

Acct ID: 535921 MTL: 092W33B000100 Date: 2/6/24 Appr: MDL Prop Class: 559 RMV Prop Class: 559  
 Situs: 13977 DUCKFLAT RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 42972 Year: 2024

Last Date Appraised: 03/08/2019 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence)  
 Owner: OLSON, RANDY D Roll Type: R  
 Cycle: Tag Sales Verification Other: Accl'd No start until after 1/1/24 Inspection level: 1 2 3 4 LCB TTO INSP AV: 75828  
 RMV Land: 389320 RMV Imp: 94400 RMV Total: 483720 MAV: 46400 MSAV: 29428 SAV: 45722  
 Comment: 23-006442 3BD 3BA 1 office Gated

Notations No start ✓ 1/1/25

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	05530	0
1	WELL	PRIVATE WELL	11500	05530	0

Land

Site: 1 Code Area: 05530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 18950 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009 / 08-09: APPROVED OR SPECIAL ASSESSMENT// 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION// 00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT

Site: 3 Code Area: 05530 Size: 5.54 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 115460 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2008 / 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION\\00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT

Site: 4 Code Area: 05530 Size: 7.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 132620 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2008 / 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION\\00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT

Site: 5 Code Area: 05530 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 75790 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2008 / 08-09: LAND SEG CONSOLIDATION///05-06: F05-0335 SMALL ACREAGE CORRECTION\\00-01; COMBINED LAND SEGMENTS, NO SPECIAL ASSESSMENT

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 05530 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1972 Sq.Ft: 1904 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 38150  
 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	5	Finished	1904	3	FB-2	1979	1972	SKIRT, ROOF+, HVAC+, KIT-, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	792	1979	3168	1	Y N
ROOF EXTENSION OR PATIO COVER	5	432	1979	2506	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05530 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 120 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 3500  
 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	6	Finished	120	0	0	2002	2002	FAIR	Y N

**Accessories**

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

Bldg: 3	Code Area: 05530	Stat Class: 311	Year Blt: 2006	Eff Year Blt: 2011	Sq.Ft: 6720	% Complete: 100
Desc: Feeder Barn (FB)			Dimensions: 80x84			RMV: 52750
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: Y N
Feeder Barn	5	Finished	6720	0	0	2006	2011	FAIR	Y N

**Accessories**

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

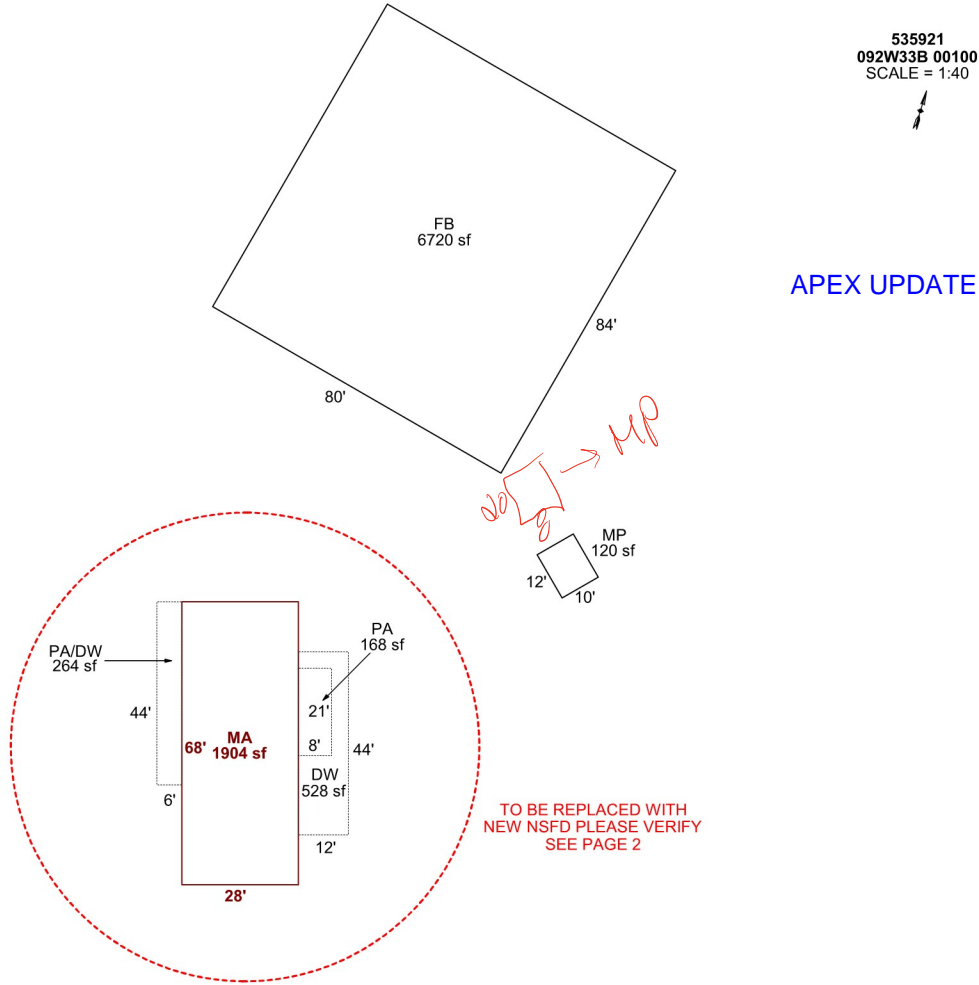
MP  
-----  
20x8  
CLASS 5  
YRBLT = EFF YRBLT  
PKL AV6

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 535921 Parcel No.: 092W33B 00100  
 Property Address: 13977 DUCKFLAT RD 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	MP	1.0	120.0	44.0	
	FB	1.0	6720.0	328.0	6840.0
GLA1	MA	1.0	1904.0	192.0	1904.0
P/P	DW	1.0	528.0	112.0	
	PA	1.0	168.0	58.0	
	PA/DW	1.0	264.0	100.0	960.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 6/19/18  
 UPDATED BY JRONDEMA 3/11/19  
 UPDATED BY CJURAN 10/25/2023 23-006442 MA

### COMMENT TABLE 2

MPL 2/6/24

### COMMENT TABLE 3

L3 TAG

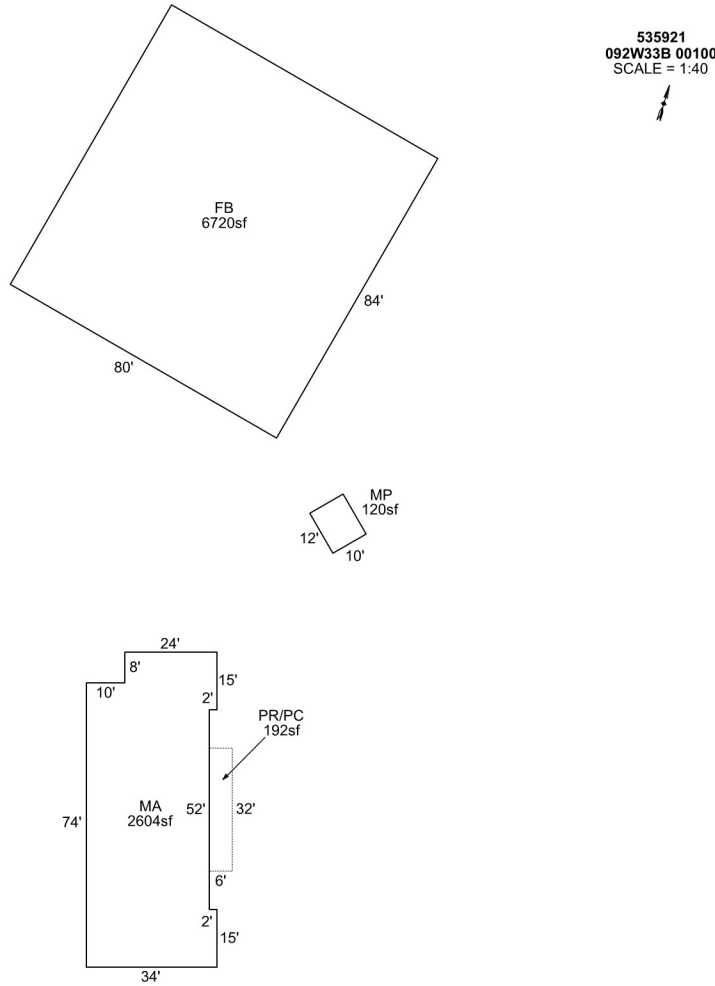
Net LIVABLE	cnt	1	(rounded)	1,904
Net BUILDING	cnt	2	(rounded)	6,840

# SKETCH/AREA TABLE ADDENDUM

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 Property Address: 13977 DUCKFLAT RD SE  
 City: TURNER County: MARION State: OR ZipCode: 97392  
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## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FB	1.0	6720.0	328.0	
	MP	1.0	120.0	44.0	6840.0
GLA1	MA	1.0	2604.0	236.0	2604.0
P/P	PR/PC	1.0	192.0	76.0	192.0

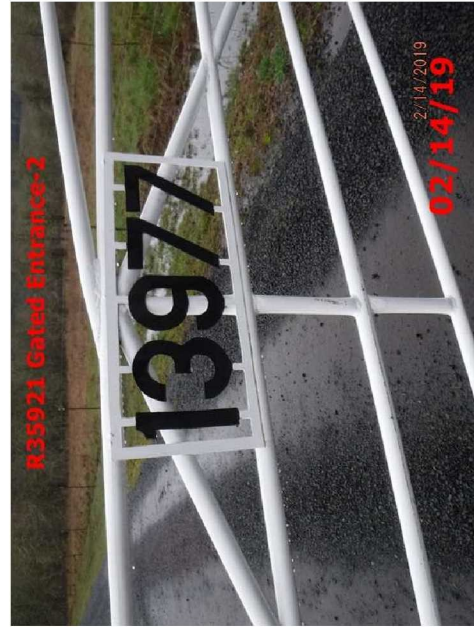
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DRAWN BY JRONDEMA 6/19/18  
 UPDATED BY JRONDEMA 3/11/19  
 UPDATED BY CJURAN 10/25/2023 23-006442 MA

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	2,604
Net BUILDING	cnt	2	(rounded)	6,840





**R35921 Manuf. MA Rear E Side**

3/ 8/2019

**03/8/19**



**R35921 Manuf MA Front W Side**

3/ 8/2019

**03/8/19**



**R35921 Manuf MA N-NW End**

3/ 8/2019

**03/8/19**



**R35921 80x84 FB**

3/ 8/2019

**03/8/19**

