

Summary Lead Appr: **WW** Clerk: _____ Lead Clerk: _____ Appr: **MDL** Print Date: 7/31/2023

Acct ID: 535825 MTL: 092W20D001900 Date: **10/1/23** Appr: **MDL** Prop Class: 551 RMV Prop Class: ~~551~~ **501**
Situs: 5347 VALLEY VIEW RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 85692 Year: ~~2023~~ **2024**
Last Date Appraised: 12/19/2022 Appraiser: MATT LORD Retag: Y **N** Tag info: 2024 - Tags/Permit (Outbuilding)
Owner: LEACH, RUSSELL & LEACH, LORI J Roll Type: R
Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 484388
RMV Land: 582400 RMV Imp: 919280 RMV Total: 1501680 MAV: 426520 MSAV: 57868 SAV: 93144
Comment: **Gated**

Notations **24-25: 50x70 GB ✓ completion 100% complete Pull Tab / Exception**

RP/MS	Code	Description		
MS	ZONED	FARM EFU ZONED		
MS	ZONED	FARM EFU ZONED	INPUT MDL 12/1/23	WW
RP	ZONED	FARM EFU ZONED		

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	30000	05530	0
1	SAN	SA OSD - NO LANDSCAPE	30000	05530	0

Land **Chris 1/4/24 Correct LUC on land adjustments Amy 2-16-24**

Site: 2 Code Area: 05530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: **4HD** Value Source: Farm Homesite Description: RMV: 61560 Exception: Y N
 Adjustment(s): VIEWE, ~~WOOD~~, GSOIL Fire Patrol: Description:
 Comments: Liability year - 2016 / 10-11: COMBINED LAND SEG// 500130: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY, COMBINED LAND SEG, SAME SOIL CLASS, SAME LIAB YEAR, 41.0 ACRES TOTAL /03-04: MOVED 9 ACRES FROM FARM WOODLOT TO 4 HILL DRY FOR A TOTAL OF 50 ACRES//03-04: 5 ACRES OF 2HILL AND 15.5 ACRES OF 4HILL DISQ FARM USE//05-06: PER #17, CHG OF SOIL CLASS FROM 4HILL DRY TO FWOODLOT (5 ACRES)

Site: 3 Code Area: 05530 Size: 12.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 90200 Exception: Y N
 Adjustment(s): VIEWE, ~~WOOD~~, GSOIL Fire Patrol: Description:
 Comments: Liability year - 2016 / 10-11: COMBINED LAND SEG// 500130: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY, COMBINED LAND SEG, SAME SOIL CLASS, SAME LIAB YEAR, 41.0 ACRES TOTAL /03-04: MOVED 9 ACRES FROM FARM WOODLOT TO 4 HILL DRY FOR A TOTAL OF 50 ACRES//03-04: 5 ACRES OF 2HILL AND 15.5 ACRES OF 4HILL DISQ FARM USE//05-06: PER #17, CHG OF SOIL CLASS FROM 4HILL DRY TO FWOODLOT (5 ACRES)

Site: 4 Code Area: 05530 Size: ~~42.50~~ **39.48** Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 278800 Exception: Y N
 Adjustment(s): VIEWE, ~~WOOD~~, GSOIL Fire Patrol: Description:
 Comments: Liability year - 2016 / 10-11: COMBINED LAND SEG// 500130: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY, COMBINED LAND SEG, SAME SOIL CLASS, SAME LIAB YEAR, 41.0 ACRES TOTAL /03-04: MOVED 9 ACRES FROM FARM WOODLOT TO 4 HILL DRY FOR A TOTAL OF 50 ACRES//03-04: 5 ACRES OF 2HILL AND 15.5 ACRES OF 4HILL DISQ FARM USE//05-06: PER #17, CHG OF SOIL CLASS FROM 4HILL DRY TO FWOODLOT (5 ACRES)

Site: 5 Code Area: 05530 Size: ~~15.00~~ **16.02** Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: ~~WOOD~~ **4HD** Value Source: Woodlot Description: FARM WOODLOT RMV: 85280 Exception: Y N
 Adjustment(s): VIEWE, ~~WOOD~~, GSOIL Fire Patrol: Description:
 Comments: Liability year - 2016 / 10-11: COMBINED LAND SEG// 500130: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY, COMBINED LAND SEG, SAME SOIL CLASS, SAME LIAB YEAR, 41.0 ACRES TOTAL /03-04: MOVED 9 ACRES FROM FARM WOODLOT TO 4 HILL DRY FOR A TOTAL OF 50 ACRES//03-04: 5 ACRES OF 2HILL AND 15.5 ACRES OF 4HILL DISQ FARM USE//05-06: PER #17, CHG OF SOIL CLASS FROM 4HILL DRY TO FWOODLOT (5 ACRES)

Site: 6 Code Area: 05530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: RMV: 6560 Exception: 0
 Class: **4HD** Value Source: Market Homesite Description: RMV: 6560 Exception: Y N
 Adjustment(s): VIEWE, ~~WOOD~~, GSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 05530 Stat Class: 144 + Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 4515 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 858480
 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	
First Floor	4 +	Finished	2448	1	FB-1/ HB-1	2016	2016	BTH - 1, HVAC, ROOF, BATH+, KIT-, BATH - 1	Exception: Y N
Attic	4 +	Finished	445	0	FB-1/ HB-1	2016	2016	HVAC, BTH - 1	Exception: Y N
Basement	4 +	Finished	1622	2	FB-1/ HB-1	2016	2016	BATH - 1, HVAC, BTH - 1	Exception: Y N
Garage Basement	4 +	Finished	826	0	0	2016	2016		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	1144	2018	3644	1	Exception: Y N
DECK	4	432	2018	9314	1	Exception: Y N
PATIO	4	24	2018	129	1	Exception: Y N
PATIO	4	544	2018	2932	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	24	2018	682	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	108	2018	3069	1	Exception: Y N

Bldg: 5 Code Area: 05530 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 8430
 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	
DECK	1	270	1980	4693	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05530 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 144 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 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	5	Finished	144	0	0	1964	1964		Exception: Y N

Accessories

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

Bldg: 2 Code Area: 05530 Stat Class: 351 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 4390
 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	5	Finished	864	0	0	1964	1964		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 05530 Stat Class: 353 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 3417 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 67x51 RMV: 45620
 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	3417	0	0	2016	2016		Exception: Y N

Accessories

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

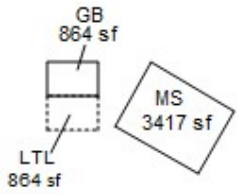
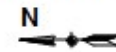
Bldg: 6 Code Area: 05530 Stat Class: 355 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 864 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 1460
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

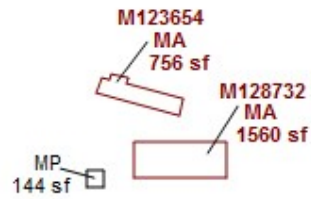
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	5	Finished	864	0	0	1964	1964	Exception: Y N
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

LB
 50x70
 3500 SF
 PK6 600D

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SCALE=1:190



SEE PAGE 2 FOR DIMENSIONS

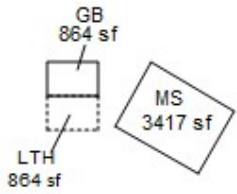
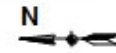


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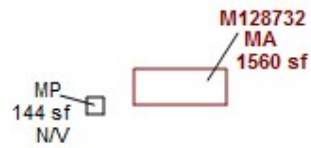


SEE PAGE 4 FOR DIMENSIONS

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SCALE=1:190



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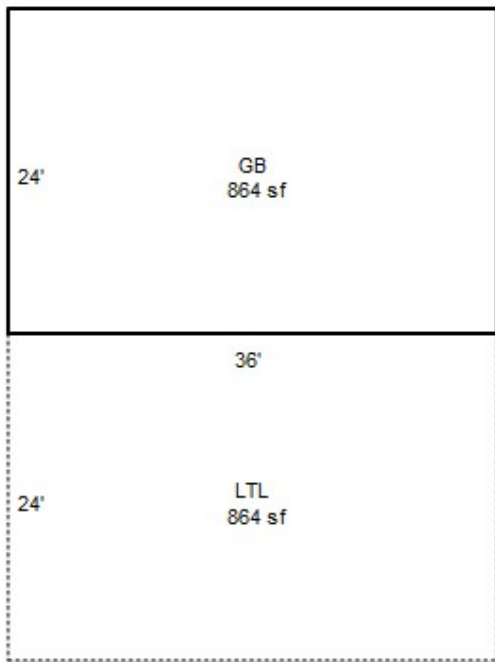
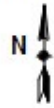


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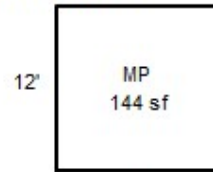


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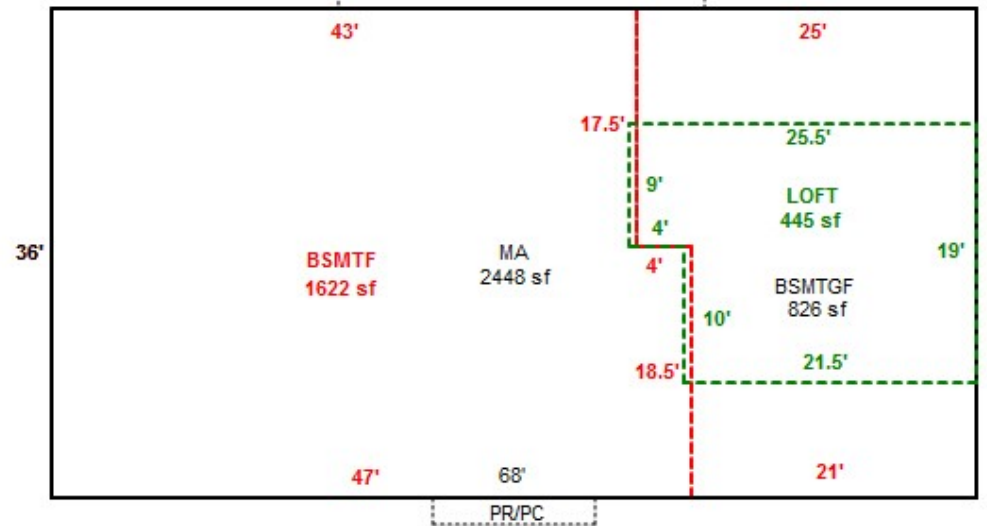
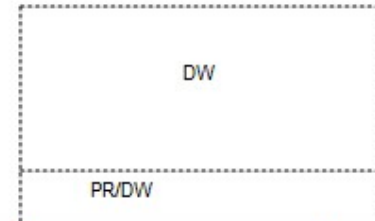
R35825
092W20D 01900
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APPROX 440' BETWEEN MP AND GB/LTL

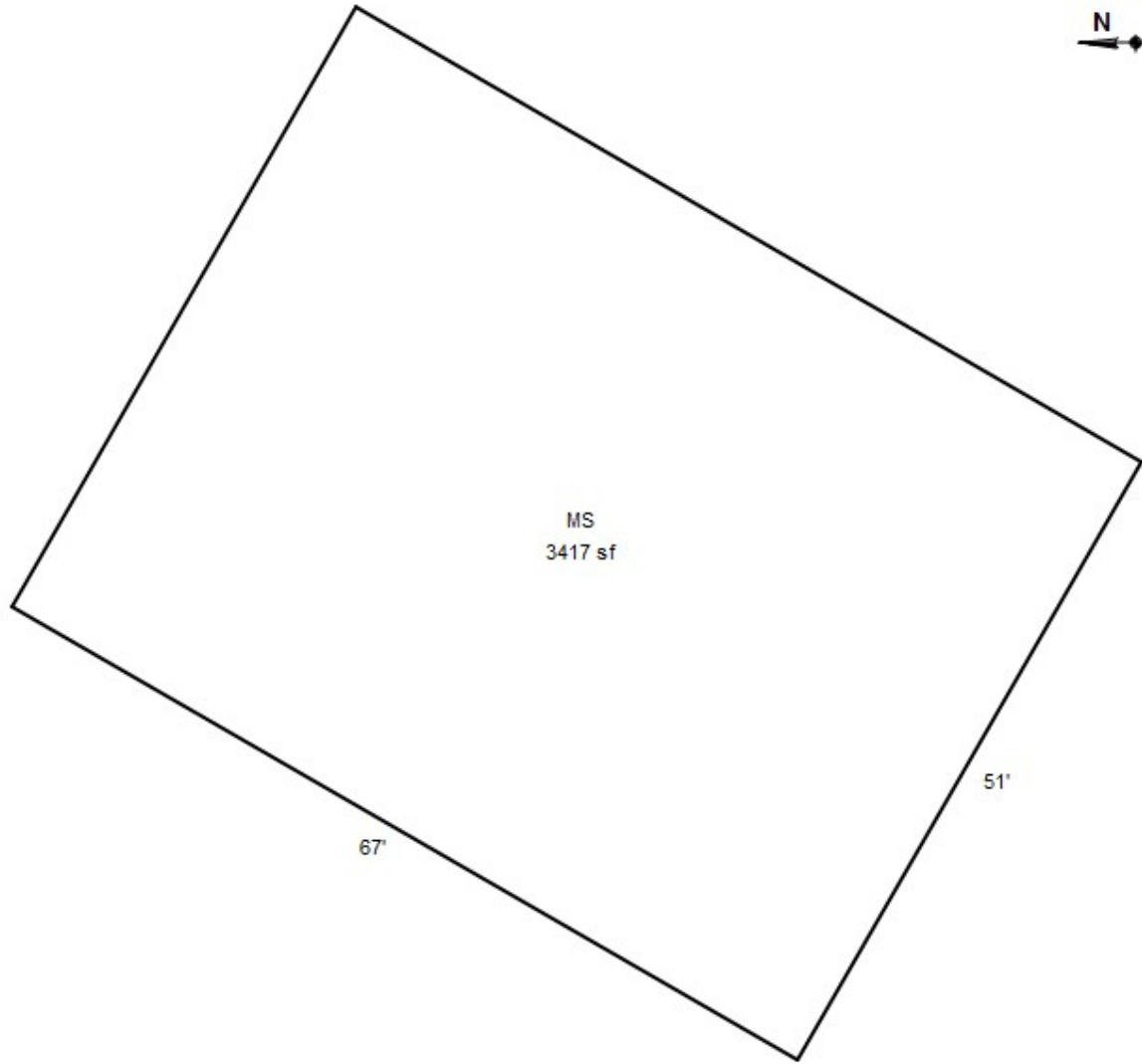
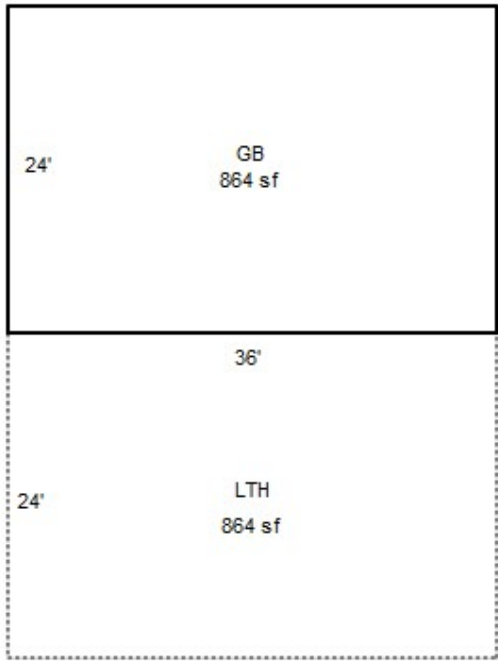
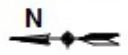


12' APPROX 1070' BETWEEN MA AND MP



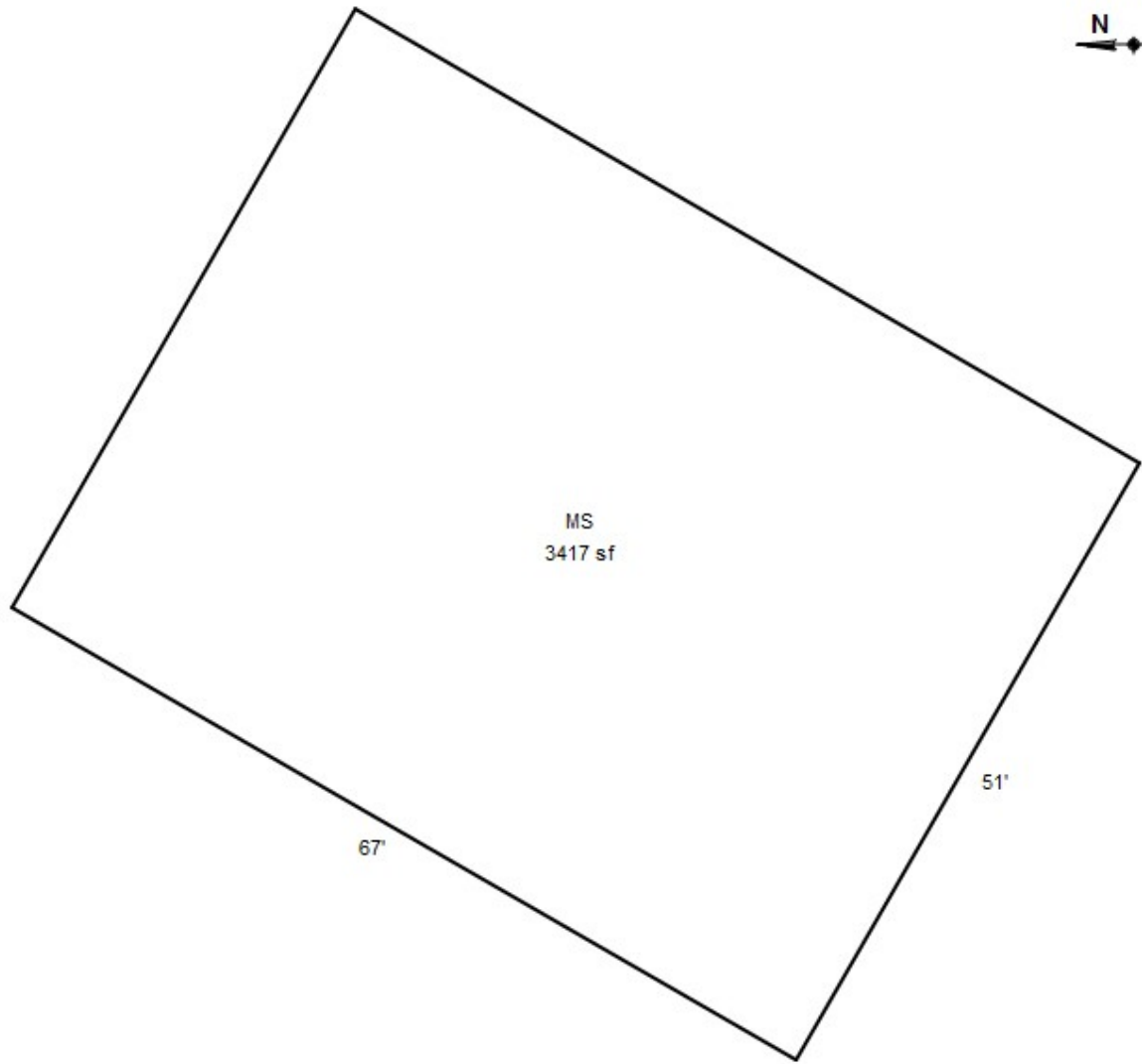
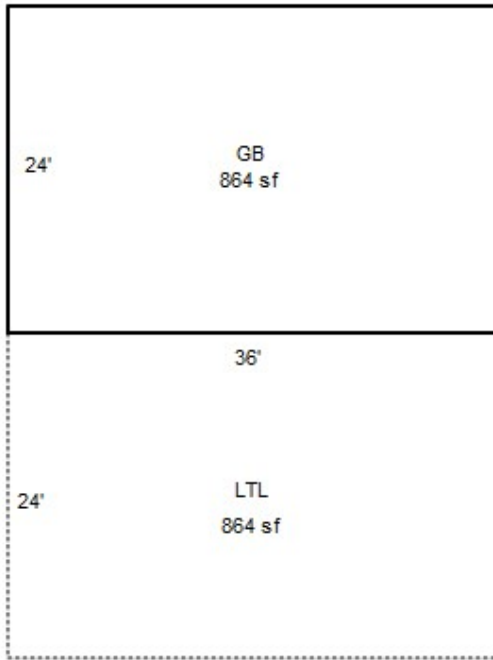
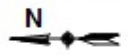
SEE PAGE 1 FOR ALL BUILDINGS

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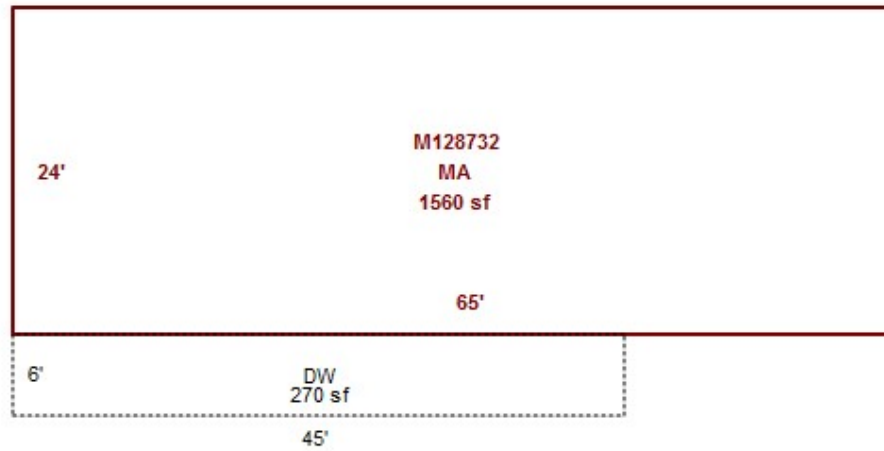
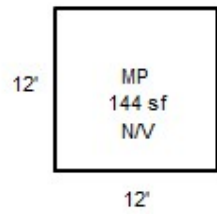
SEE PAGE 1 FOR ALL BUILDINGS

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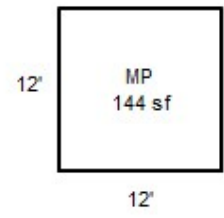
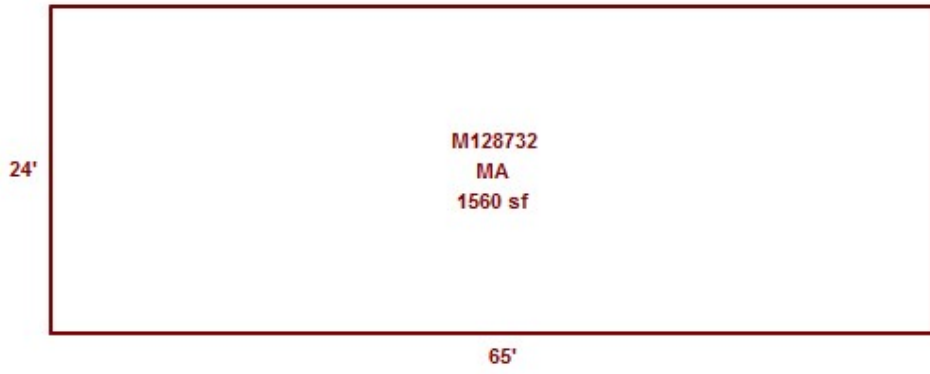
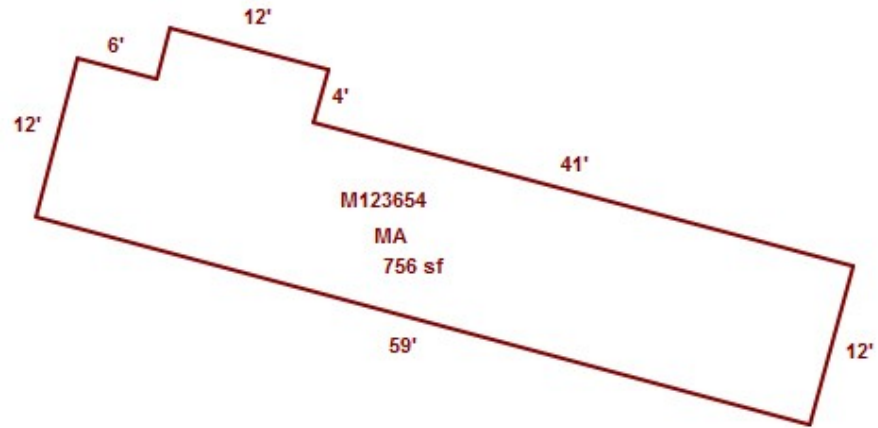
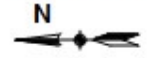
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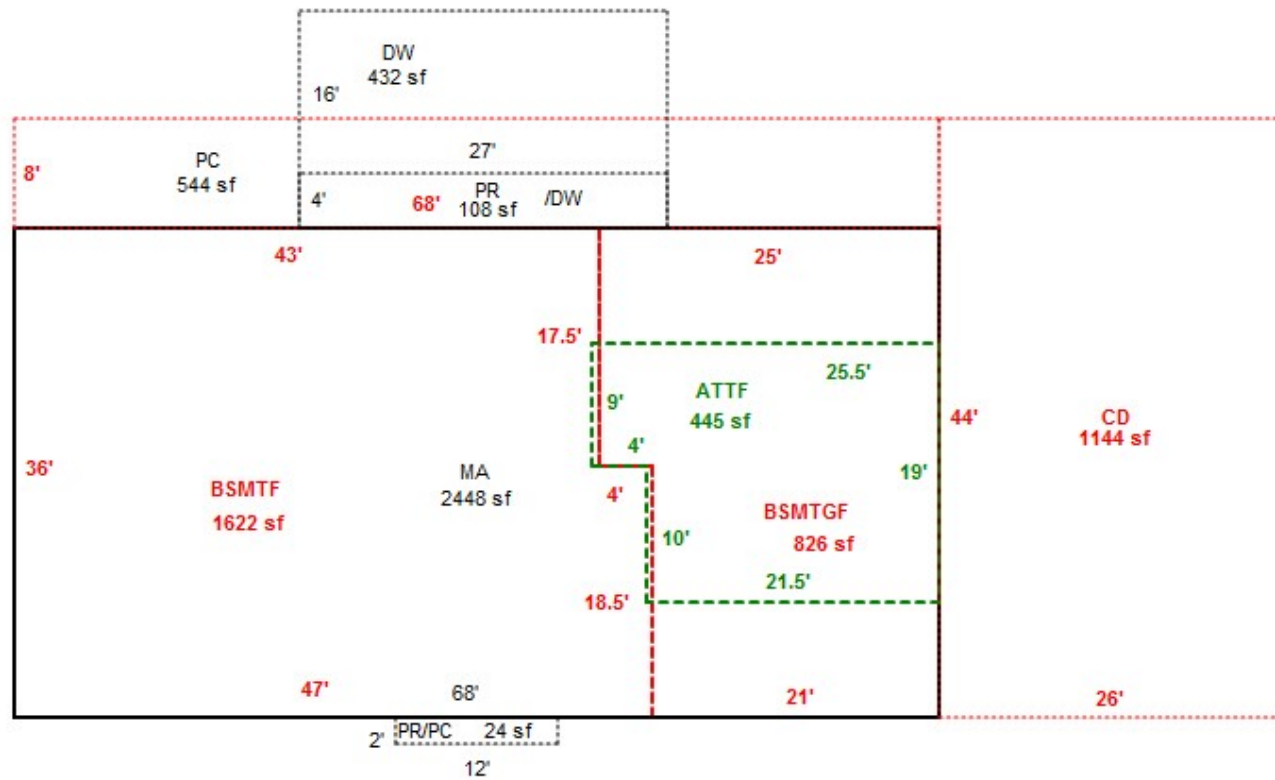


R35825
092W20D 01900

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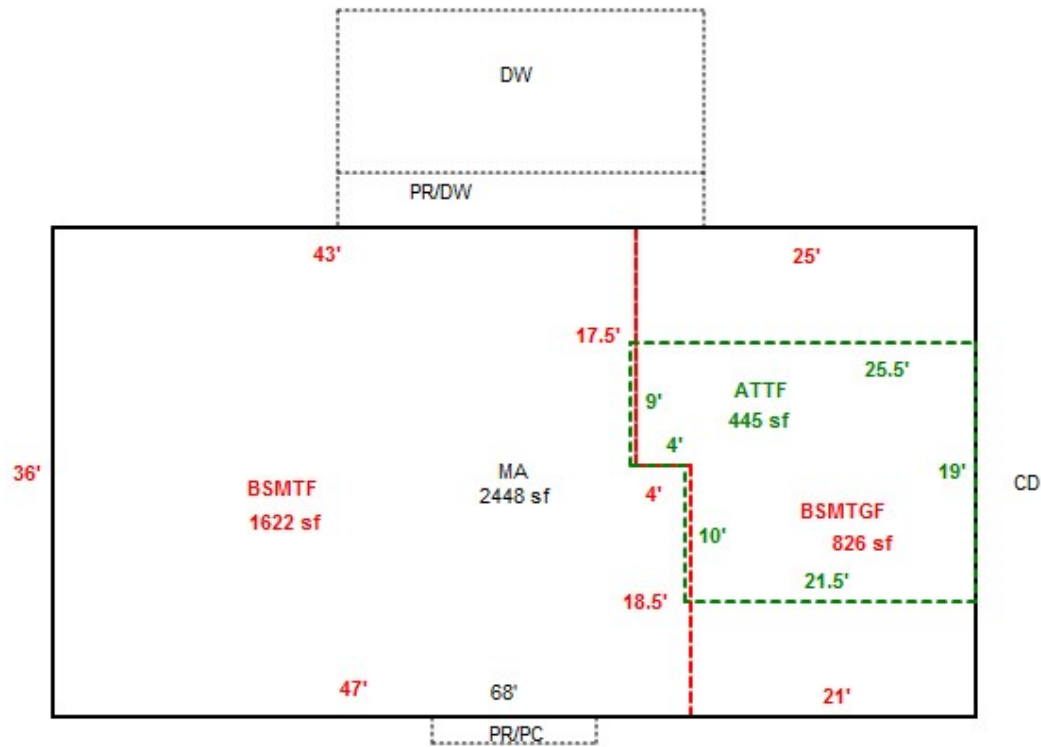


SEE PAGE 1 FOR ALL BUILDINGS





SEE PAGE 1 FOR ALL BUILDINGS

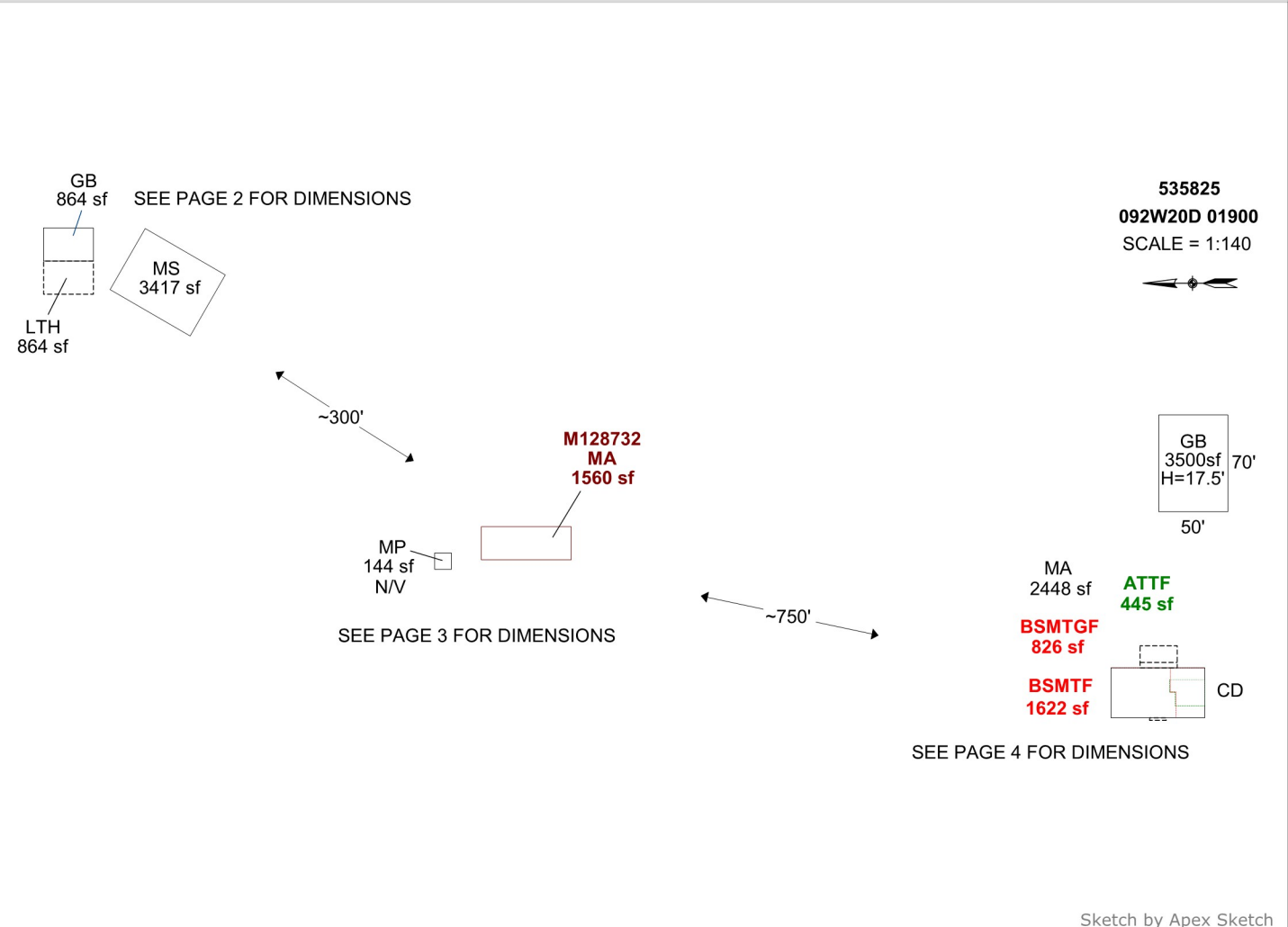


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535825 Parcel No.: 092W20D 01900
 Property Address: 5335 VALLEY VIEW 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	864.0	120.0	
	LTH	1.0	864.0	120.0	
	MS	1.0	3417.0	236.0	
	MP	1.0	144.0	48.0	
GLA0	GB	1.0	3500.0	240.0	8789.0
	BSMTF	1.0	1622.0	166.0	1622.0
GLA1	MA	1.0	2448.0	208.0	
	MA	1.0	1560.0	178.0	4008.0
GLA2	ATTF	1.0	444.5	89.0	444.5
GAR	BSMTGF	1.0	826.0	122.0	826.0
	Net LIVABLE	cnt	3 (rounded)		6,075
	Net BUILDING	cnt	5 (rounded)		8,789

COMMENT TABLE 1

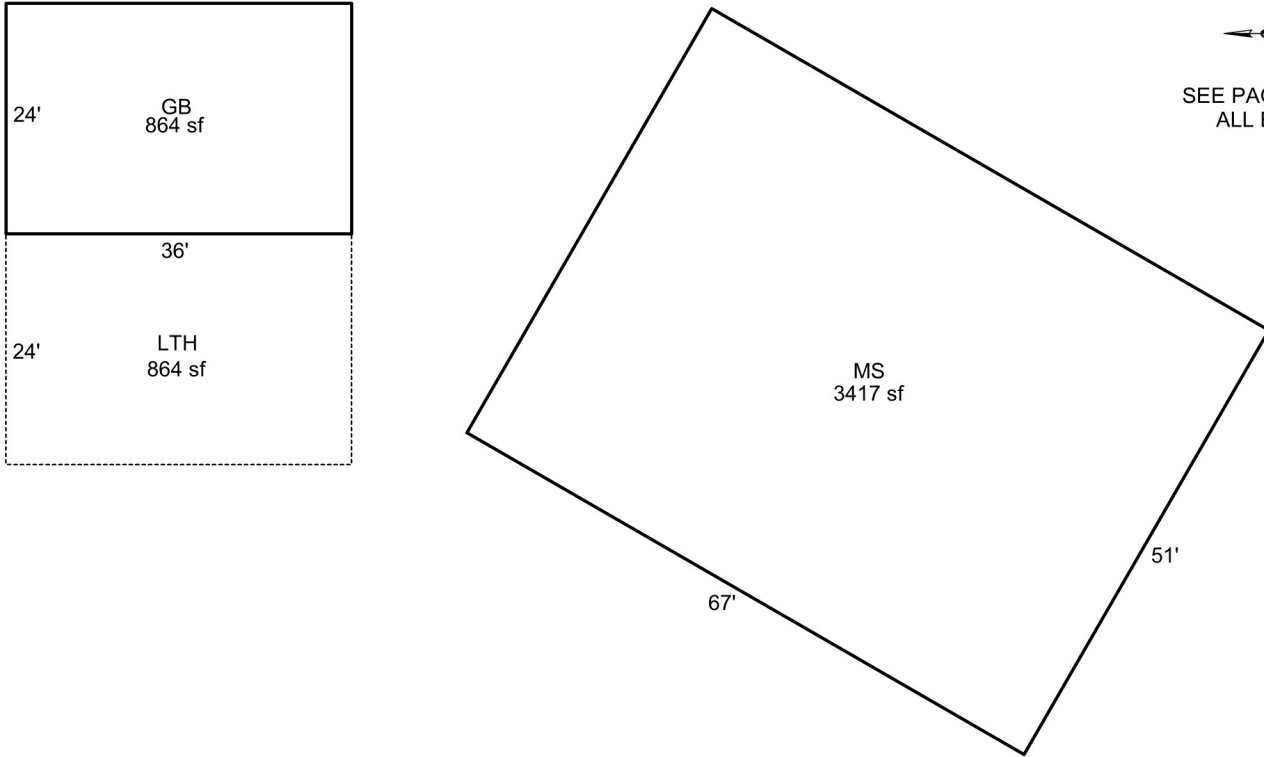
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COMMENT TABLE 2	COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535825 Parcel No.: 092W20D 01900
 Property Address: 5335 VALLEY VIEW DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



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092W20D 01900
 SCALE = 1:20

SEE PAGE 1 FOR
 ALL BLDGS

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	LTH	1.0	864.0	120.0	
	MS	1.0	3417.0	236.0	5145.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/13/16
 UPDATED BY JRONDEMA 1/16/18
 UPDATED BY JRONDEMA 1/22/18
 UPDATED BY JRONDEMA 3/26/19
 UPDATED BY CJURAN 11/16/2022 555-22-008770

COMMENT TABLE 2

COMMENT TABLE 3

Net BUILDING cnt 3 (rounded) 5,145

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

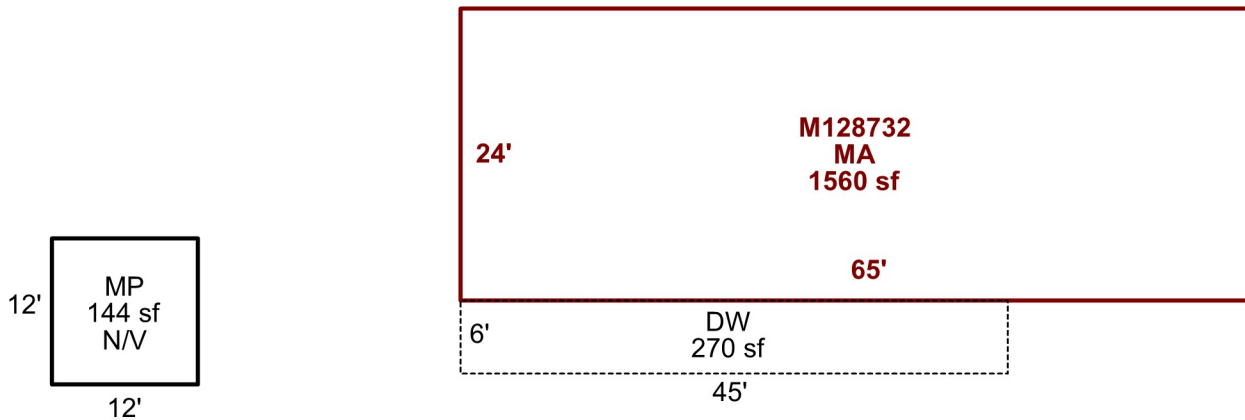
File No.: 535825 Parcel No.: 092W20D 01900
 Property Address: 5335 VALLEY VIEW DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

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092W20D 01900
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	144.0	48.0	144.0
GLA1	MA	1.0	1560.0	178.0	1560.0
P/P	DW	1.0	270.0	102.0	270.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/13/16
 UPDATED BY JRONDEMA 1/16/18
 UPDATED BY JRONDEMA 1/22/18
 UPDATED BY JRONDEMA 3/26/19
 UPDATED BY CJURAN 11/16/2022 555-22-008770

COMMENT TABLE 2

COMMENT TABLE 3

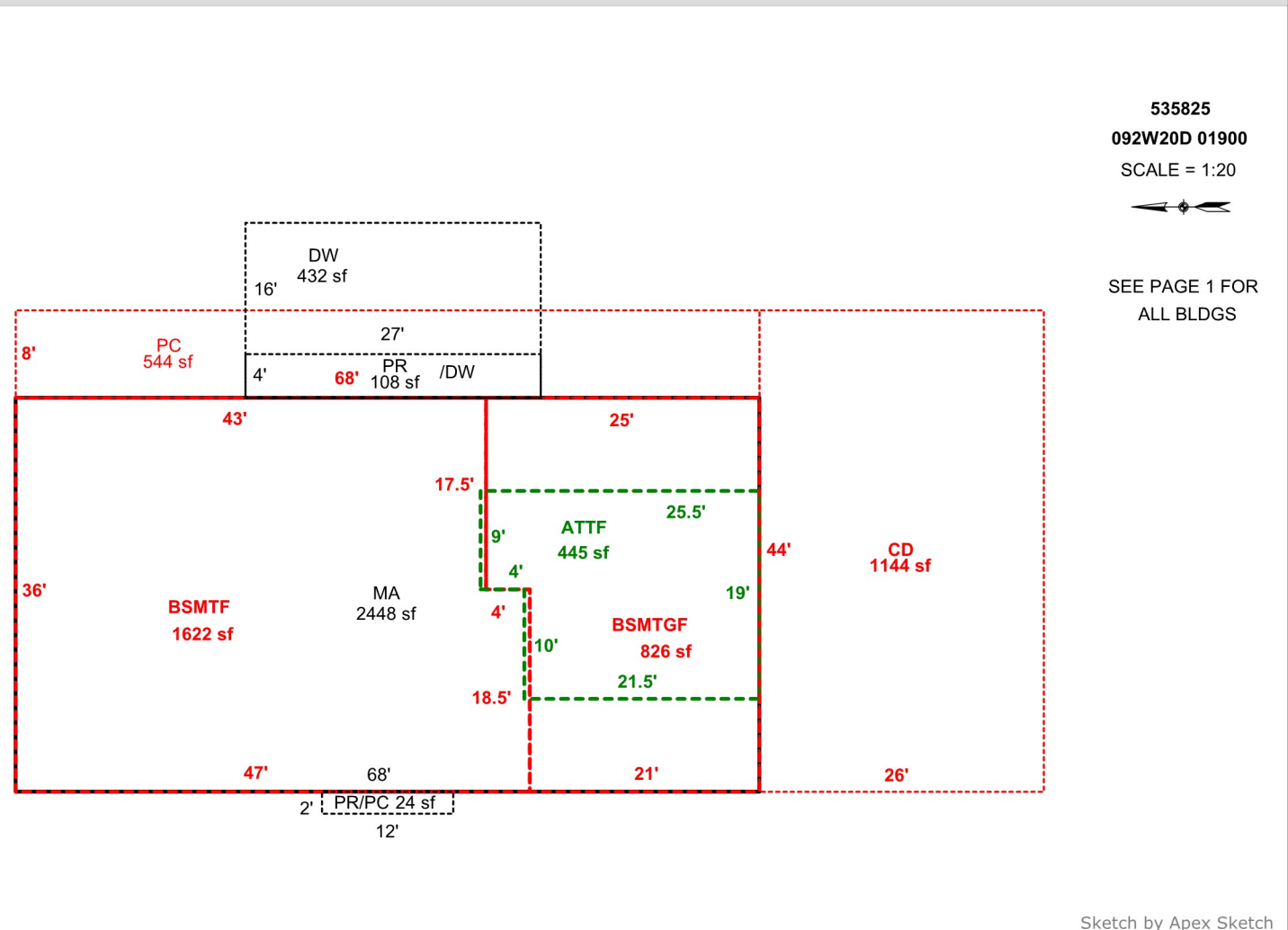
Net LIVABLE	cnt	1	(rounded)		1,560
Net BUILDING	cnt	1	(rounded)		144

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 535825 Parcel No.: 092W20D 01900
 Property Address: 5335 VALLEY VIEW DR SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client:
 Appraiser Name: Client Address: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA0	BSMTF	1.0	1622.0	166.0	1622.0	DRAWN BY JRONDEMA 7/13/16 UPDATED BY JRONDEMA 1/16/18 UPDATED BY JRONDEMA 1/22/18 UPDATED BY JRONDEMA 3/26/19 UPDATED BY CJURAN 11/16/2022 555-22-008770	
GLA1	MA	1.0	2448.0	208.0	2448.0		
GLA2	ATTF	1.0	444.5	89.0	444.5		
GAR	BSMTGF	1.0	826.0	122.0	826.0		
P/P	CD	1.0	1144.0	140.0			
	PC	1.0	544.0	152.0			
	DW	1.0	432.0	86.0			
	PR	1.0	108.0	62.0			
	PR/PC	1.0	24.0	28.0	2252.0		
	Net LIVABLE	cnt	2 (rounded)		4,515		
						COMMENT TABLE 2	COMMENT TABLE 3



R35825 COWS 1 01.03.19



R35825 COWS 2 01.03.19



R35825 COWS 3 01.03.19



R35825 GATE 01.03.19



R35825 GB LTH 01.03.19



R35825 M128732 01.03.19



R35825 MP NV 01.03.19



R35825 MS 51x67 01.03.19



R35825
GATE

12-13-17



R35825
MA BACK

12-13-17



R35825

MA,ATTF

BSMTGF

12-13-17