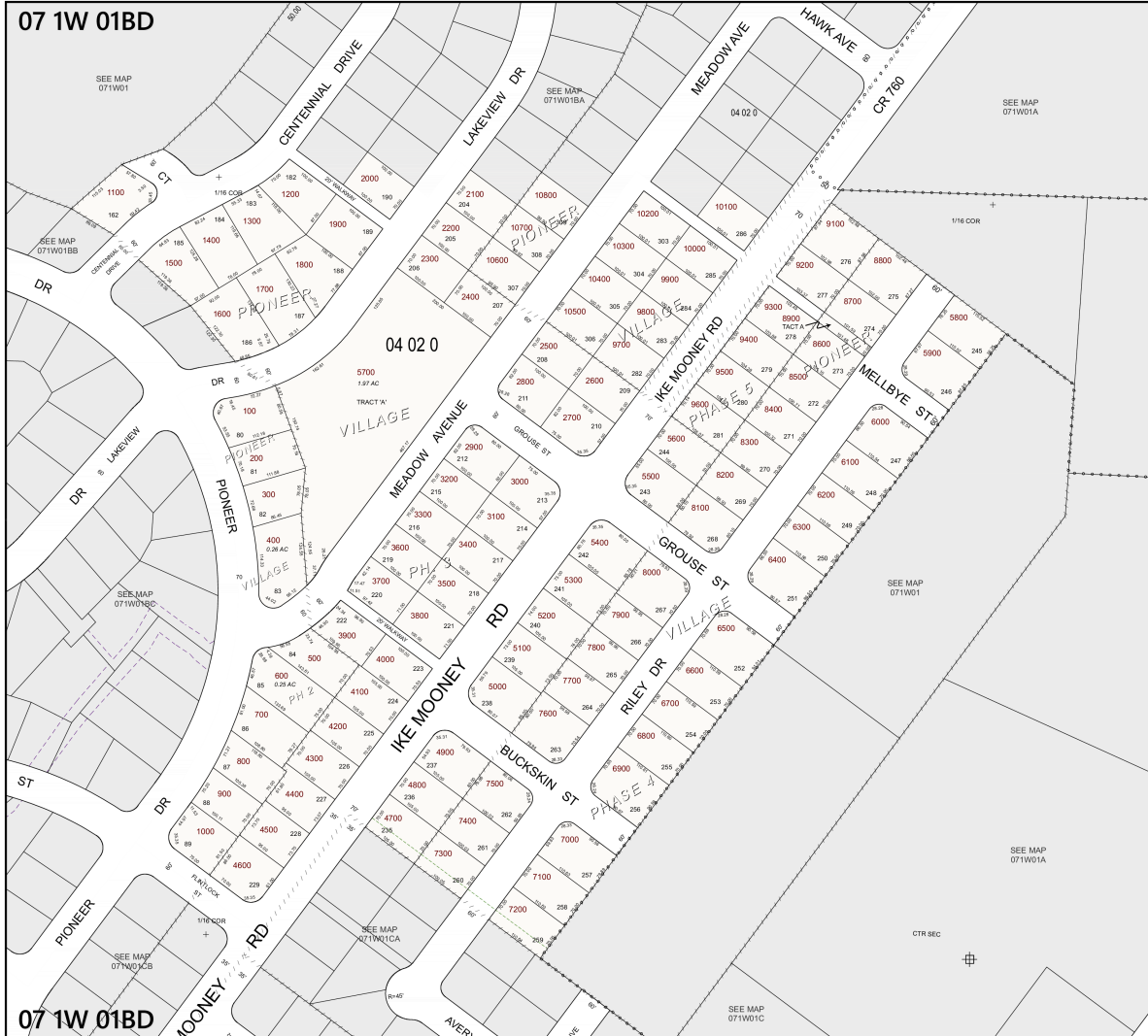
Sale Date: 06/16/2021
 Sale Amount: \$584,545.00
 Document #: 45020295
 Deed Type: Deed
 Loan Amount: \$548,250.00
 Lender: DHI MTG CO LTD LP
 Loan Type: Conventional
 Interest Type:
 Title Co: TICOR TITLE



Parcel ID: 359159

Site Address: 810 Ike Mooney Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



**07 1W 01BD
SILVERTON**

MARION COUNTY, OREGON
SE1/4 NW1/4 SEC1 T7S R1W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES		
Taxlot Boundary	-----	Historical Boundary
Road Right-of-Way	-----	Easement
Railroad Right-of-Way	-----	Railroad Centerline
Private Road ROW	-----	Taxcode Line
Subdivision/Plat Bndry	-----	Map Boundary
Waterline - Taxlot Bndry	-----	Waterline - Non Bndry

CORNER TYPES

+ 1/16TH Section Cor.	⊕ 1/4 Section Cor.
⊙ D/C Corner	16, 15 Section Corner
	21, 22

NUMBERS

Tax Code Number
00 00 0

Acreage #29 AC All acres listed are Net Acres, excluding any portions of the taxlot within public ROW's

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

9000			
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DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/16/2020

**SILVERTON
07 1W 01BD**

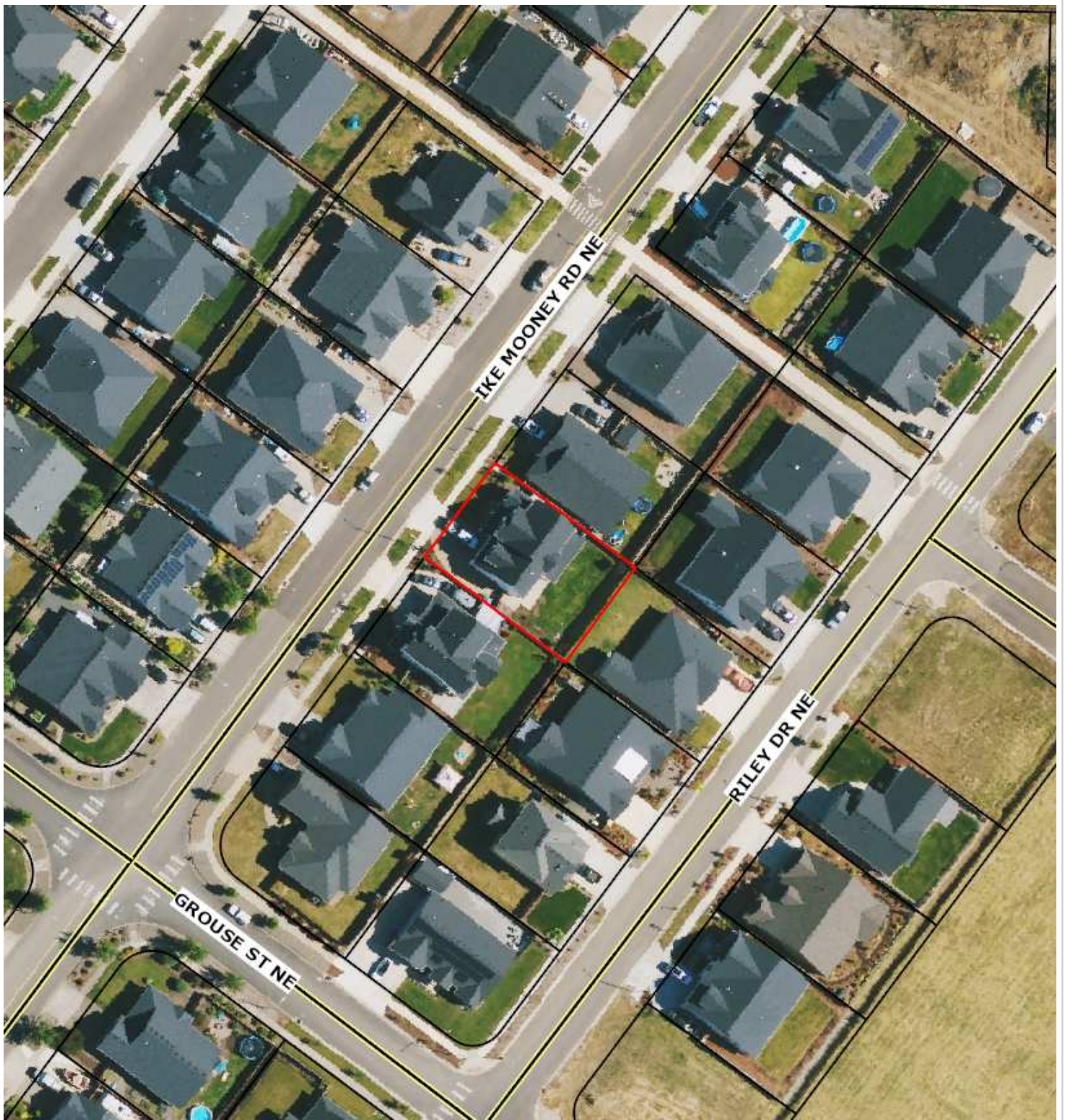


Parcel ID: 359159

Site Address: 810 Ike Mooney Rd

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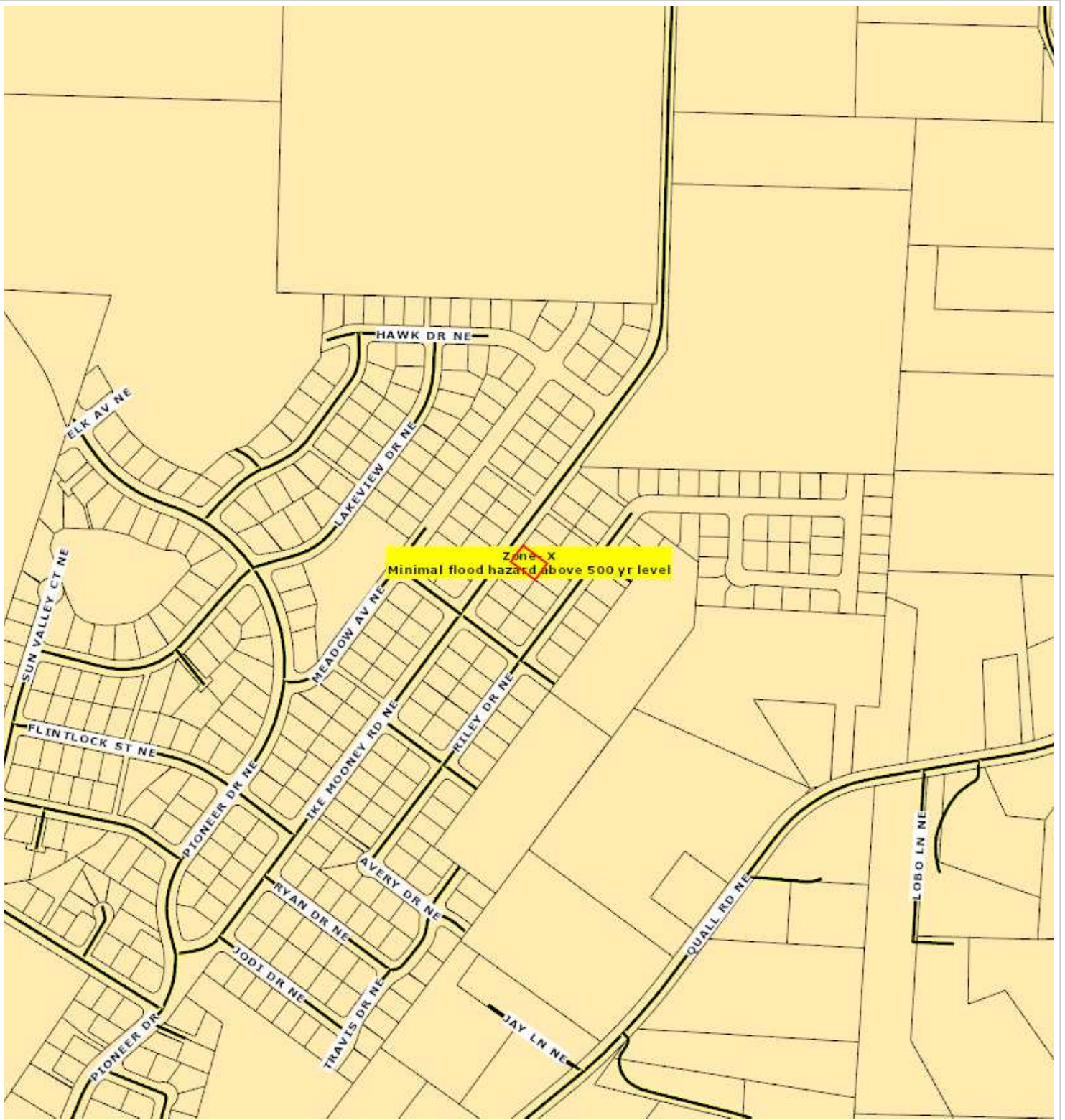
Aerial Map



Parcel ID: 359159

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Flood Map



Fidelity National Title

Parcel ID: 359159

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June 29, 2023

Property Identificaton

Account ID:

359159

Tax Account ID:

359159

Tax Roll Type:

Real Property

Situs Address:

810 IKE MOONEY RD SILVERTON OR 97381

Map Tax Lot:

071W01BD09500

Owner:

JOHNSTON, RYAN MICHAEL

JOHNSTON, EMILI

810 IKE MOONEY RD

SILVERTON, OR 97381

Manufactured Home Details:

Other Tax Liability:

Subdivision:

PIONEER VILLAGE - PHASE 5 LOT 280

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JOHNSTON, RYAN MICHAEL	SILVERSTONE HOMES LLC	6/16/2021 \$584,545.00	6/16/2021 45020295
JOHNSTON, EMILI 810 IKE MOONEY RD SILVERTON OR 97381	16339 PLEASANT VALLEY DR NE SILVERTON OR 97381	33 1	WD 359159
SILVERSTONE HOMES LLC 16339 PLEASANT VALLEY DR NE SILVERTON OR 97381	WALTER BUILDING COMPANY LLC PO BOX 1391 SILVERTON OR 97381	6/18/2020 \$120,000.00 06 1	6/18/2020 43460377 WD 359159
WALTER BUILDING COMPANY LLC PO BOX 1391 SILVERTON OR 97381			1/9/2020 42860327 B&S 359155, 359156, 359157, 359158, 359159, 359160, 359161, 359162, 359163, 359164, 359165, 359166, 359167, 359168, 359169, 359170, 359171, 359172, 359173, 359174, 359175, 359176, 359177, 359178, 359179, 359180, 359181, 359182, 359183, 359184, 359185, 359186, 359187, 359188, 359189, 359190, 359191, 359192, 359193, 359194, 359195, 359196, 359197, 359198, 359199

Grantee	Grantor	Sales Info	Deed Info
SILVER MOUNTAIN DEVELOPMENT INC PO BOX 1391 SILVERTON OR 97381			12/3/2019 T.P.48-50 PP 359155, 359156, 359157, 359158, 359159, 359160, 359161, 359162, 359163, 359164, 359165, 359166, 359167, 359168, 359169, 359170, 359171, 359172, 359173, 359174, 359175, 359176, 359177, 359178, 359179, 359180, 359181, 359182, 359183, 359184, 359185, 359186, 359187, 359188, 359189, 359190, 359191, 359192, 359193, 359194, 359195, 359196, 359197, 359198, 359199

Property Details

Property Class:

101

RMV Property Class:

101

Levy Code Area:

04020

Zoning:

(Contact Local Jurisdiction)

Notes:

Exemption (Begin/End):

Deferral (Begin/End):

Land/On-Site Developments Information:

ID	Type	Acres	Sq Ft
0	On Site Development - URBAN - AVERAGE		
1	001 Residential	0.17	7313

Improvements/Structures:

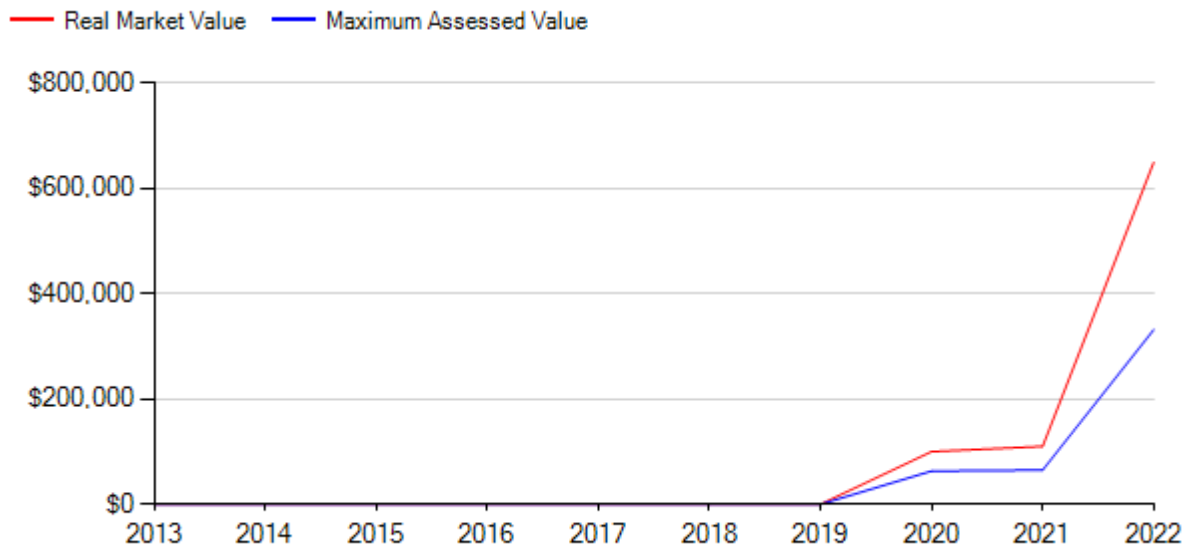
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	RESIDENCE	152 Multi Story above grade		5	2578	2021
1.1		YARD IMPROVEMENTS AVERAGE				2021

Value Information (per most recent certified tax roll)

RMV Land Market:	\$147,000
RMV Land Spec.	\$0
Assess.:	
RMV Structures:	\$502,640
RMV Total:	\$649,640
AV:	\$331,710
SAV:	\$0
Exception RMV:	\$517,640
RMV Exemption Value:	\$0
AV Exemption Value:	\$0

Exemption Description: None
M5 Taxable: \$649,640
MAV: \$331,710
MSAV: \$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$502,640	\$147,000	\$0/\$0	None	\$331,710
2021	\$0	\$110,000	\$0/\$0	None	\$65,040
2020	\$0	\$100,000	\$0/\$0	None	\$63,150

Taxes: Levy, Owed

Taxes Levied 2022-23: \$5,546.02
Tax Rate: 16.7195
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$5,546.02	\$5,546.02
2021	\$1,089.76	\$1,089.76
2020	\$1,062.83	\$1,062.83

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3897570	-\$5,546.02	\$166.38	\$0.00	\$5,379.64	11/11/2022
2021	3878801	-\$1,089.76	\$32.69	\$0.00	\$1,057.07	11/11/2021
2020	3855070	-\$1,062.83	\$31.88	\$0.00	\$1,030.95	11/4/2020

AFTER RECORDING RETURN TO:

Order No.: 471821106684-TK
Ryan Michael Johnston and Emili Johnston
810 Ike Mooney Road NE
Silverton, OR 97381

REEL 4502 PAGE 295
MARION COUNTY
BILL BURGESS, COUNTY CLERK
06-16-2021 03:56 pm.
Control Number 659732 \$ 91.00
Instrument 2021 00035972

SEND TAX STATEMENTS TO:

Ryan Michael Johnston and Emili Johnston
810 Ike Mooney Road NE
Silverton, OR 97381

APN: R359159
Map: 071W01BD09500

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Silverstone Homes LLC, an Oregon limited liability company, Grantor, conveys and warrants to Ryan Michael Johnston and Emili Johnston, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Lot 280, PIONEER VILLAGE PHASE 5, recorded December 3, 2019 in Marion County Book of Town Plats as Volume H48, Page 50 and also referenced in Marion County Deed Records as Reel 4273, Page 55, in the City of Silverton, County of Marion and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED EIGHTY-FOUR THOUSAND FIVE HUNDRED FORTY-FIVE AND NO/100 DOLLARS **(\$584,545.00)**. (See ORS 93.030).

Subject to:

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 22, 2019
Recording No: Reel 4269, Page 358

Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Pioneer Village Phase 5

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public utility easement
Affects: 10 feet wide along street frontage

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

TICOR TITLE 489301128114

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6-15-21

Silverstone Homes LLC

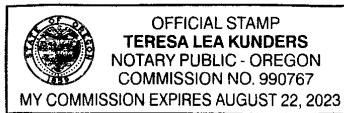
BY: [Signature]
Peter Larionov
Sole Member

State of OR
County of Marion

This instrument was acknowledged before me on 6-15-21 by Peter Larionov, as ^{Sole} Member of Silverstone Homes LLC

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8-22-23



REEL: 4502

PAGE: 295

June 16, 2021, 03:56 pm.

CONTROL #: 659732

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.



PAUL TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118

