Summary Lead Appr: WW Clerk: Lead Clerk: Appr: MDL

Print Date: 7/31/2023

Acct ID: 536022 MTL: 093W01C000800 Date: 12/23/23 Appr: MDL Prop Class: 409 RMV Prop Class: 409

Situs: 2985 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 83464 Year: ~~2023~~ 2024

Last Date Appraised: 01/06/2022 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: RYAN, KATIE MARIE Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 361890

RMV Land: 202160 RMV Imp: 296850 RMV Total: 499010 MAV: 122860 MSAV: 0 SAV: 0

Comment: 22-23: L3 01.06.22 ML

Dated

Notations 24-25: New outbuilding 40x60 23-001951 /100% complete Pull tag

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92590	0

Land

Site: 1 Code Area: 92590 Size: 2.48 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 157160 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 00-01: REAPPRAISAL 07-08: #44 ON SALES VERIF, ADD TREED & VIEW ADJS

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92590 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 0

Func Obsc: 0 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	
GARDEN SHED	1	48	0	0	0	Exception: Y N

Bldg: 3 Code Area: 92590 Stat Class: 108 Year Blt: 1991 Eff Year Blt: 1976 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 54900

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	
Garage Detached	4	Finished	528	0	0	1991	1976	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS FAIR	3	1	0	2835	1	Exception: Y N

Bldg: 6 Code Area: 92590 Stat Class: 457 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2060 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 239030

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 239030 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	5	Finished	2060	3	FB-2	2022	2022	BATH - 2, SKRT+, ROOF+, HVAC+, KIT+	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	5	100	2022	2200	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	40	2022	1160	0	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100

Desc: Accessory Improvements & Misc. Dimensions: 6x6 RMV: 0

Func Obsc: 0 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	
Pump House	0	Finished	36	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 92590 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 392 % Complete: 100

Desc: Machine Shed (MS) Dimensions: 14x28 RMV: 2920

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	5	Finished	392	0	0	1990	1990		Exception: Y N

Accessories LTL 12 X 12 1990

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

ACCOUNT # 536022 DATE: 12/13/23 RMV CLASS 409 PROP CLASS 409

MTL 93 W 10 800 APPR MDL TAG Y (N)

COMMENTS:

RESIDENCE / MANUFACTURED STRUCTURES

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

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

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

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE GB
STAT / CLASS 5
SIZE 2400
60 x 40 H-18
FAIR
AVERAGE
GOOD
EXCELLENT
BATH ____
YR BLT 2023
EFF YR 2023
% COMP 100
EXCEPT Y N
MISC: ____
COMMENT: ____

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

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

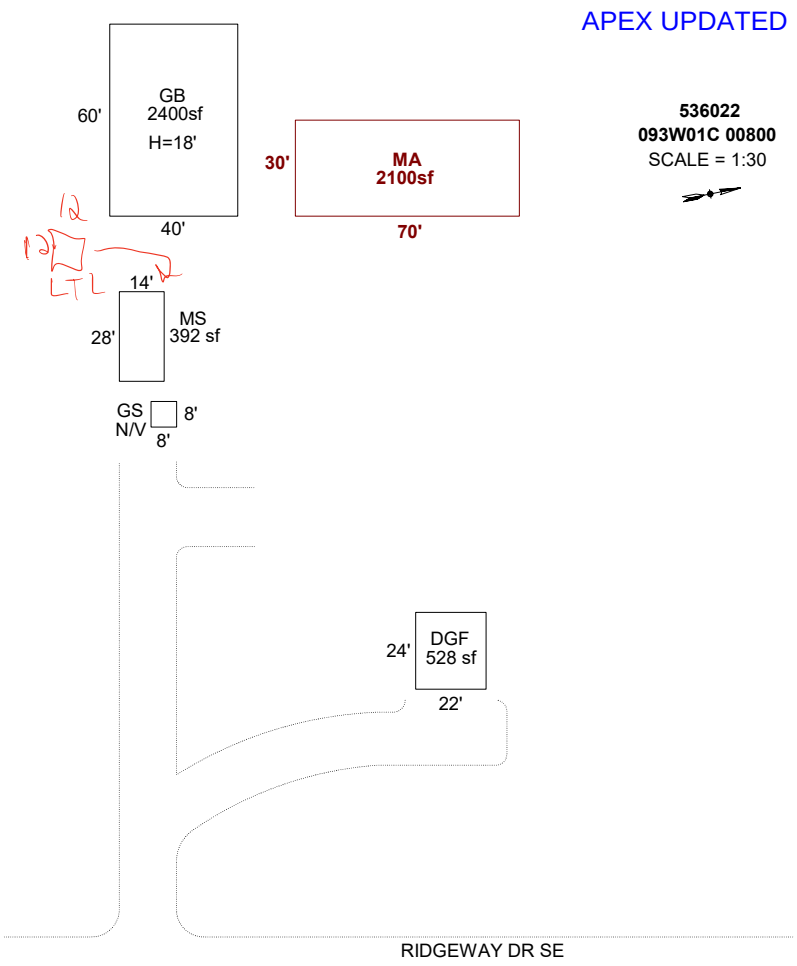
TYPE ____
STAT / CLASS ____
SIZE ____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH ____
YR BLT ____
EFF YR ____
% COMP ____
EXCEPT Y N
MISC: ____
COMMENT: ____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536022 Parcel No.: 093W01C 00800
Property Address: 2985 RIDGEWAY DR SE
City: TURNER County: MARION State: OR ZipCode: 97392
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	392.0	84.0	
	GB	1.0	2400.0	200.0	2792.0
GLA1	MA	1.0	2100.0	200.0	2100.0
GAR	DGF	1.0	528.0	92.0	528.0

Net LIVABLE	cnt	1	(rounded)	2,100
Net BUILDING	cnt	2	(rounded)	2,792

COMMENT TABLE 1

UPDATED BY JRONDEMA 7/12/16
UPDATED BY JRONDEMA 3/14/18
UPDATED BY CJURAN 04/12/2021 555-21-001985
UPDATED BY CJURAN 04/18/2023 555-23-001951
UPDATED BY CJURAN 03/06/2024

COMMENT TABLE 2

MDL 12/13/2023

COMMENT TABLE 3

TAGS L3

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R36022
DGF
3-2-18

R36022
MA BACK
3-2-18

R36022
MA
3-2-18

R36022
MS, GS
3-2-18

536022 MFH 2022-01-07
L2