

Acct ID: 536021 MTL: 093W01C002300 Date: 1/8/24 Appr: MDL Prop Class: 641 RMV Prop Class: 401
 Situs: 2844 RIDGEWAY DR SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 83462 Year: 2024

Last Date Appraised: 01/09/2020 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: WELLS, WILLIAM J & WELLS, KRISTIN R Roll Type: R

Cycle Tag Sales Verification Other: Arleta Inspection level: 1 2 3 4 LCB TTO INSP AV: 351367

RMV Land: 408480 RMV Imp: 785960 RMV Total: 1194440 MAV: 324470 MSAV: 26897 SAV: 40700

Comment: 23-007365 32x56 GB w/ 2005F MEZZ 6ATED

Notations

No start in 2023 ✓ 1/1/25 Finished 2/5/24

| RP/MS | Code | Description |
|-------|------|-----------------------|
| RP | DFL | DESIGNATED FORESTLAND |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | SAA | SA OSD - AVERAGE | 45000 | 92590 | 0 |

Land

Site: 1 Code Area: 92590 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Forest Homesite Description: RMV: 37000 Exception: Y N

Adjustment(s): VWAR Fire Patrol: Description:

Comments: Liability year - 2009 / 00-01: 02400190, STO DECLASSED FOR SIZE, AND THEN REINSTATED /00-01; REAPPRAISAL, UPDATE MARKET LAND VALUES, 2400190 /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

Site: 3 Code Area: 92590 Size: 19.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 326480 Exception: Y N

Adjustment(s): VWAR Fire Patrol: Description:

Comments: Liability year - 1976 / 00-01: 02400190, STO DECLASSED FOR SIZE AND THEN REINSTATED /00-01; REAPPRAISAL, UPDATE MARKET LAND VALUES, 2400190 /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: 92590 Stat Class: 143 Year Blt: 1963 Eff Year Blt: 1977 Sq.Ft: 3215 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 367740

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 | 1920 | 0 | FB-1 | 1963 | 1977 | FP, HVAC, ROOF, KIT, BATH - 1 | Y N |
| Basement | 4 | Finished | 1295 | 4 | FB-1 | 1963 | 1977 | HVAC, BATH - 1 | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------------------------|-------|-----------|------------|-------|----------|-----------|
| DECK | 4 | 1686 | 2019 | 33046 | 1 | Y N |
| HOT TUB / SPA | 4 | 0 | 1977 | 1155 | 1 | Y N |
| PATIO | 4 | 452 | 1977 | 1914 | 1 | Y N |
| ROOF EXTENSION OR PATIO COVER | 4 | 386 | 1977 | 8619 | 1 | Y N |

Bldg: 3 Code Area: 92590 Stat Class: 148 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 396040

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 |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Garage Attached | 4 | Unfinished | 6630 | 0 | 0 | 2000 | 2000 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------|-------|-----------|------------|-------|----------|-----------|
| ASPHALT DRIVEWAY | 4 | 4900 | 2000 | 13083 | 1 | Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92590 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 507 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 3180

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 | |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 6 | Finished | 507 | 0 | 0 | 1984 | 1984 | FAIR | Exception: Y N |

Accessories

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

| | | | | | | |
|-------------------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 5 | Code Area: 92590 | Stat Class: 905 | Year Blt: 2019 | Eff Year Blt: 2019 | Sq.Ft: 0 | % Complete: 100 |
| Desc: Rural Solar Panel/Array | | | Dimensions: | | | RMV: 19000 |
| 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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| No floor data available | | | | | | | | |

Accessories

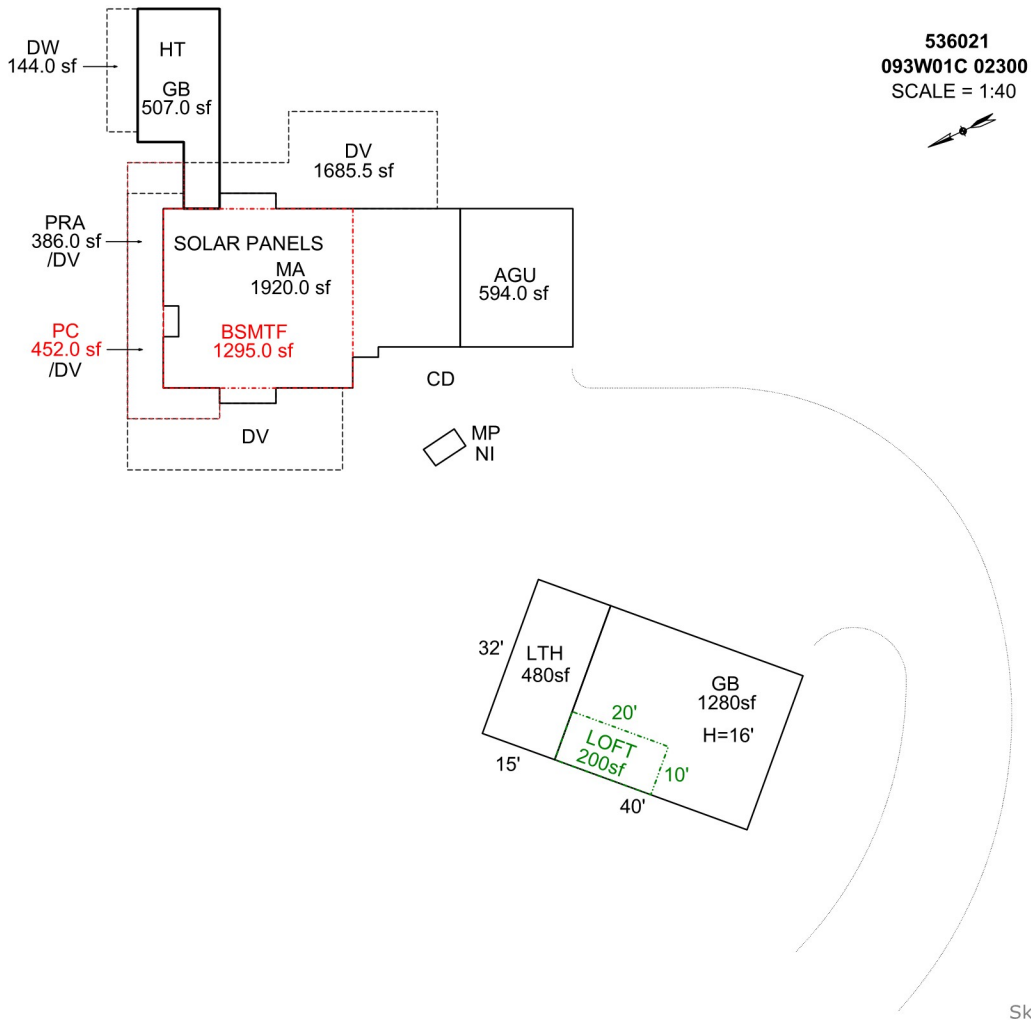
| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536021 Parcel No.: 093W01C 02300
 Property Address: 2844 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 | GB | 1.0 | 507.0 | 110.0 | |
| | MP | 1.0 | 28.4 | 22.2 | |
| | GB | 1.0 | 1280.0 | 144.0 | |
| | LTH | 1.0 | 480.0 | 94.0 | 2295.4 |
| GBA2 | LOFT | 1.0 | 200.0 | 60.0 | 200.0 |
| GLA0 | BSMTF | 1.0 | 1295.0 | 144.0 | 1295.0 |
| GLA1 | MA | 1.0 | 1920.0 | 204.0 | 1920.0 |
| GAR | AGU | 1.0 | 594.0 | 98.0 | 594.0 |
| YI1 | DW | 1.0 | 144.0 | 60.0 | |
| | DV | 1.0 | 1685.5 | 343.0 | |
| | PRA | 1.0 | 386.0 | 132.0 | |
| | PC | 1.0 | 452.0 | 144.0 | 2667.5 |
| | Net LIVABLE | cnt | 1 (rounded) | | 3,215 |
| | Net BUILDING | cnt | 5 (rounded) | | 2,495 |

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/13/18
 UPD BY PH 3.3.20
 UPDATED BY CJURAN 11/07/2023 23-007365 GB

COMMENT TABLE 2

01.09.20 NM #35: TAGS

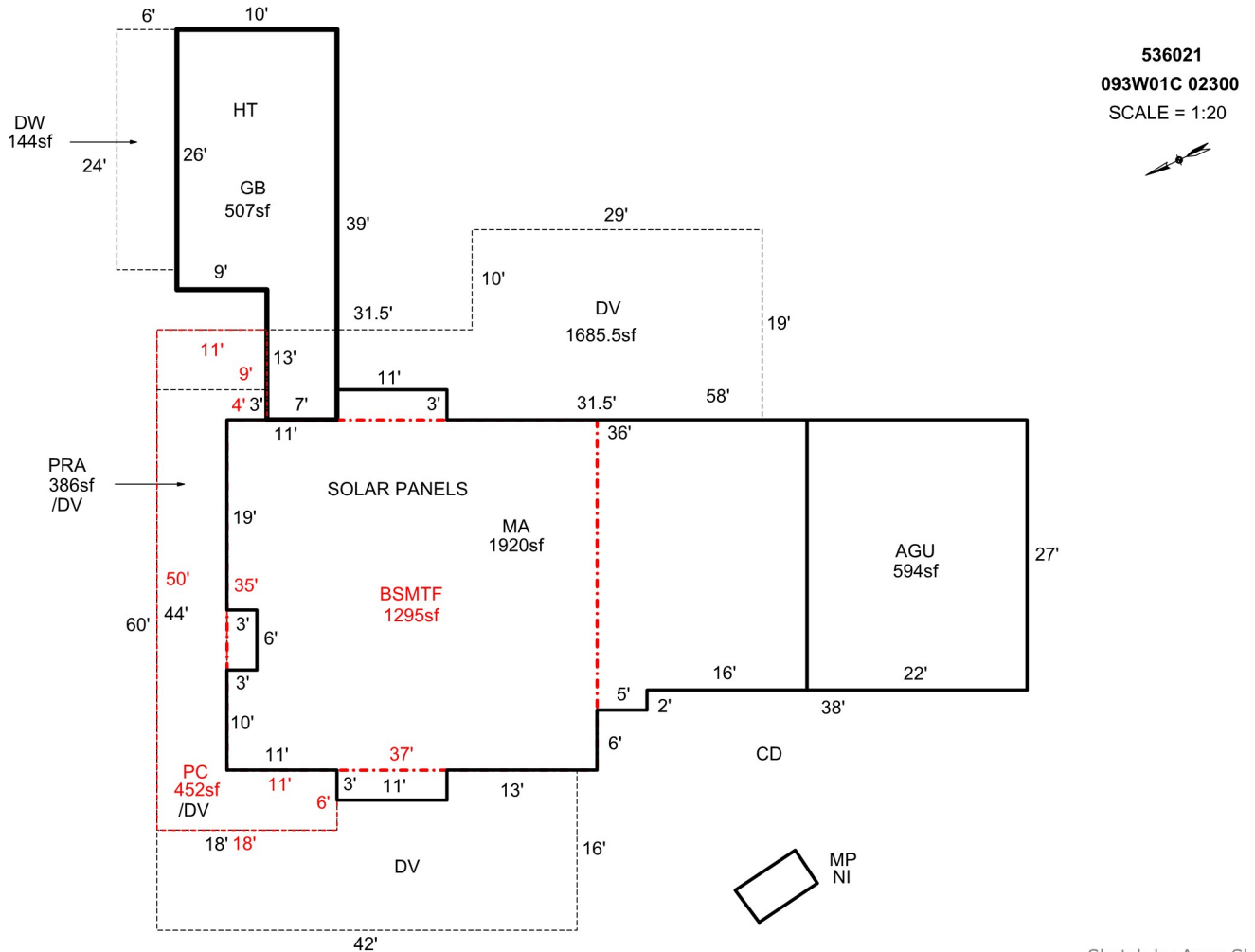
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536021 Parcel No.: 093W01C 02300
 Property Address: 2844 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 | 28.4 | 22.2 | |
| | GB | 1.0 | 507.0 | 110.0 | 535.4 |
| GLA0 | BSMTF | 1.0 | 1295.0 | 144.0 | 1295.0 |
| GLA1 | MA | 1.0 | 1920.0 | 204.0 | 1920.0 |
| GAR | AGU | 1.0 | 594.0 | 98.0 | 594.0 |
| YI1 | PRA | 1.0 | 386.0 | 132.0 | |
| | DV | 1.0 | 1685.5 | 343.0 | |
| | DW | 1.0 | 144.0 | 60.0 | |
| | PC | 1.0 | 452.0 | 144.0 | 2667.5 |
| | Net LIVABLE | cnt | 1 (rounded) | | 3,215 |
| | Net BUILDING | cnt | 2 (rounded) | | 535 |

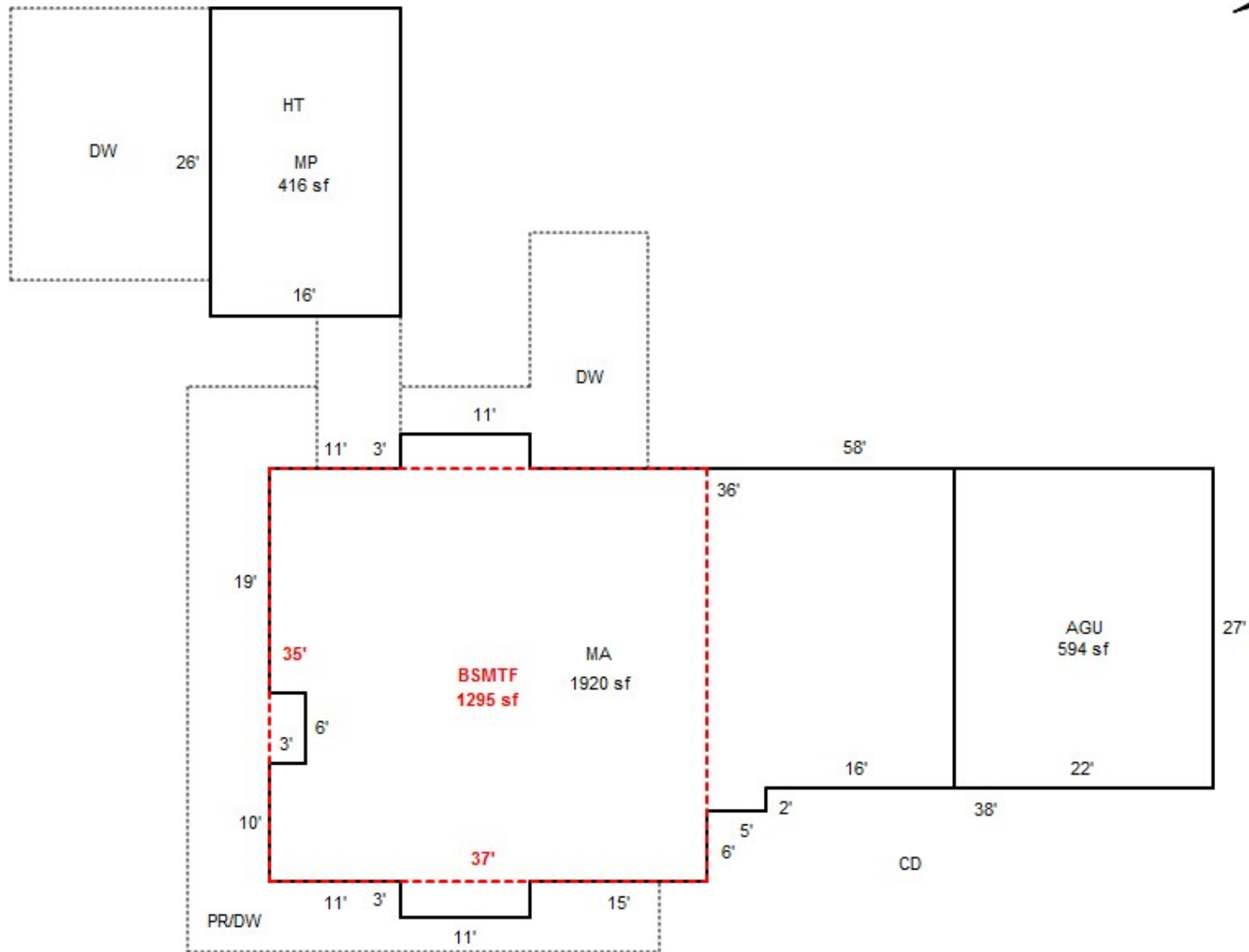
COMMENT TABLE 1

DRAWN BY JRONDEMA 4/13/18
 UPD BY PH 3.3.20
 UPDATED BY CJURAN 11/07/2023 23-007365 GB

COMMENT TABLE 2

01.09.20 NM #35: TAGS

COMMENT TABLE 3

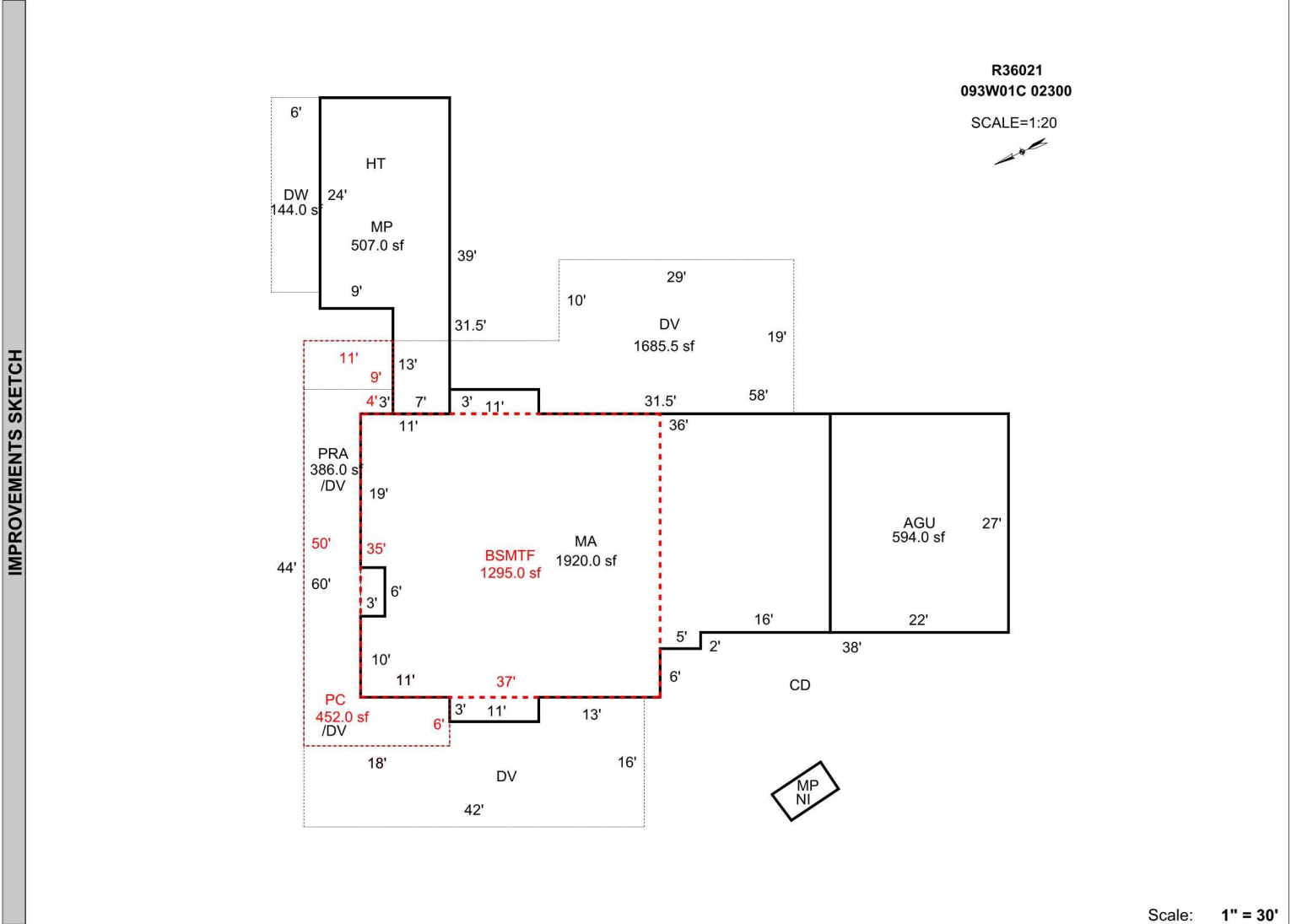


SKETCH/AREA TABLE ADDENDUM

Parcel No **093W01C 02300**

File No **R36021**

| | | | | |
|---------|---|----------------------|-----------------|------------------|
| SUBJECT | Property Address 2844 RIDGEWAY DR SE | | | |
| | City TURNER | County MARION | State OR | Zip 97392 |
| | Owner | | | |
| | Client | | | |
| | Appraiser Name | | | |



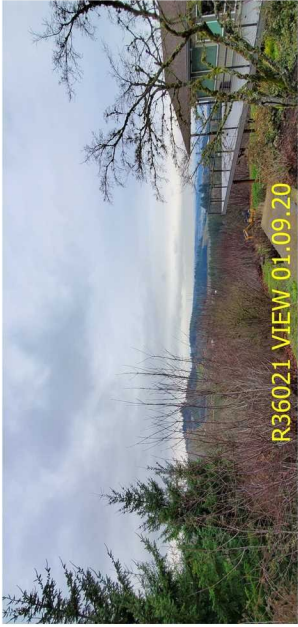
Scale: **1" = 30'**

| AREA CALCULATIONS | AREA CALCULATIONS SUMMARY | | | | | |
|-------------------|---------------------------|----------------------|--------|----------|-----------|------------|
| | Code | Description | Factor | Net Size | Perimeter | Net Totals |
| | GLA1 | MA | 1.00 | 1920.00 | 204.0 | 1920.00 |
| | GLA0 | BSMTF | 1.00 | 1295.00 | 144.0 | 1295.00 |
| | GBA1 | MP | 1.00 | 507.00 | 110.0 | 535.42 |
| | | MP | 1.00 | 28.42 | 22.2 | |
| | GAR | AGU | 1.00 | 594.00 | 98.0 | 594.00 |
| | YI1 | PC | 1.00 | 452.00 | 144.0 | 2667.50 |
| | | DW | 1.00 | 144.00 | 60.0 | |
| | | DV | 1.00 | 1685.50 | 343.0 | |
| PRA | | 1.00 | 386.00 | 132.0 | | |
| Net LIVABLE Area | | (rounded w/ factors) | | | 3215 | |
| Net BUILDING Area | | (rounded w/ factors) | | | 535 | |

| Comment Table 1 | |
|---|-----------------|
| DRAWN BY JRONDEMA 4/13/18 UPD BY PH 3.3.20 | |
| Comment Table 2 | Comment Table 3 |
| | |



4-16-18



R36021 VIEW 01.09.20



R36021 REAR MA 01.09.20



R36021 MP 01.09.20



R36021 NI MP 01.09.20



R36021 MA FRONT 01.09.20









