

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Acct ID: 536304 MTL: 093W120000100 Date: 6/13/23 Appr: WW/JS Prop Class: 581 RMV Prop Class: 581  
Situs: 2874 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 106354 Year: 2023

Last Date Appraised: 02/25/2021 Appraiser: MATT LORD Retag: (Y) N Tag info: RECHECK NEW GROWTH 5/2025

Owner: MOONRIDGE TREE FARM LLC Roll Type: R

Cycle Tag Sales Verification Other: FF CK Inspection level: 1 2 3 4 LCB TTO INSP AV: 281747

RMV Land: 521070 RMV Imp: 346510 RMV Total: 867580 MAV: 233900 MSAV: 47847 SAV: 71220

Comment:

N/C TO IMP FOREST: OK RECHECK NEW GROWTH 5/2025  
FARM USE: SEED

Notations

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	05590	0

Land Chris 8/14/24

Site: 2 Code Area: 05590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Homesite Description: RMV: 3000 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 2009 / 00-01; REAPPRAISAL, UPDATED MARKET VALUE, 500190

Site: 3 Code Area: 05590 Size: 34.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 102900 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 1981 / 00-01; REAPPRAISAL, UPDATED MARKET VALUE, 500190 /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Site: 4 Code Area: 05590 Size: 123.39 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: STFC Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 370170 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 1979, STF - 2005 / //05-06: STF APPLICATION APPROVED // 00-01; REAPPRAISAL, UPDATED MARKET VALUE, 500190 / 02-03: NOTIFIED BY FORESTRY DEPT THAT ACREAGE FOR SITE 5 IS 14.10 NOT 5.4 /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 143 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 3602 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 343210  
 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	2018	1	FB-1	1964	1964	BATH - 1, KIT, ROOF, HVAC, FP	Y N
Basement	4	Finished	1584	5	FB-1	1964	1964	BATH - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	270	1964	4277	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 480 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 40x12 RMV: 1860  
 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
Multi-Purpose Bldg	4	Finished	480	0	0	1979	1979	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 240 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 900  
 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	240	0	0	1979	1979	Exception: Y N

**Accessories**

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

Bldg: 4    Code Area: 05590    Stat Class: 355    Year Blt: 1979    Eff Year Blt: 1979    Sq.Ft: 400    % Complete: 100  
 Desc: Lean-to Heavy (LTH)    Dimensions:    RMV: 540  
 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	400	0	0	1979	1979	Exception: Y N

**Accessories**

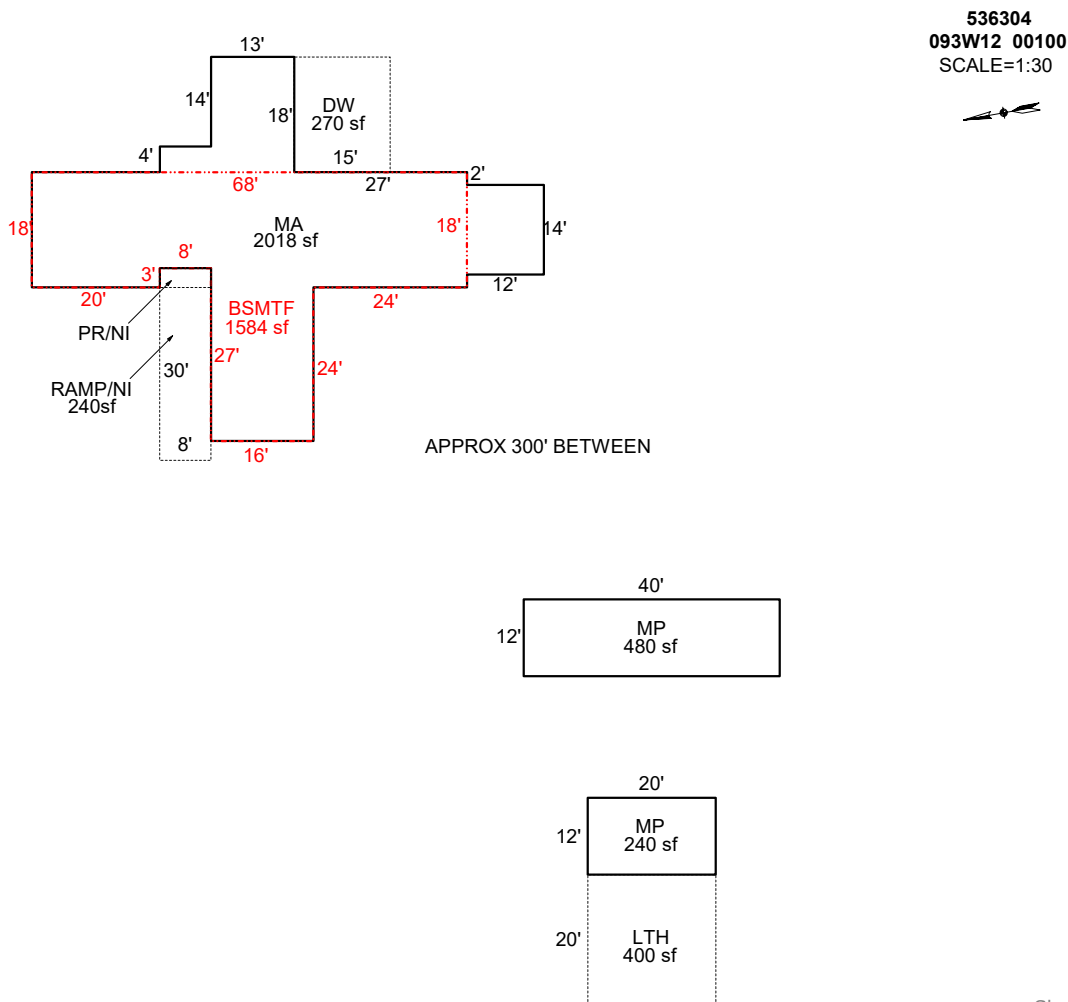
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536304 Parcel No.: 093W12 00100  
 Property Address: 2874 RIDGEWAY DR SE  
 City: TURNER County: MARION State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	480.0	104.0	
	MP	1.0	240.0	64.0	
	LTH	1.0	400.0	80.0	1120.0
GLA1	MA	1.0	2018.0	286.0	2018.0
BSMT	BSMTF	1.0	1584.0	226.0	1584.0
P/P	DW	1.0	270.0	66.0	
	RAMP/NI	1.0	240.0	76.0	
	PR/NI	1.0	24.0	22.0	534.0
	Net LIVABLE	cnt	1 (rounded)		2,018
	Net BUILDING	cnt	3 (rounded)		1,120

### COMMENT TABLE 1

DRAWN BY JRONDEMA 6/26/18  
 UPDATED BY CJURAN 07/08/2021  
 UPDATED BY WW 6/15/23

### COMMENT TABLE 2

#06 WV 02/25/2021  
 WW 06/13/23

### COMMENT TABLE 3

TAGS L4  
 L4 FARM CK