

Acct ID: 546220 MTL: 092W33A001700 Date: 10/2/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 6047 STAYTON RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 137806 Year: 2024
 Last Date Appraised: 01/08/2024 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - NEW RESIDENCE (Completion)
 Owner: WHEELER, TROY Roll Type: R
 Cycle: (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 249000
 RMV Land: 240310 RMV Imp: 268610 RMV Total: 508920 MAV: 120170 MSAV: 0 SAV: 0
 Comment: 24-25: L2 MDL 1.8.24 TAG

Notations SFD 100% complete Pull TAG
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05545	0

Land

Site: 1 Code Area: 05545 Size: 1.56 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 195310 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 05545 Stat Class: 141 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 1940 % Complete: 65
 Desc: One Story Only Dimensions: RMV: 264980 100
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 128830 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1940	3	FB-2	2023	2023	HVAC, KIT, ROOF, BATH - 2	Y N
Garage Attached	4	Finished	528	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2023	18135	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05545 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 3310
 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
General Purpose Bldg	5	Finished	720	0	0	1980	1980	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 320
 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	5	Finished	80	0	0	0	0	FAIR	Y N

Accessories

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

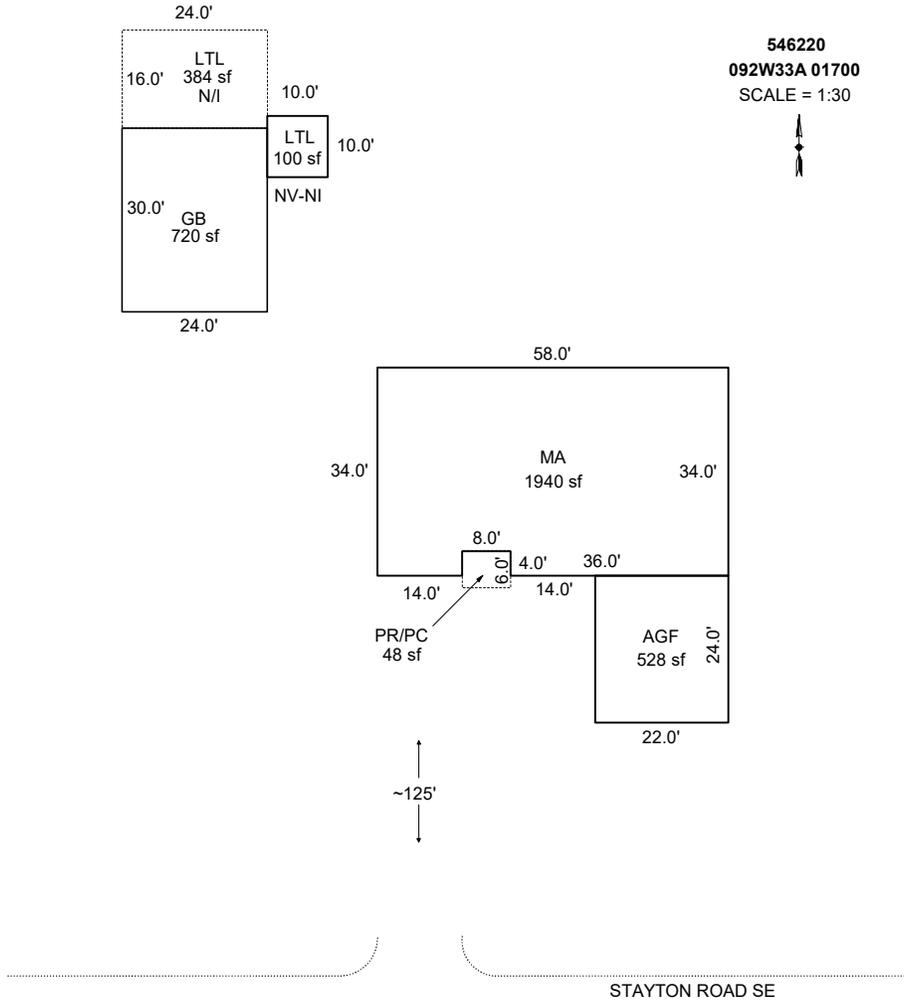
LTH 1980 16x24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 546220 Parcel No.: 092W33A 01700
 Property Address: 6047 STAYTON ROAD SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	100.0	40.0	100.0
GLA1	MA	1.0	1940.0	192.0	1940.0
GAR	AGF	1.0	528.0	92.0	528.0
LTL	LTL	1.0	384.0	80.0	384.0
OTH	GB	1.0	720.0	108.0	720.0
P/P	PR/PC	1.0	48.0	28.0	48.0

COMMENT TABLE 1

Apex by JA 5/21/09
 UPDATED BY CHRIS 5/7/19
 UPDATED BY CJURAN 10/03/2023 23-005834 MA
 UPDATED BY CLOBERG 12/19/24

COMMENT TABLE 2

MDL 10/02/24

COMMENT TABLE 3

TAGS L2

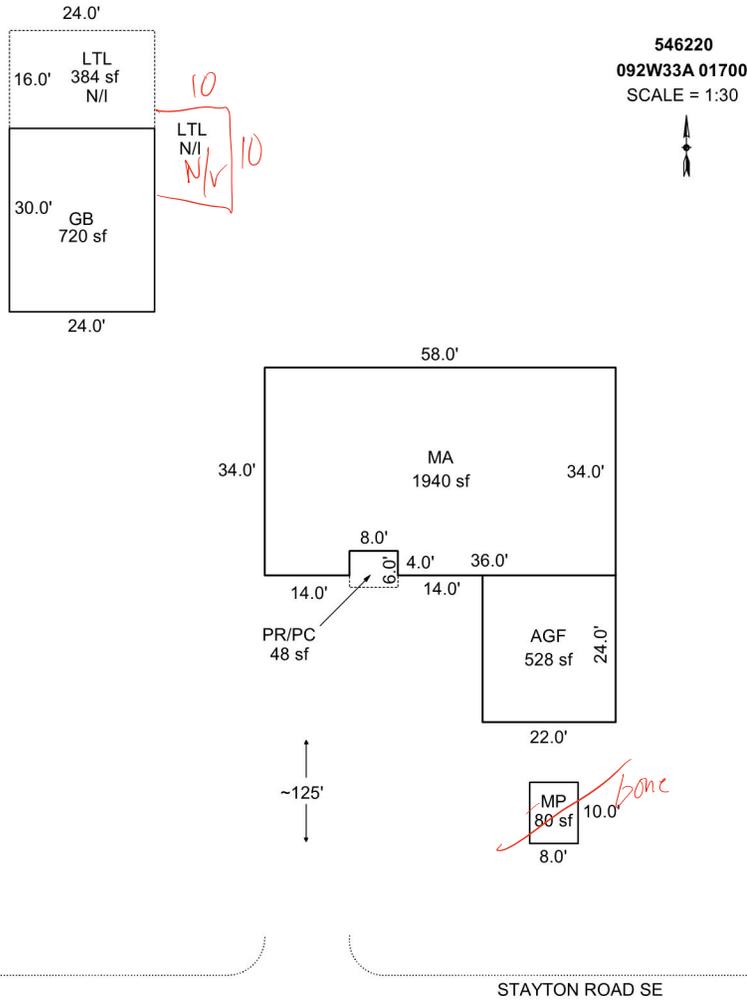
Net LIVABLE	cnt	0	(rounded)		1,940
Net BUILDING	cnt	1	(rounded)		100

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 546220 Parcel No.: 092W33A 01700
 Property Address: 6047 STAYTON ROAD 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
GLA1	MA	1.0	1940.0	192.0	1940.0
GAR	AGF	1.0	528.0	92.0	528.0
LTL	LTL	1.0	384.0	80.0	384.0
OTH	GB	1.0	720.0	108.0	
	MP	1.0	80.0	36.0	800.0
P/P	PR/PC	1.0	48.0	28.0	48.0

COMMENT TABLE 1

Apex by JA 5/21/09
 UPDATED BY CHRIS 5/7/19
 UPDATED BY CJURAN 10/03/2023 23-005834 MA

COMMENT TABLE 2

MSL L2

COMMENT TABLE 3

10/2/24 TAB

Net LIVABLE cnt 1 (rounded) 1,940





Acct ID: 546220 MTL: 092W33A001700 Date: 1/0/24 Appr: MDL Prop Class: 409 RMV Prop Class: 409
 Situs: 6047 STAYTON RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 137806 Year: 2024

Last Date Appraised: 05/01/2019 Appraiser: MATT LORD Retag: Y N Tag info: 2024 - NEW RESIDENCE (Residence)

Owner: WHEELER, TROY Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 5 TTO INSP

AV: 128050

RMV Land: 233640 RMV Imp: 36060 RMV Total: 269700 MAV: 128050 MSAV: 0

SAV: 0

Comment: MS Demo'd 8/12/23 being replaced by Stick Home 23-005834 SFD 65% complete

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05545	0

Land

Site: 1 Code Area: 05545 Size: 1.56 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 188640 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05545 Stat Class: 108 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3090
 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	24	1979	412	1
DECK	1	120	1985	2138	1
ROOF EXTENSION OR PATIO COVER	1	24	1979	543	1

Bldg: 3 Code Area: 05545 Stat Class: 457 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1782 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 29340
 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	5	Finished	1782	0	FB-2	1979	1979	SKRT+, KIT-

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05545 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 3310
 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	720	0	0	1980	1980	FAIR

Accessories

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

Bldg: 4 Code Area: 05545 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x8 RMV: 320
 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								

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	80	0	0	0	0	FAIR
								Exception: Y N
Accessories				ALREADY ON KEEP IT ON UNTIL GONE				
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

ACCOUNT # 546220 DATE: 1/9/24 RMV CLASS 40 PROP CLASS 401
 MTL 092W 33A 1700 APPR MLL TAG Y N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 4 QLTY + - FLOOR MA
 AREA 1940 EFF AREA 1940 BED 3
 ROOF + HVAC +
 BATH PKG: BATH 2 BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 65 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 4 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 4 QLTY + - FLOOR AbF
 AREA 520 EFF AREA 520 BED _____
 ROOF + HVAC +
 BATH PKG: BATH _____ BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 65 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: BATH _____ BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 546220

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR MDL Date 1/9/24 YR For 24-25 % COMP 65%
 APPR MDL Date 10/2/24 YR For 25-26 % COMP 100%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

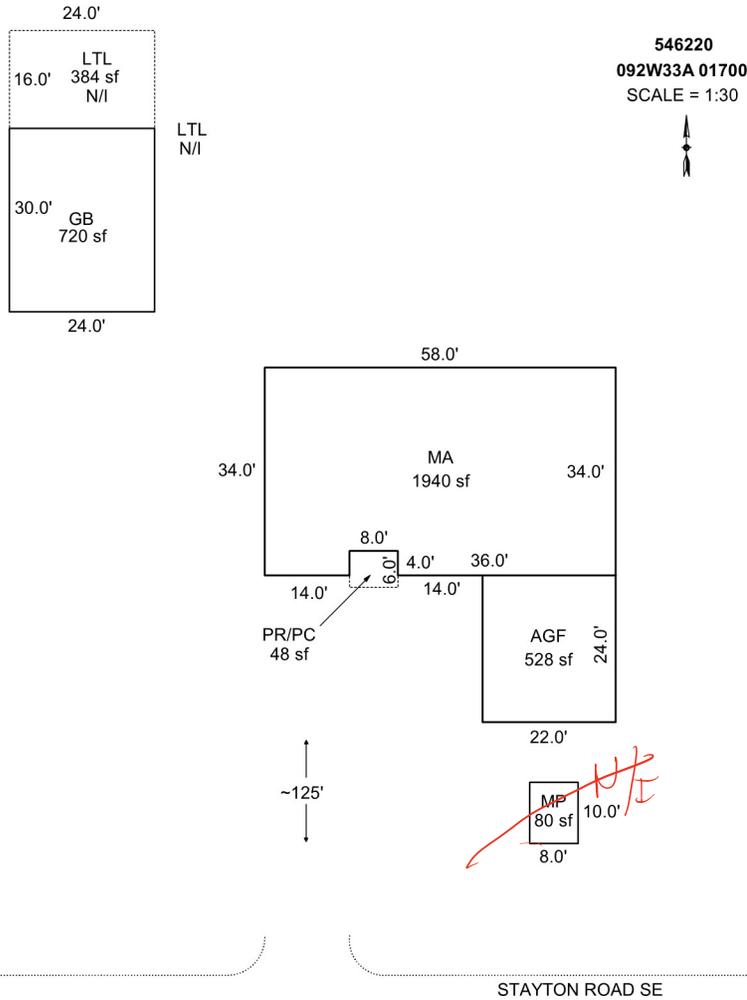
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 546220 Parcel No.: 092W33A 01700
 Property Address: 6047 STAYTON ROAD SE
 City: TURNER County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



STAYTON ROAD SE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1940.0	192.0	1940.0
GAR	AGF	1.0	528.0	92.0	528.0
LTL	LTL	1.0	384.0	80.0	384.0
OTH	GB	1.0	720.0	108.0	
	MP	1.0	80.0	36.0	800.0
P/P	PR/PC	1.0	48.0	28.0	48.0

COMMENT TABLE 1

Apex by JA 5/21/09
 UPDATED BY CHRIS 5/7/19
 UPDATED BY CJURAN 10/03/2023 23-005834 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,940



1/1/24