

Final 5/29/24

Acct ID: 535409 MTL: 092W20C000500 Date: 5/28/24 Appr: MDL Prop Class: 501 RMV Prop Class: 501
 Situs: 12775 PARRISH GAP RD SE TURNER OR 97392 MaSaNh: 07 06 002 Unit: 80795 Year: 2024

Last Date Appraised: 10/09/2020 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: FROMWILLER, TRAVIS & FROMWILLER, VIRGINIA Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 876700

RMV Land: 443490 RMV Imp: 1012990 RMV Total: 1456480 MAV: 876700 MSAV: 0 SAV: 0

Comment: LEVEL 4 10.9.20 MH31//

Notations *PER OWNER Older Home Storage; Changed to A GB6*

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	0
1	MKTF	OSD - FAIR	35000	05590	0

Land

Site: 1 Code Area: 05590 Size: 21.63 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 363490 Exception: Y N
 Adjustment(s): VWGR Fire Patrol: Description:
 Comments: 20-21: PER #35 CHG 2ND OSD// 10-11: COMBINED LAND SEGGS// 08-09: 8BENCH PROJECT - CHG OF 8BENCH TO 9.3 ACRES 4BENCH AND 8.83 ACRES OF 6BENCH// 03-04: REAPPRAISAL //05-06: PER #17 CHG OF SOIL CLASS FROM 8BENCH TO WOODLOT-M//00-01: ADD NEW MS AND HOMESITE 00-01: f00-282 llad between r35407 and r35409, being rprocessed a sepm/sepe due to the amt of acreage /00-01; UPDATED LAND VALUES

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 142 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1696 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 404860
 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
First Floor	4	Finished	1128	1	FB-1	2012	2012	HVAC+, FP - 1, ROOF, KIT-, BATH - 1	Y N
Attic	4	Finished	568	1	0	2012	2012		Y N
Attic	4	Unfinished	512	0	0	2012	2012		Y N
Garage Attached	4	Finished	2072	0	FB-1/ HB-1	2012	2012	BTH - 1, ROOF	Y N

Remove chng to GB

Accessories

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

Bldg: 2 Code Area: 05590 Stat Class: 142 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 3836 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 606300
 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
First Floor	4	Finished	3386	4	FB-3	2019	2019	KIT-, ROOF, BATH - 3	Y N
Second Floor	4	Finished	450	0	FB-1/ HB-1	2019	2019	ROOF, BTH - 1	Y N
Garage Attached	4	Finished	1020	0	0	2019	2019	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	6680	2020	21493	1	Y N
DECK	4	1216	2019	23834	1	Y N
ROOF EXTENSION OR PATIO COVER	4	176	2020	5053	1	Y N
ROOF EXTENSION OR PATIO COVER	4	1216	2019	34559	1	Y N

VIEW

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05590 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 180 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x18 RMV: 1830
 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
Multi-Purpose Bldg	4	Finished	180	0	0	1999	1999	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 301 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 100 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 0
 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
Pump House	0	Finished	100	0	0	1999	1999	Exception: Y N

Accessories

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

GB
 3200 SF
 2012 Eff year
 Pk6 Excellent
 1 Full Bath

GB Attic Finished
 568 SF Finished
 2012 Eff year
 Pk6 Excellent

GB Attic unfinished
 512 SF
 2012 Eff YR
 Pk6 Average

SKETCH/AREA TABLE ADDENDUM

Parcel No **092W20C 00500**

File No **R35409**

SUBJECT

Property Address **12775 Parrish Gap Rd SE**

City **Turner**

State **OR**

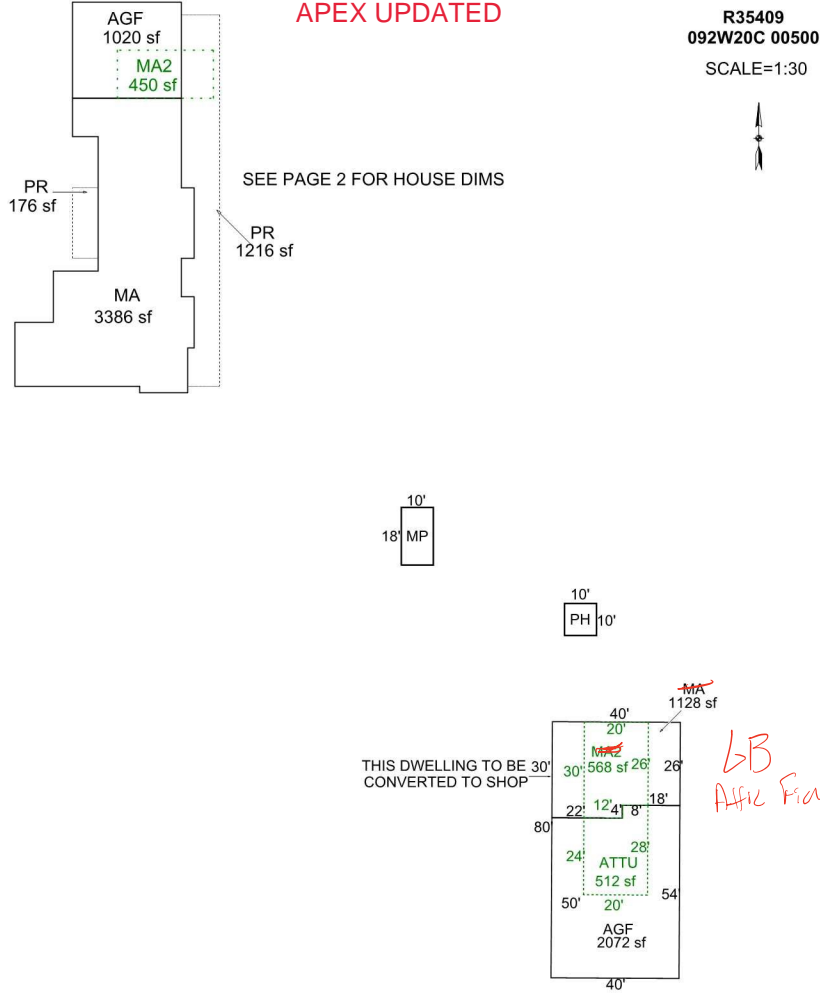
Zip **97392**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1128	140	4514
	MA	1.00	3386	320	
GLA2	MA2	1.00	568	100	1530
	ATTU	1.00	512	96	
	MA2	1.00	450	90	
GBA1	MP	1.00	180	56	280
	PH	1.00	100	40	
GARG	AGF	1.00	1020	128	1020
YI1	PR	1.00	1216	268	1392
	PR	1.00	176	60	
Net LIVABLE Area			(rounded w/ factors)		6044
Net BUILDING Area			(rounded w/ factors)		280

Comment Table 1

Apex 10/18/2012 Jane
UPDATED BY SRAGSDALE 1/6/13
UPD BY PH 02.13.20

Comment Table 2

NSFD/19-004649

MDL 5/29/24

Comment Table 3

LH TAB

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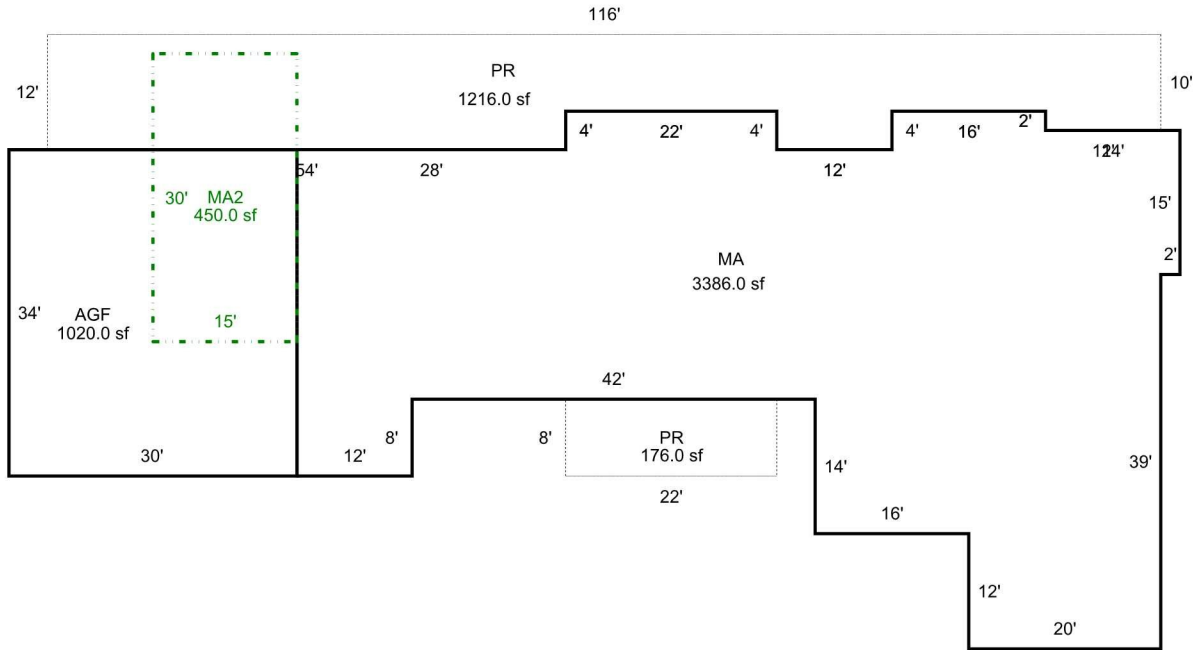
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R35409
092W20C 00500
SCALE=1:20

SEE PAGE 1 FOR ALL BLDGS



Scale: **1" = 60'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3386	320	3386
GLA2	MA2	1.00	450	90	450
GARG	AGF	1.00	1020	128	1020
YI1	PR	1.00	1216	268	
	PR	1.00	176	60	1392

Comment Table 1

Apex 10/18/2012 Jane
UPDATED BY SRAGSDALE 1/6/13
UPD BY PH 02.13.20

Comment Table 2

NSFD/19-004649

Comment Table 3

Net LIVABLE Area (rounded w/ factors) **3836**



R35409 01.09.20



R35409

02-24-2014